



Laredo Pad Site

6702 SPRINGFIELD AVE, LAREDO, TX 78041



GOLD TIER
REAL ESTATE

EXCLUSIVELY LISTED BY

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SPRINGHILL SUITES
MARRIOTT

**golden
corral**

DANNY'S
Restaurant

SANTA MARIA AVE



SAN DARIO AVE

LI'S

**BUFFALO
WILD
WINGS**

Krispy Kreme
DOUGHNUTS

**FALCON
BANK**

LOWE'S

LAREDO HORIZON
DEVELOPMENT CORPORATION

SAMES
Since 1910
Texas Oldest Dealership

PROSPERA
HOUSING COMMUNITY SERVICES

**Laredo
Paint**

9
goodwill

**FAMILY
GARDEN**
INN & SUITES

TEXAS
RANCHHOUSE
SUBWAY

SPRINGFIELD AVE

SUBJECT SITE
1.31 ACRES

SPRINGFIELD AVE

EAST MANN ROAD



NORTH VIEW



W DEL MAR BLVD



EAST MANN RD



E DEL MAR BLVD

SUBJECT SITE
1.31 ACRES

C DEL NORTE

AMPARO GUTIERREZ
ELEMENTARY SCHOOL



FENWICK DR

JACAMAN RD

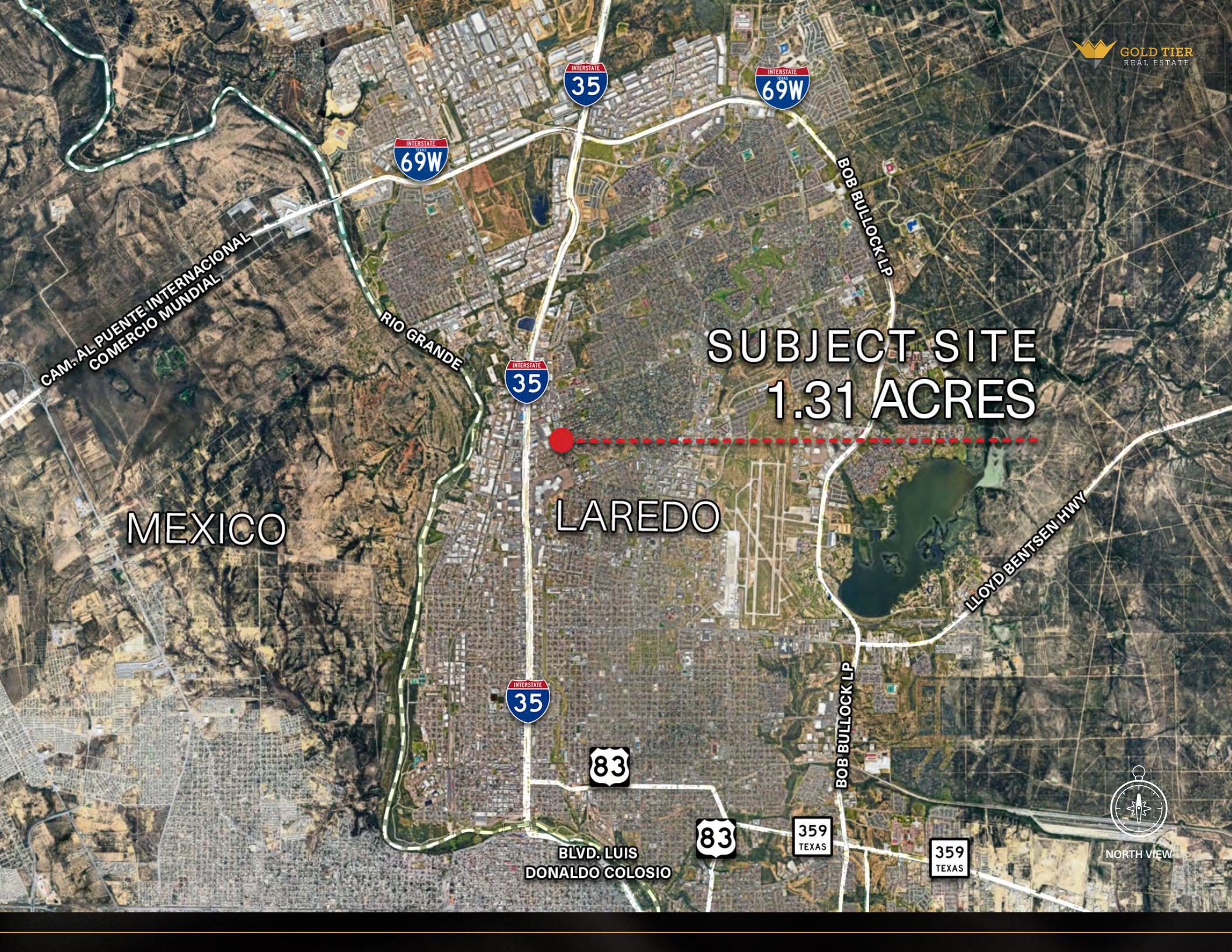
MCPHERSON RD

BARTLETT AVE

N BARTLETT AVE



NORTH VIEW



CAM. AL PUENTE INTERNACIONAL
COMERCIO MUNDIAL

RIO GRANDE

MEXICO

LAREDO

SUBJECT SITE
1.31 ACRES

LLOYD BENTSEN HWY

BLVD. LUIS
DONALDO COLOSIO



NORTH VIEW

Executive Summary

Offering Summary

Strategically located 1.31-acre site on Springfield Ave with strong traffic counts, immediate I-35 access, and proximity to high-end residential and major retail. Ideal for development, with options for additional acreage, joint venture, or build-to-suit.

Property Overview

Property	Details
Address	6702 Springfield Ave, Laredo, TX 78041
Lot Size	1.31 Acres
Zoning	B-1
Traffic Count	24,776 13,218 11,398 AADT
Offering Price	\$1,450,000

Investment Highlights



- Only 0.34 miles to I-35, one of the nation's busiest trade corridors
- Surrounded by luxury residential neighborhoods and growing subdivisions
- Near Mall del Norte, national retailers, and Laredo Medical Center
- Laredo Port of Entry continues to fuel city-wide commercial growth
- Seller open to JV, build-to-suit, or additional acreage sale – ideal for national retailers, QSRs, or service providers

E MANN RD

SPRINGFIELD AVE

SUBJECT SITE
1.31 ACRES



NORTH VIEW



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.



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:
 - 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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