

# 510 HWY 83 SOUTH

MANUFACTURING &  
DISTRIBUTION BUILDING

510 US Hwy 83, Uvalde, TX 78801

±142,360  
SF For Lease



## CONTACT INFORMATION

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Jones Lang LaSalle Brokerage, Inc.

# PROPERTY INFORMATION

Former industrial light manufacturing facility located in Uvalde, TX. The property offers conditioned manufacturing space and contiguous distribution space. Additional land allows for excess vehicle and trailer parking. Facility is owned by the City of Uvalde, allowing for the possibility of incentives.

## DRIVE TIMES

Eagle Pass	59 Miles
Del Rio	71 Miles
San Antonio	85 Miles
Laredo	130 Miles



**Site area (acres): total site:**  
21.94 acres, per Uvalde CAD.  
Leased premises: 13.96 acres



**Loading/configuration:**  
Front load



**Truck court depth:** 135'



**Auto parking:** 126  
parking stalls including 5  
handicapped



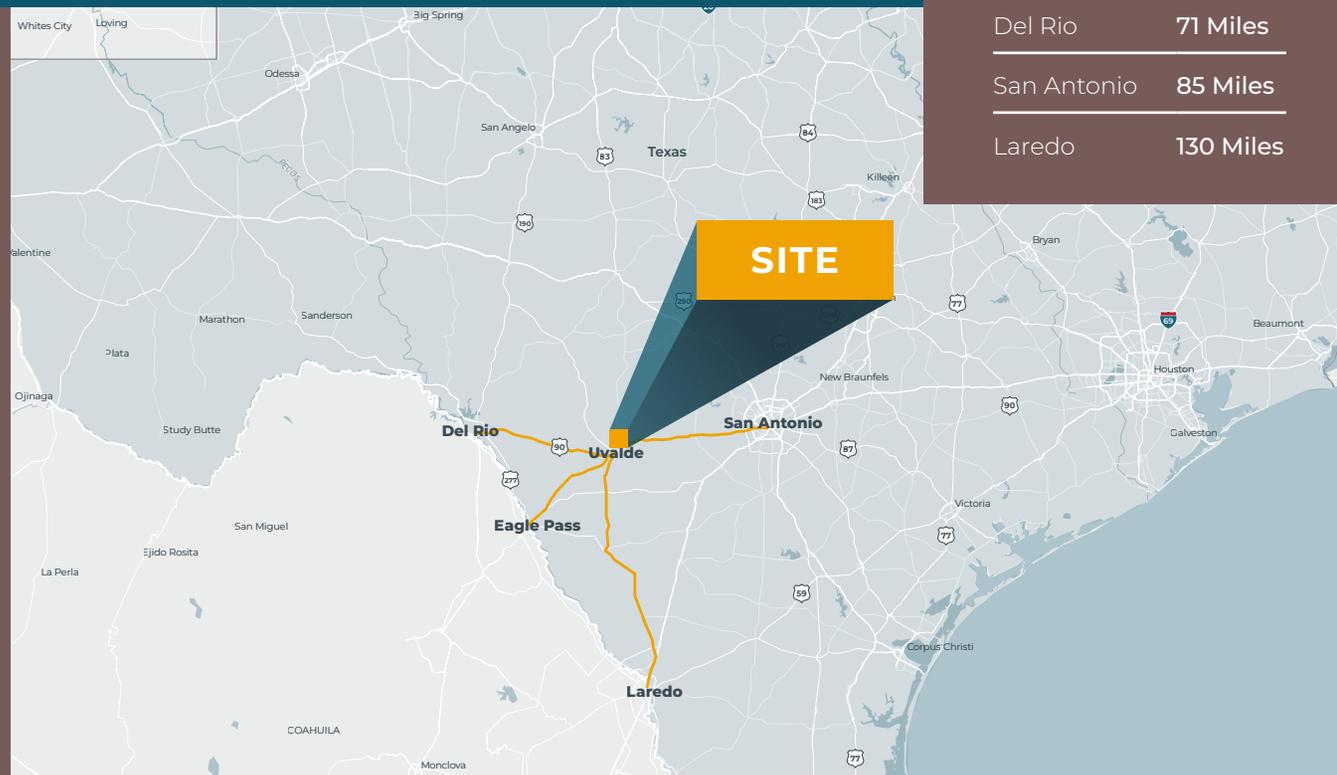
**Trailer parking:** .9 acres  
(Ability to expand)



**Dock doors:** 12



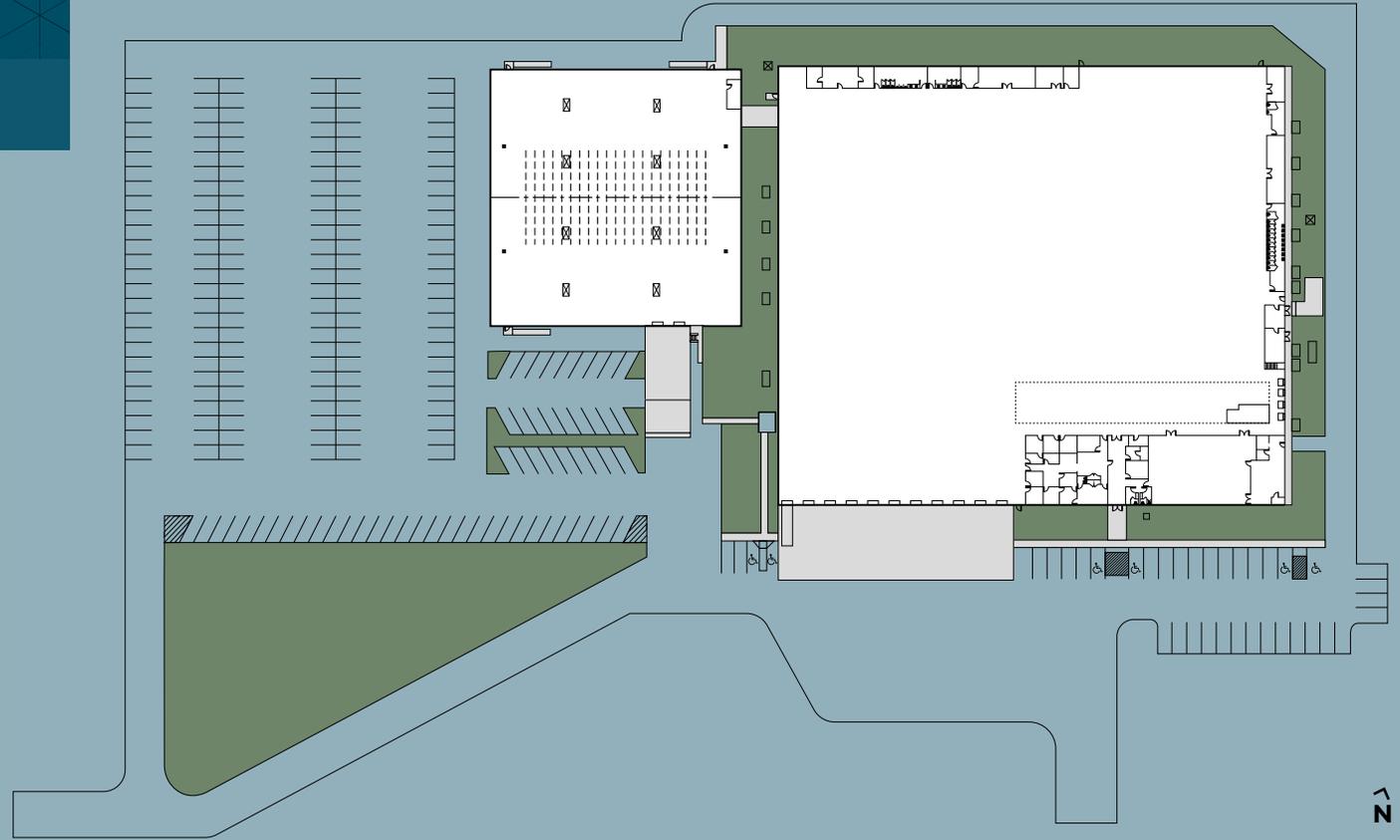
**At grade / Drive-in doors:** 3



## ABOUT UVALDE

Uvalde, TX is located at the intersection of the important trade corridors of US Hwy 83 and US Hwy 90. The Uvalde market provides a dedicated workforce, supportive business environment and access to education and training programs at Sul Ross University and Southwest Texas Junior College.

# SITE PLAN

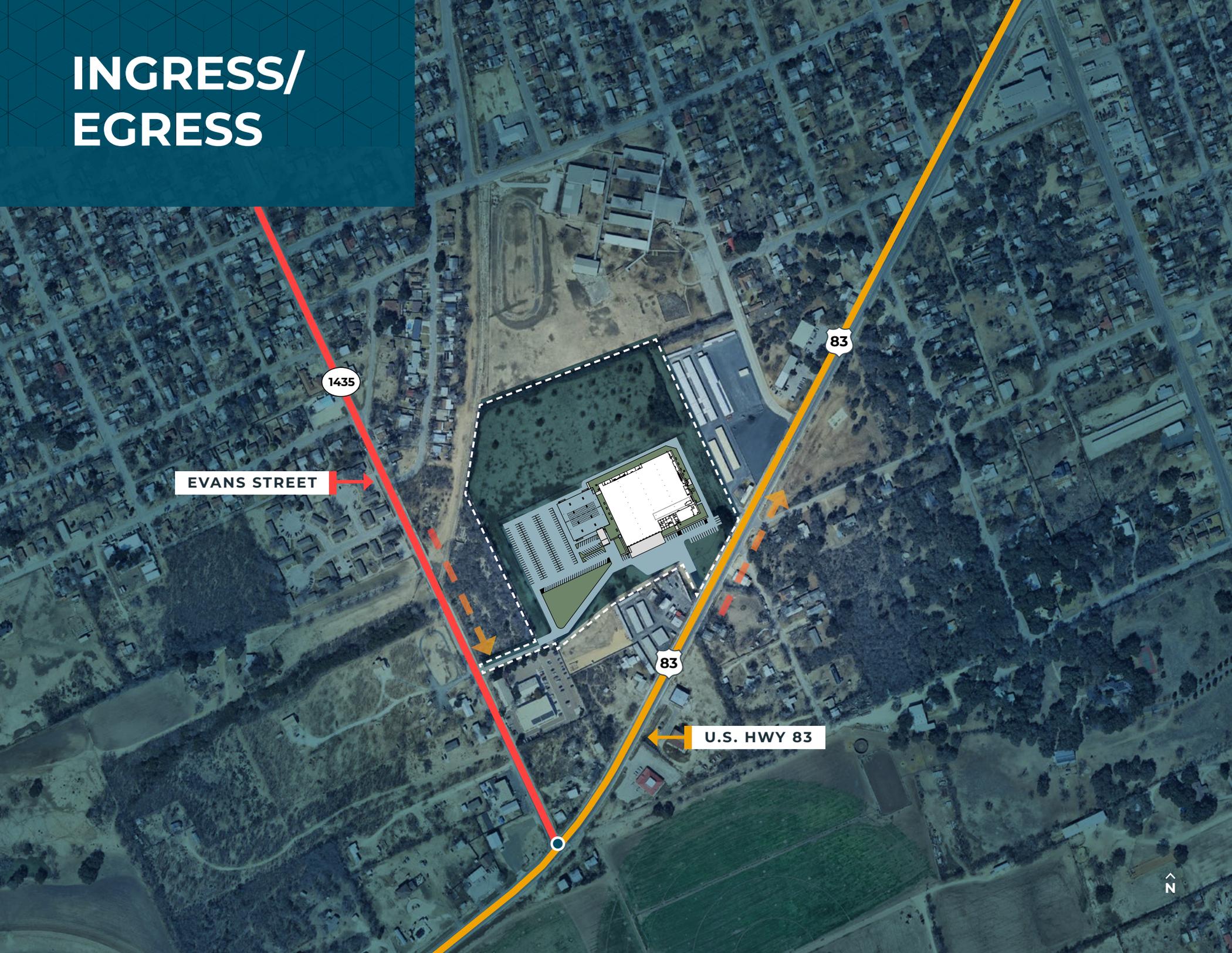


## MAIN BUILDING

## WAREHOUSE

<b>Fire protection/ sprinkler system</b>	Yes	Yes
<b>Power</b>	480V/277	480V/277
<b>Water capacity</b>	2"	2"
<b>Sewer capacity</b>	4"	4"
<b>Gas capacity</b>	250 cfh gas meter-2" gas line	250 cfh gas meter
<b>Roof</b>	Flat	Flat
<b>Floor slab</b>	6" Slab-on-grade	4" Slab-on-grade
<b>Clear height</b>	12'-21'	18'6" to 20' 4"
<b>Column spacing</b>	28' x 89'	38' x 50'

# INGRESS/ EGRESS



1435

EVANS STREET

83

83

U.S. HWY 83

N

# LOCAL AMENITIES



83

90

90

83

**SITE**

**GARNER FIELD AIRPORT KUVA**



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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.

Jones Lang LaSalle Brokerage, Inc.      **591725**      **renda.hampton@jll.com**      **214-438-6100**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name      License No.      Email      Phone

Daniel Glyn Bellow      **183794**      **dan.bellow@jll.com**      **713-888-4001**

Designated Broker of Firm      License No.      Email      Phone

Licensed Supervisor of Sales Agent/ Associate      License No.      Phone

Alicide Longoria      **524315**      **alicide.longoria@jll.com**      **210-293-6868**

Sales Agent/Associate's Name      License No.      Email      Phone

Buyer/Tenant/Seller/Landlord Initials      Date



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Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Roman Rodriguez	<b>686332</b>	<b>roman.rodiguez@jll.com</b>	<b>210-308-9888</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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