



**PANTHER**  
CAPITAL GROUP



For Sale & Lease-  
13701 Cabezut Dr, Laredo, TX 78045



# INVESTMENT SUMMARY

13701 Cabezut Dr, Laredo, TX, presents a prime opportunity for investors and industrial users seeking a fully stabilized, lit, and fenced site with mechanical gate access. Spanning 2.4 acres (1.93 usable), the property is zoned M-2, accommodating heavy industrial use. Key features include 57 trailer spaces, 2 mobile offices (totaling 898 SF), and 3 docks with 1 ramp (totaling 1,801 SF). Situated in the heart of Laredo's robust logistics hub and with immediate availability, this property is competitively priced at \$1,700,000 or available for lease at \$10,500/AC/Month NNN, making it a compelling option for businesses or investors in the logistics and industrial sector.

## PROPERTY SUMMARY

Offering Price	\$1,700,000.00
Lease Rate	\$10,500/AC/Month NNN
Lot Size	2.40 Acres (1.93 Acres Usable)
Zoning	M-2
Trailer Spaces	57 Spaces
Availability	Immediate
2 Mobile Offices	Office 1: 548 SF Office 2: 350 SF
3 Docks & 1 Ramp	Total 1,801 SF
Fully Stabilized, Lit, Fenced, with Mechanical Gate	
Property Drainage Included On-Site	
Recently Laid Down 3 inches of Gravel on Entire Site	



# LOCATION SUMMARY

## Transportation and Connectivity:

**World Trade Bridge:** ~5 miles away, a key port of entry facilitating cross-border trade between the U.S. and Mexico.

**Interstate 35 (I-35):** ~4 miles east, providing a major north-south freight corridor connecting Laredo to San Antonio, Dallas, and beyond.

## Business and Industrial Hubs:

**North Laredo Industrial Park:** Adjacent to the property, placing it in a high-demand area for warehousing, distribution, and logistics operations.

**Laredo International Airport:** ~8 miles southeast, offering air cargo services essential for logistics operations.

## Nearby Warehouses and Logistics Centers:

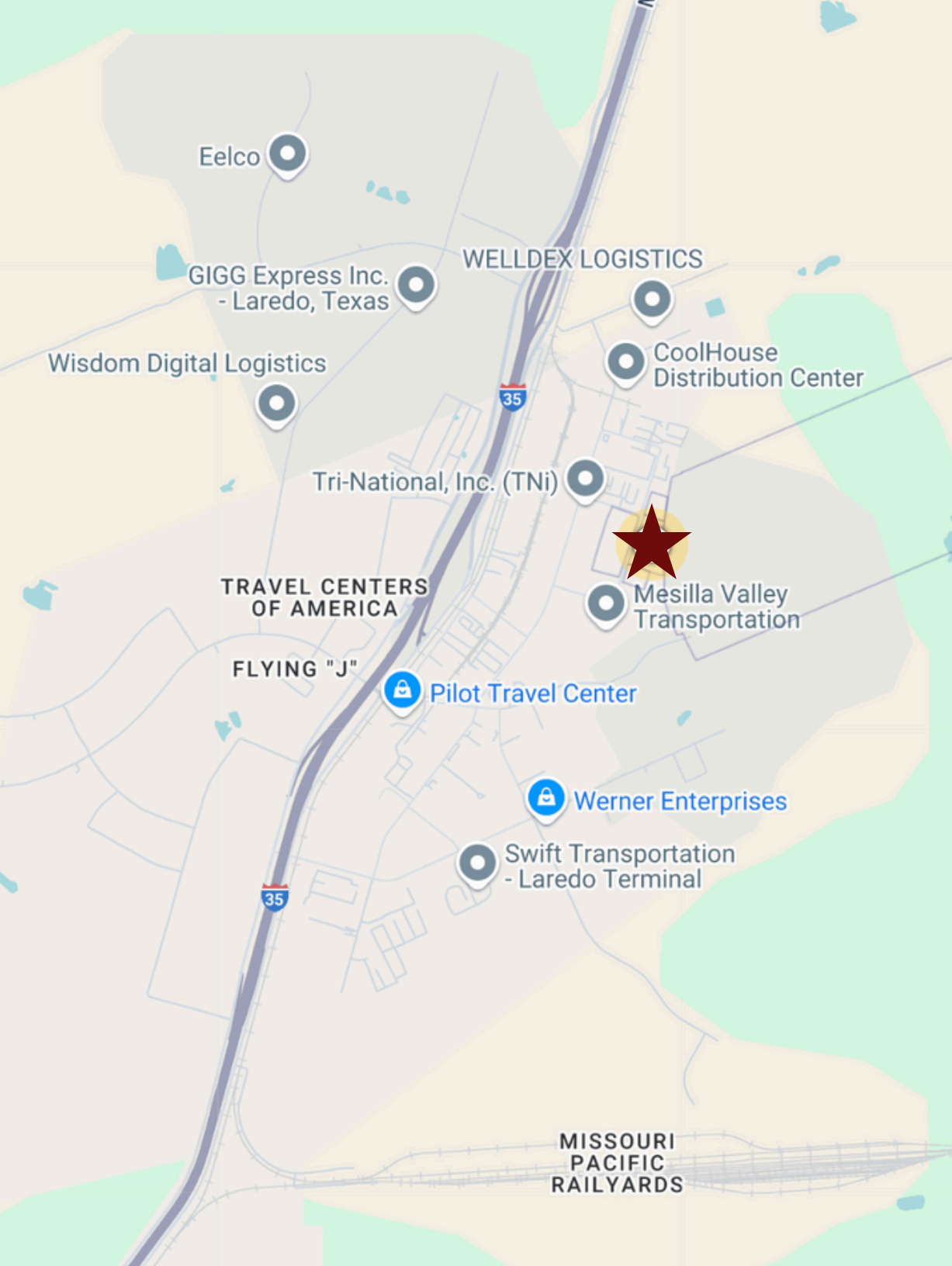
**Mercury Logistics Center:** ~0.5 miles

**DSV Laredo Warehouse:** ~3 miles

## Other Points of Interest:

**Crane Worldwide Logistics:** ~2 miles, a leading provider of supply chain solutions, customs brokerage, and freight forwarding services.

**TUM Logistics:** Adjacent to the property, offering comprehensive logistics services to support regional and international trade.



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Panther Capital Group and it should not be made available to any other person or entity without the written consent of Panther Capital Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Panther Capital Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Panther Capital Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Panther Capital Group has not verified, and will not verify, any of the information contained herein, nor has Panther Capital Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT GUILLERMO DE NICOLAS FOR MORE DETAILS.

## EXCLUSIVELY PRESENTED BY:



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