

1120 Reuthinger Pkwy., Laredo, TX 78045

±7.82 AC Laydown Yard Available | 218 Trailer Parking Spaces



## INDUSTRIAL OUTDOOR STORAGE (IOS) FOR LEASE



**FOR PROPERTY INFORMATION &  
SITE TOURS PLEASE CONTACT:**

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**SOUTH TEXAS COMMERCIAL**

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## PROPERTY OVERVIEW

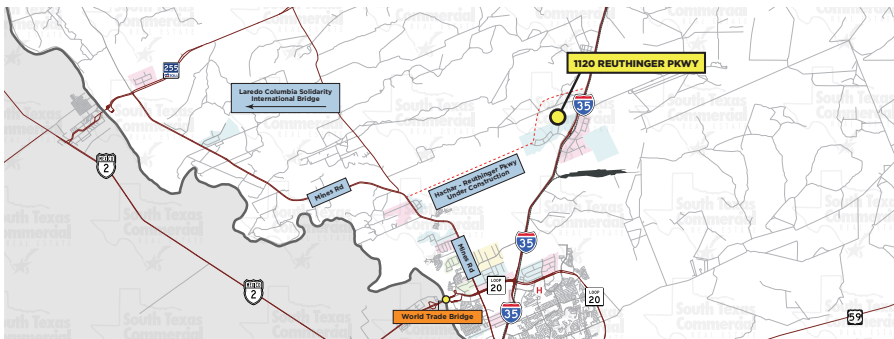


### PROPERTY LOCATION

Discover one of North Laredo's most strategically positioned industrial outdoor storage (IOS) sites. Located at 1120 Reuthinger Parkway, this 7.82-acre fully fenced yard is engineered for heavy industrial use and optimized for large-scale trailer parking, fleet storage, or a future trucking terminal.

The site accommodates up to 218 trailer parking spaces, delivering rare capacity in one of the tightest IOS markets in the region. Infrastructure is already in place, including an LED lighting package and pad preparation for a mobile office, allowing immediate operational activation.

Positioned inside the North Laredo Industrial Park, the property offers unbeatable proximity and fast access to IH-35, ensuring seamless connectivity to Laredo's international bridges, major distribution hubs, and the entire U.S.–Mexico supply chain. With the HR Reuthinger expansion underway, connectivity and circulation around the site will only continue to improve—making this location ideal for companies needing overflow trailer parking, drop-lot operations, or a scalable trucking terminal footprint.



### PROPERTY FEATURES

- **7.82 Acres of Industrial Outdoor Storage (IOS)**  
Fully stabilized yard ready for immediate use.
- **Capacity for 218 Trailer Parking Spaces**  
Ideal for fleet storage, drop lots, or high-volume trailer operations.
- **Fully Fenced Property**  
Secured perimeter for controlled access and additional safety.
- **LED Lighting Package Installed**  
Enhances visibility, security, and night operations.
- **Mobile Office Ready**  
Site is prepared for a mobile office with utility connections.
- **Located in North Laredo Industrial Park**  
A top-tier industrial cluster with established logistics activity.
- **Quick Access to IH-35**  
Minutes to major transportation corridors and Laredo's port infrastructure.
- **Strategic Supply-Chain Connectivity**  
Perfect for excess trailer storage, trucking operations, or staging for cross-border logistics.
- **Future HR Reuthinger Expansion**  
Increased circulation and improved connectivity enhance long-term site value.



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## AERIAL



**Disclaimer.** The information contained herein was obtained from sources believed reliable. STXCRE makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.



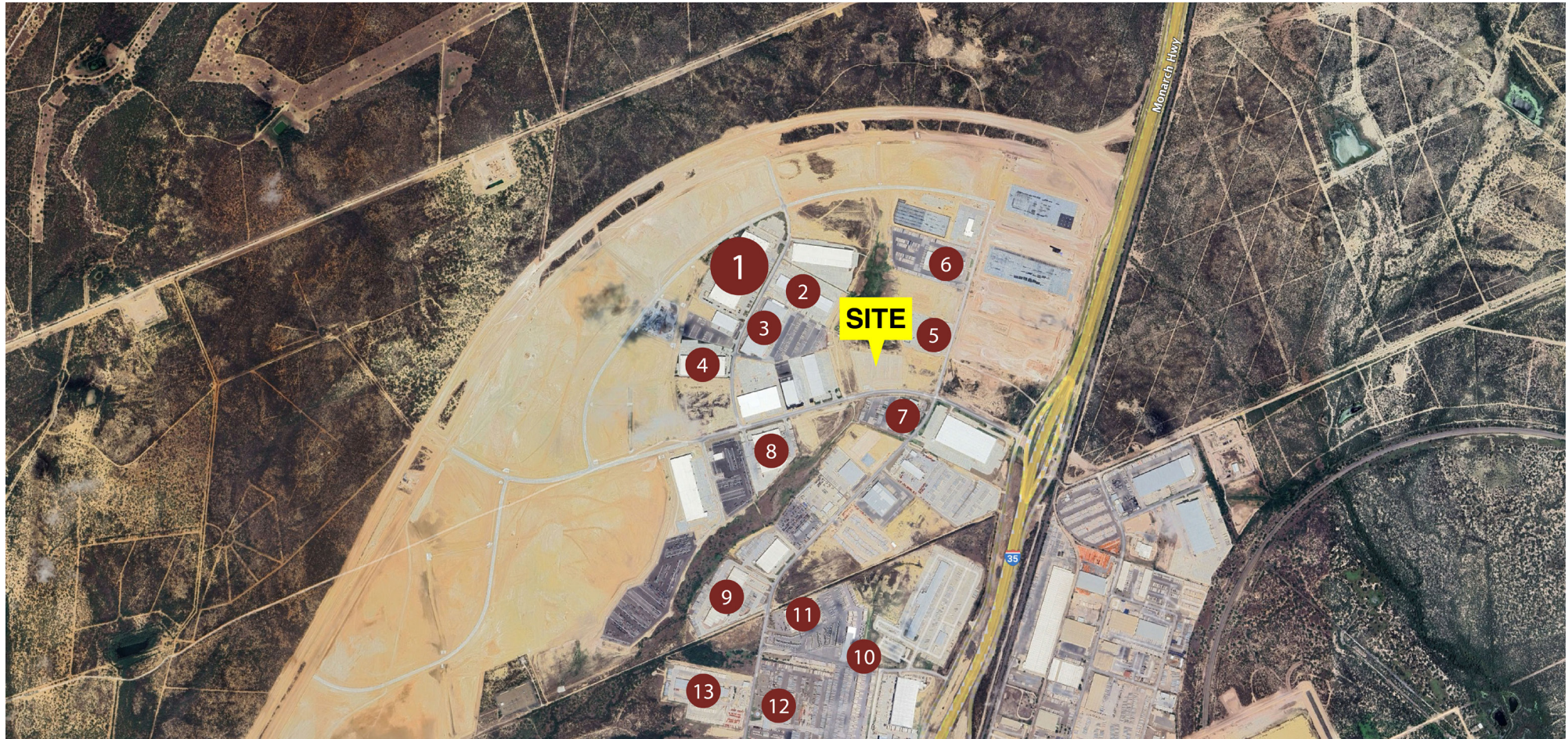
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## BUSINESS MAP



- |                            |                             |
|----------------------------|-----------------------------|
| 1. Kuehne and Nagel        | 8. KFlex Insulation         |
| 2. AFS Forward & Logistics | 9. Wisdom Digital Logistics |
| 3. EELCO Customs Broker    | 10. PAM Transport           |
| 4. Truper Tools            | 11. FEDEX                   |
| 5. Nature Fresh Farms      | 12. Super Transport Intl.   |
| 6. Trayecto Transport      | 13. Carter Express          |
| 7. Padilla Import          |                             |

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|   |             |                       |              |
|---|-------------|-----------------------|--------------|
| South Texas Commercial Real Estate                                    | 9008410     | evillareal@stxcre.com | 956-994-8900 |
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| Edward Villareal  | 467182      | evillareal@stxcre.com | 956-994-8900 |
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| Sales Agent/Associate's Name  | License No. | Email                 | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date