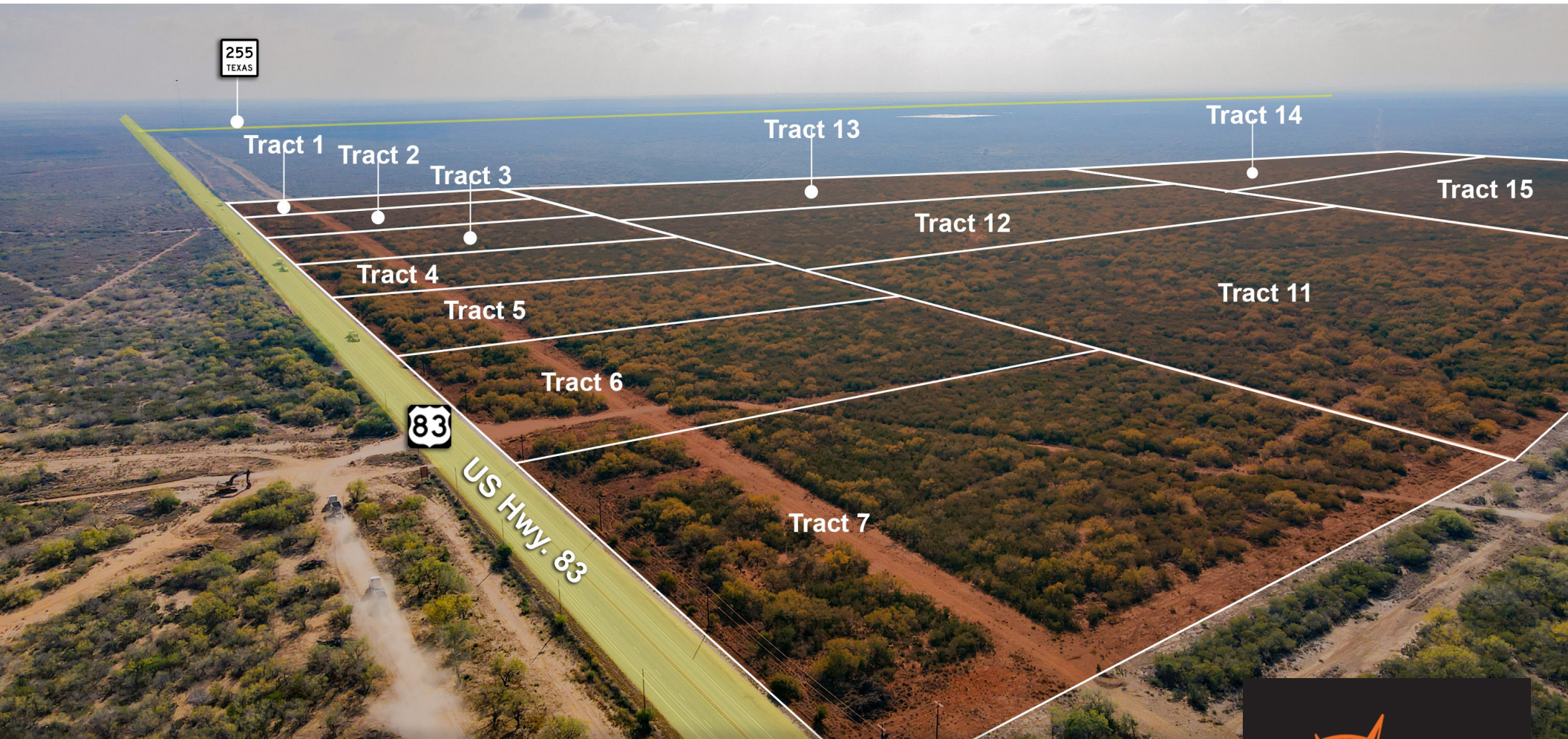


COMMERCIAL/INDUSTRIAL LAND FOR SALE

El Bosal Phase 1 | US Highway 83N



Jay Puig
Broker/Principal
956.237.8075
Jay@CompassSTX.com

CLICK OR SCAN TO VIEW VIDEO:

[Click to Watch Video](#)



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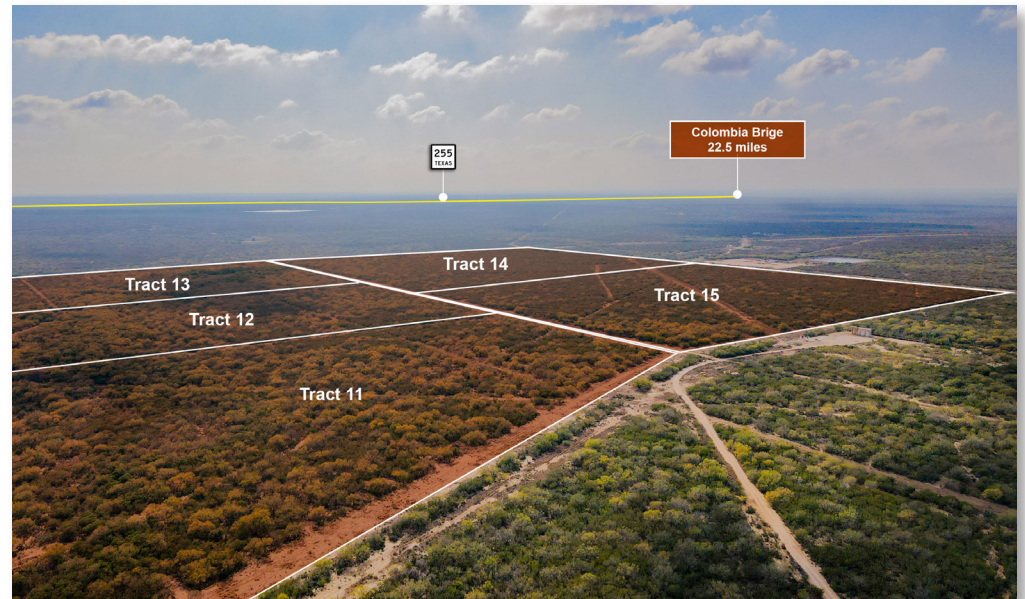
Property Summary



Commercial/Industrial Land For Sale

PROPERTY OVERVIEW

Tract Sizes:	±11 Acres to ±70 Acres
Location:	18 miles North of Laredo on IH-35, 4 miles North on Hwy. 83N, 2 miles North of Hwy. 255.
Pricing:	Tracts start at \$20,000 per acre Call Broker for Details
Utilities:	The property is in the Carrizo-Wilcox Aquifer, which is a major aquifer that yields good water at a reasonable depths. The neighboring property to the North and East have functioning water wells that yield water suitable for multiple uses. The property is also part of the SE Legacy Water District, call Broker for details
Improvements:	The master boundary of the property is low fenced on 3 sides with game fencing on the North side of the property. All the fencing is in good condition. The property has several roads and senderos making it easy to get around the property. Developer has installed electrical service parallel to HWY 83 running the width of the property.



Location Map



[Aerial Map Link](#)

Commercial/Industrial Land For Sale

Newly developed rural and business community just North of Laredo Texas. This community is perfect for Buyers looking for a place to enjoy outdoor recreational activities, business opportunities, or invest in the growing industrial corridor that is being developed in the area. With the property adjacent to the Master Planned Township of Talise, this development has something for everyone!



Market Overview

Laredo, Texas, is one of the most critical logistics hubs in North America, serving as the largest inland port on the U.S.-Mexico border. With its strategic location along I-35 and proximity to major manufacturing centers in Mexico, Laredo plays a key role in international trade, particularly in automotive, electronics, and consumer goods. The city's industrial market continues to expand, driven by increasing cross-border trade, warehouse and distribution center demand, and infrastructure improvements to support logistics efficiency.

Colombia Bridge Presentation

1 U.S. Trade Hub

50M SF of Warehouse & Distribution

3M Yearly Commercial Crossings





FOR MORE INFORMATION ABOUT THIS PROPERTY, PLEASE CONTACT:



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Information About Brokerage Services

11-2-2015

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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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