

Available

Development Site

 **MAVERICK
BUSINESS
PARK**

Shovel-Ready Industrial Acreage Available with Over 3 Miles of Frontage on Highway 57 and Loop 480 in Maverick County

NEQ US-57 & State Loop 480 – Eagle Pass, TX

NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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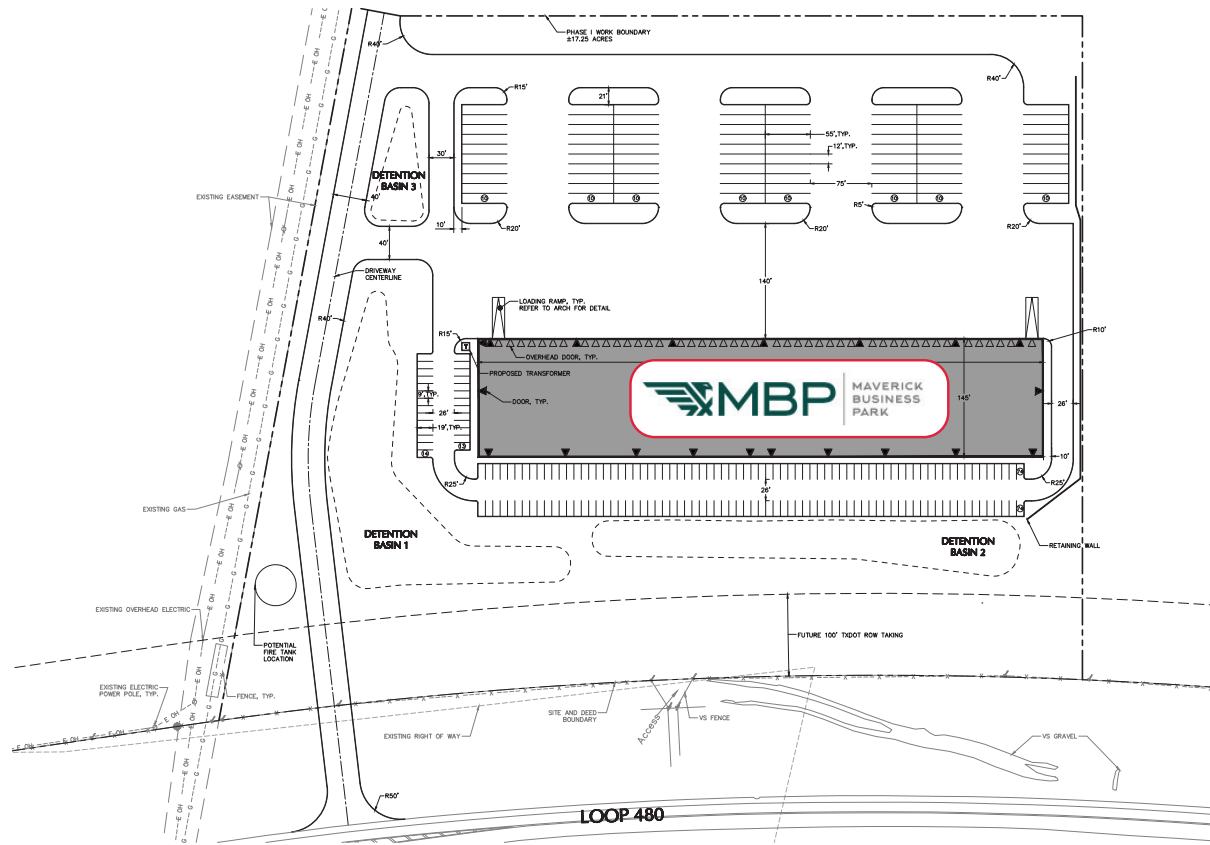
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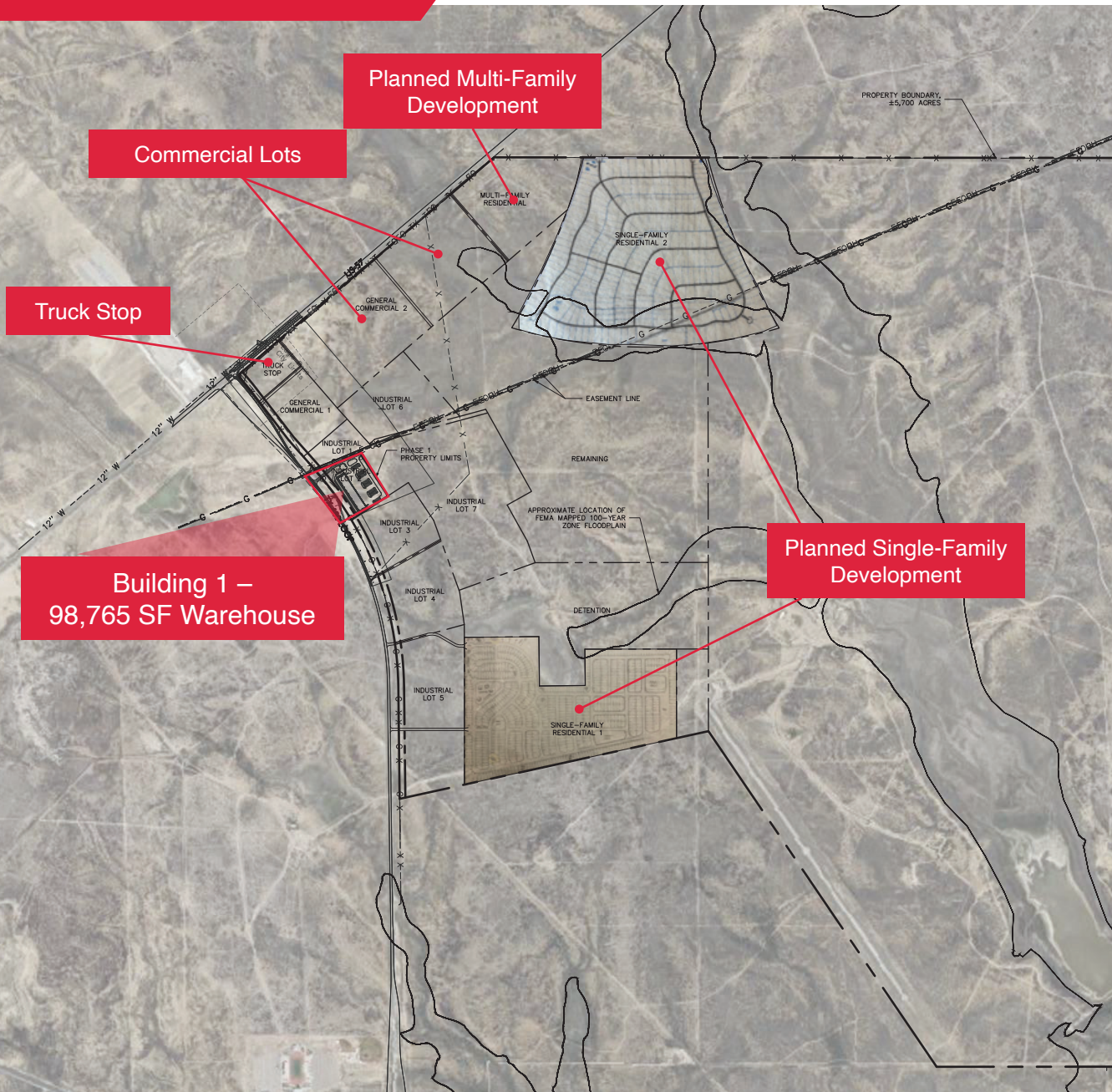
NEQ US-57 & State Loop 480 Building 1 Site Plan



Property Facts

Address:	10170 State Loop 480, Eagle Pass, TX 78852
Delivery:	1st Quarter 2025
Lot Size:	18.23 Acres
Zoning:	I (Industrial District)
Building Size:	98,765 SF
Building Depth:	690'0"
Office Space:	TBD (Build to Suit)
Clear Height:	32'
Column Spacing:	52' X 42.6" Front 52' X 60" Rear
Dock Doors:	45
Trailer Info:	80 trailer parking spaces
Zoning:	I (Industrial District)
Ramps:	2
Employee and Visitor Parking:	176
AMPS:	1,600
Sprinker System:	Early Suppression Fast Response (ESFR)

NEQ US-57 & State Loop 480 Site Outline



Maverick Business Park Info

- Eagle Pass, TX, is the county seat of Maverick County and is one of six border crossing locations along the Texas-Mexico border
- Eagle Pass Offers the quickest entry to Mexico from San Antonio
- Located 12 Miles east of Camino Real International Bridge
- 500-acre master-planned industrial park
- 100,000 sf industrial facility coming 2024
- Industrial Park
- Truck Stop with QSRs
- Commercial lots (BTS and or Ground Leases)
- Multi-Family Development Planned
- Single-Family Residential Planned

Water:	EPWW (Water Extended to Site)
Wastewater:	Onsite Septic Systems
Electricity:	Rio Grande Electric Coöperate
Natural Gas:	Texas State Natural Gas
Jurisdiction:	Maverick County (no zoning, city taxes or PID assessments)

Property Features

Located at 10170 State Loop 480 in Eagle Pass, TX 78852, this industrial property offers a prime investment opportunity with delivery scheduled for the 1st Quarter of 2025. Spanning across 18.23 acres, the lot size provides ample space for various industrial purposes. Zoned as I (Industrial District), the property is primed for industrial activities, offering flexibility for a range of businesses.

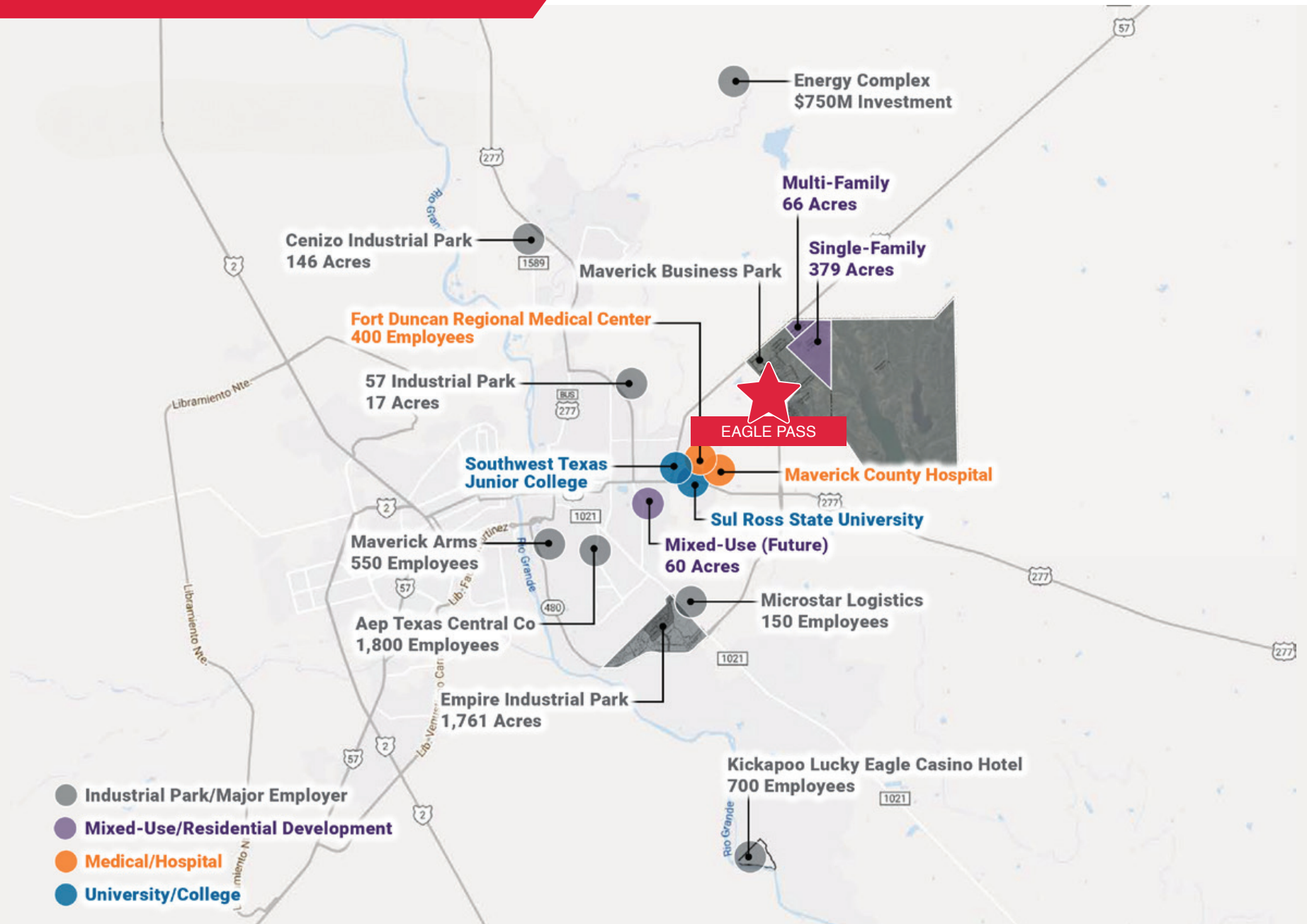
The centerpiece of this property is the impressive building, boasting 98,765 square feet of space. With dimensions of 690 feet in length and 145 feet in depth, the building offers substantial room for operations. The building's design includes a clear height of 32 feet, ensuring ample vertical space for various industrial processes. Additionally, the column spacing of 52 feet by 42.6 inches at the front and 52 feet by 60 inches at the rear enhances maneuverability within the facility.

The property is equipped with 45 dock doors and 80 trailer parking spaces, facilitating smooth logistics operations. Furthermore, with two ramps and a generous allocation of 176 spaces for employee and visitor parking, accessibility and convenience are prioritized. The inclusion of an Early Suppression Fast Response (ESFR) sprinkler system enhances safety measures, providing peace of mind for occupants and investors alike.

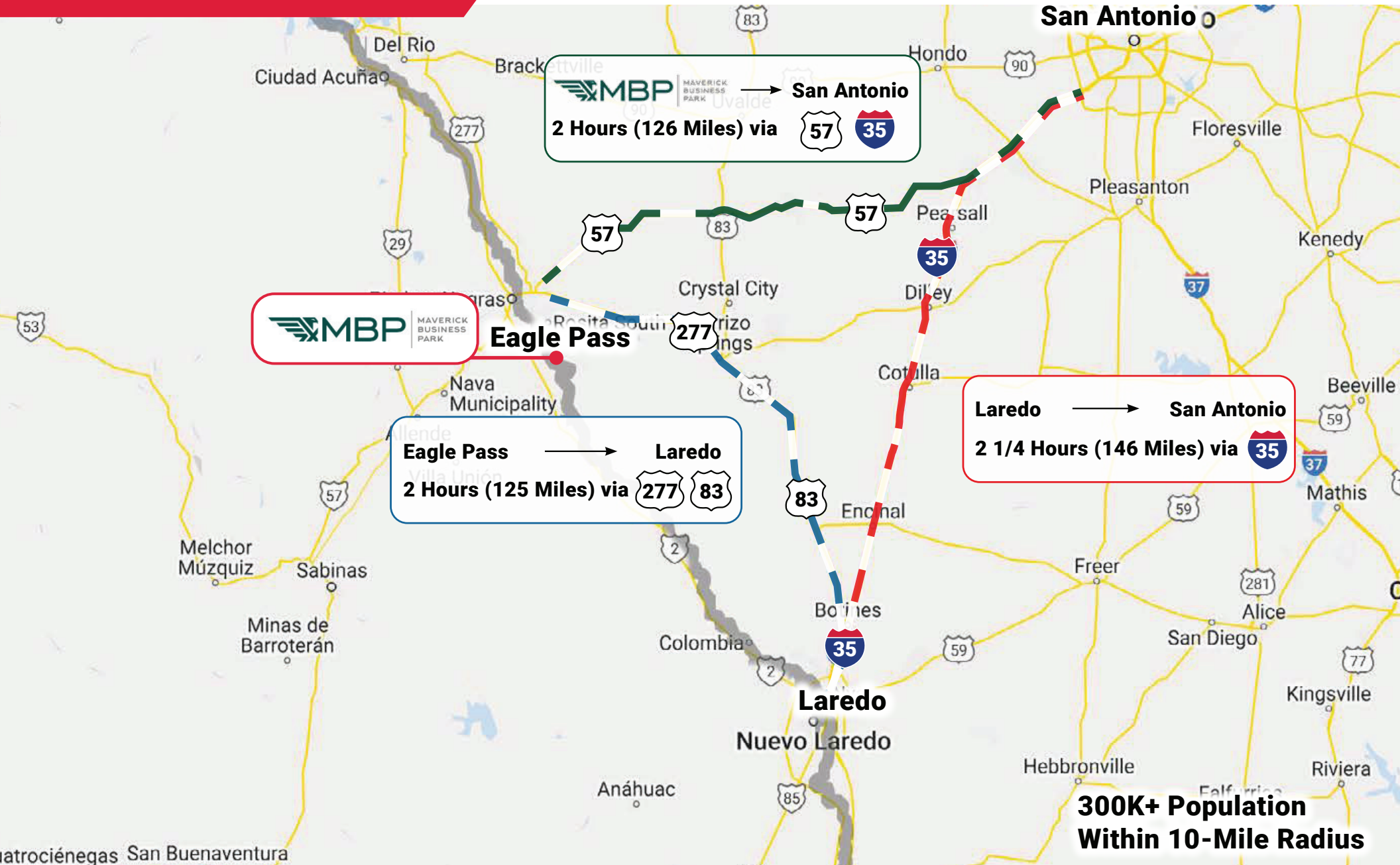
With 1,600 AMPS of power available, the property is well-suited to support various industrial needs. Moreover, the option for office space to be built to suit offers customization possibilities for tenants, catering to specific business requirements. Overall, this property presents a lucrative opportunity for investors seeking a well-equipped industrial space in a strategic location.



NEQ US-57 & State Loop 480 Trade Area Economic Development



NEQ US-57 & State Loop 480 Trade Area Roads

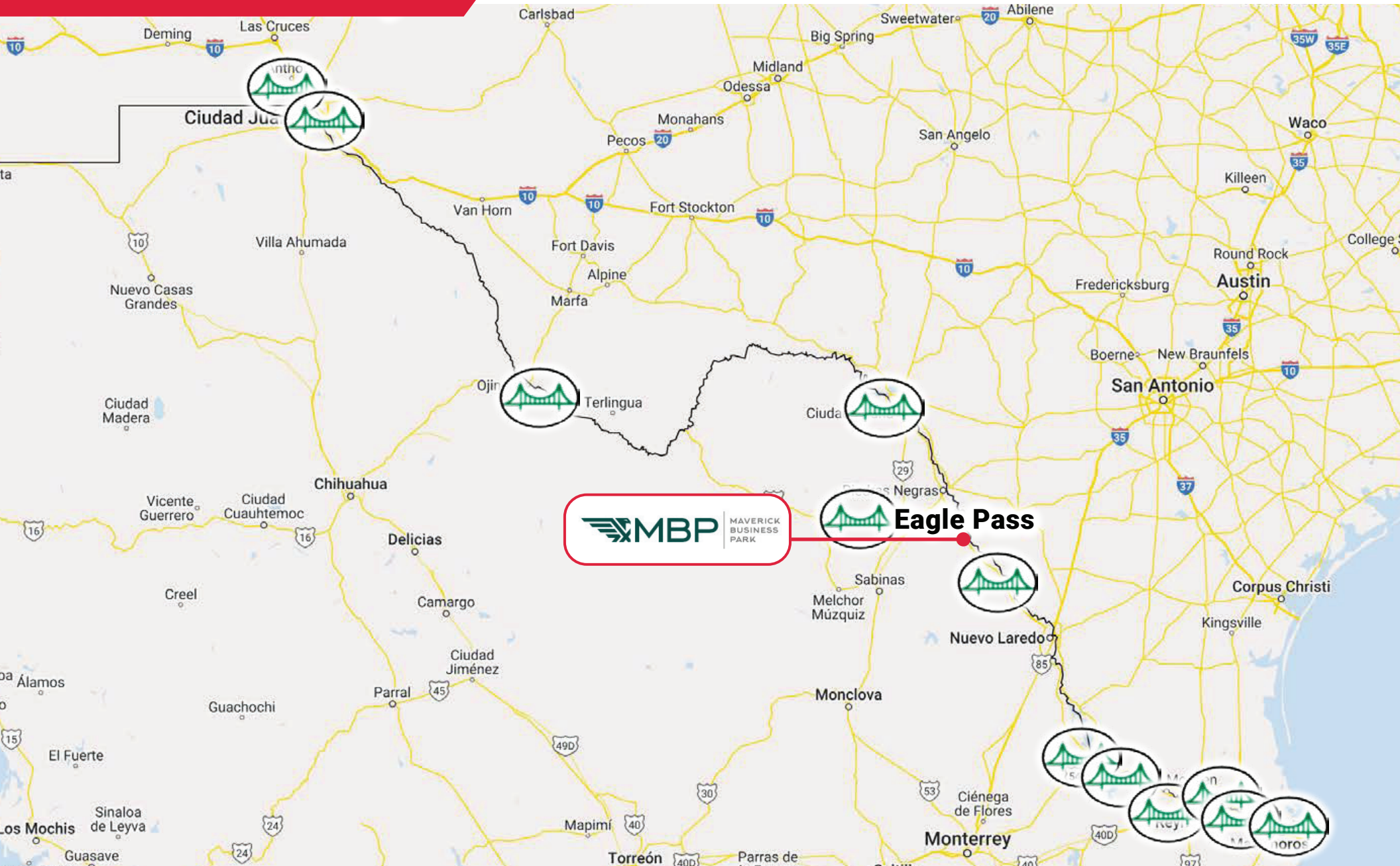


**300K+ Population
Within 10-Mile Radius**

NEQ US-57 & State Loop 480 Trade Area Railroads



NEQ US-57 & State Loop 480 Trade Area Ports of Entry



NEQ US-57 & State Loop 480 Regional Map



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Camino Real International Bridge

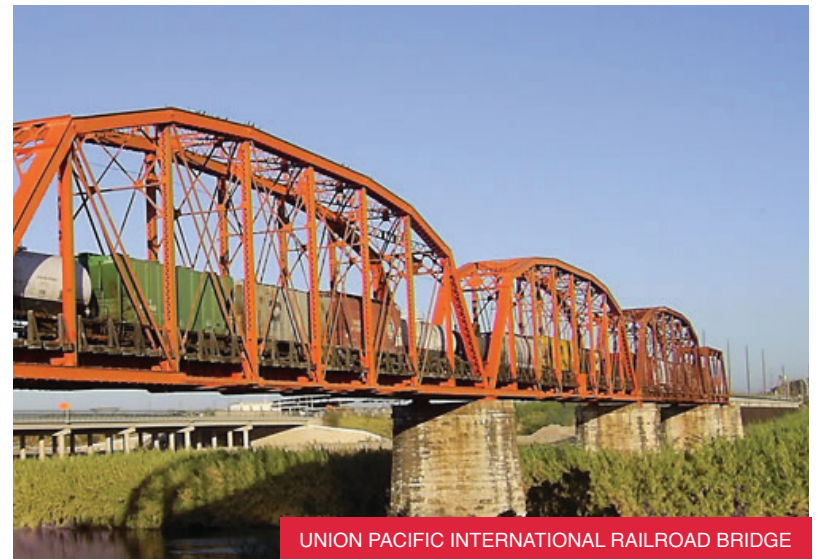
The Camino Real International Bridge provides 4 lanes for inbound traffic, including SENTRI and 2 for outbound. The bridge also has two six-foot sidewalks for pedestrians. The Camino Real International Bridge makes a convenient crossing for commercial truck traffic into Piedras Negras with access to Mexico's central superhighway connecting to Mexico City. The average crossing time for commercial and non-commercial traffic is five minutes. Across the border from this bridge, Piedras Negras, Coahuila welcomes its visitors with the famous Plaza de las Culturas, where tourists can see the three cultures that make up this beautiful region of Mexico.

Union Pacific International Railroad Bridge

The Union Pacific International Railroad Bridge is the only railway international bridge that crosses the U.S.-Mexico border between the cities of Eagle Pass, Texas, and Piedras Negras, Coahuila. The U.S. portion is owned and operated by Union Pacific Railroad, with BNSF Railway having trackage rights. The Mexican portion is owned by the Mexican federal government, with operation concessioned to Ferromex. It is also known as the Eagle Pass-Piedras Negras International Railway Bridge. The bridge is the second busiest international rail crossing between the U.S. and Mexico.



CAMINO REAL INTERNATIONAL BRIDGE



UNION PACIFIC INTERNATIONAL RAILROAD BRIDGE



EAGLE PASS INTERNATIONAL BRIDGE I

E Garrison St

Eagle Pass International Bridge I

International Bridge One is a two-lane bridge with pedestrian walkways. The bridge connects the Eagle Pass downtown shopping centers with the Piedras Negras downtown marketplace. There, the commuting public can enjoy the variety of Mexican artwork, crafts, shopping, dining, and musical entertainment

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Joey Ferguson is a powerhouse real estate professional with over 15 years of experience in the business. He has been named a Top Producer seven years running since 2009, and is recognized as one of the top real estate agents in Laredo, TX and the surrounding area. Clients describe Joey Ferguson as “extremely knowledgeable,” and he is known to push on behalf of his clients to bring results. Joey’s specialties include buyer’s agent, listing agent, consulting, and commercial real estate. He is well versed in every aspect of the real estate world, and serves his clients with exceptional customer care. Joey Ferguson is a worldclass gentleman and a highly skilled salesman.

As a married family man with four wonderful children - three girls and a boy - Joey understands what it means to put family first. Working with clients and guiding them through the process of purchasing or selling residential and commercial real estate are Joey’s areas of expertise. He is always honest and ethical, never putting you, your family or your business in a position of unfair compromise. And as a REALTOR, Joey goes above and beyond the even the highest expectations of top real estate agents. He has been a part of the Laredo community since 2001 and has taken the real estate market by storm with remarkable sales ability. Joey loves learning about and using new technology, and appreciates beautiful historical architecture. In his spare time,

Joey loves to hang out with his kids and play on their PS4 with them. He also leads an active lifestyle, enjoying football, soccer, biking, jogging, swimming and a variety of outdoors sports. Joey’s personal life is as well rounded as his professional life.



Information About Brokerage Services

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

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Joe Willam Ferguson Jr	492776	joeyferguson@outlook.com	(956)324-5639
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date