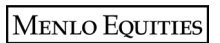


VIDAL CANTU *INDUSTRIAL CENTER*

±213,781 SF DISTRIBUTION CENTER & ±15 AC CONCRETE SECURED TRAILER STORAGE YARD
UNIQUE MARKET-LEADING PARKING CAPABILITIES



1309 VIDAL CANTU, LAREDO, TX





±213,781 SF

PROPERTY OVERVIEW

TOTAL LAND:	±24.9 USABLE ACRES
DELIVERY:	Q3/Q4 2025
OFFICE:	BUILD-TO-SUIT OFFICE
CLEAR HEIGHT:	32'
LOADING:	87 DOCK-HIGH DOORS TWO (2) DRIVE-IN RAMPS TRI-LOAD CONFIGURATION
PARKING:	354 TRAILER PARKS 12 ACRES OF EXCESS PAVED CONCRETE TRAILER PARKING 170' TRUCK COURT DEPTH 165 AUTO PARKS
SPEED BAY:	60'
ZONING:	M-1
POWER:	3-PHASE/480V/600 AMPS
COLUMN SPACING:	60' X 39'
CONSTRUCTION:	TILT-WALL

1309 VIDAL CANTU - SITE PLAN



±12 AC EXCESS TRAILER PARKING

DETECTION POND

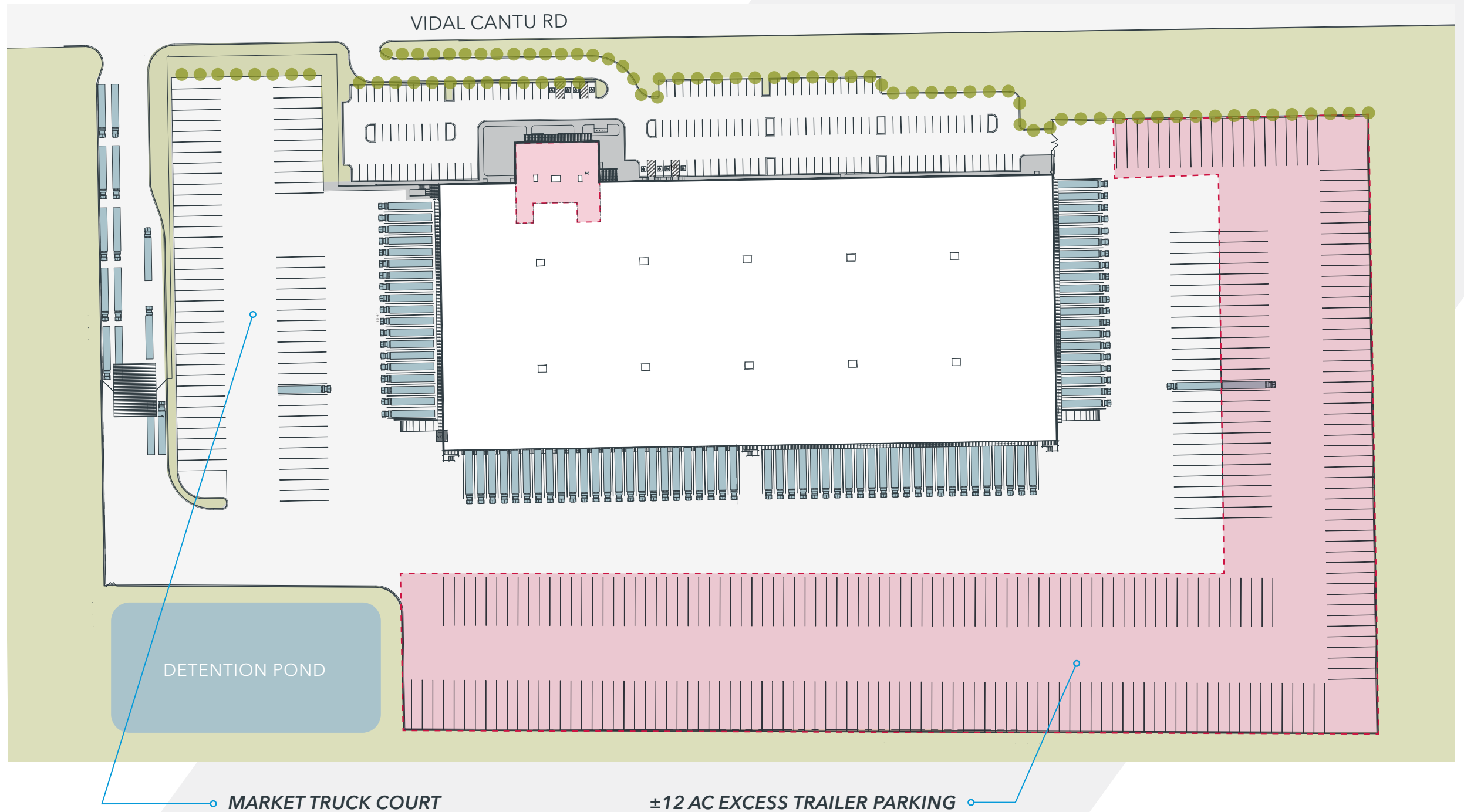
±213,781 SF WAREHOUSE

VIDAL CANTU RD

BUILD-TO-SUIT OFFICE

MARKET-LEADING PARKING CAPABILITIES

1309 VIDAL CANTU - PARKING BREAKDOWN



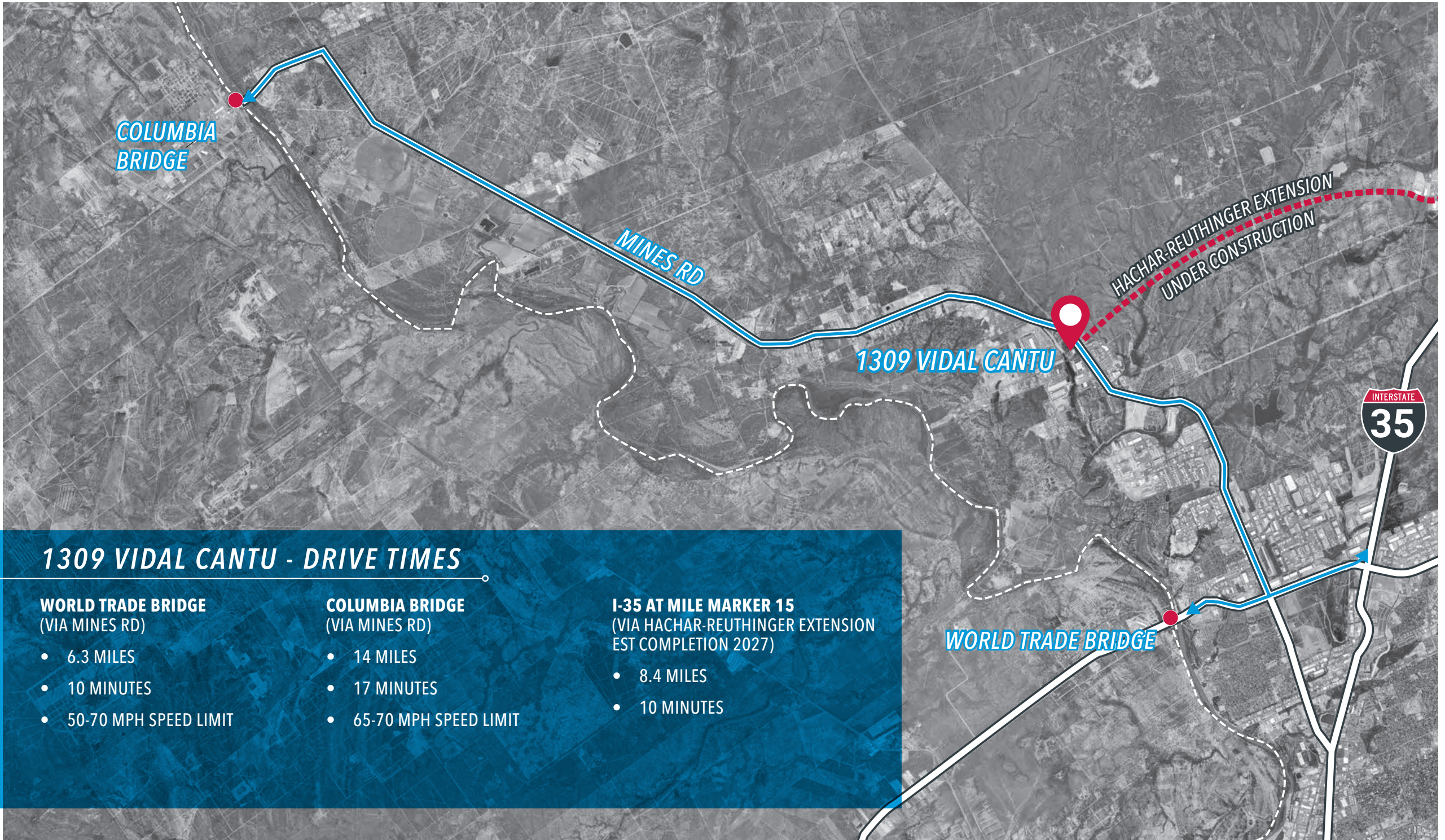
1309 VIDAL CANTU - AERIAL VIEW



PINNACLE INDUSTRY CENTER

SOUGHT-AFTER INDUSTRIAL PARK JUST 10 MINUTES FROM WORLD TRADE BRIDGE





**COLUMBIA
BRIDGE**

MINES RD

1309 VIDAL CANTU

**HACHAR-REUTHINGER EXTENSION
UNDER CONSTRUCTION**

**INTERSTATE
35**

WORLD TRADE BRIDGE

1309 VIDAL CANTU - DRIVE TIMES

WORLD TRADE BRIDGE (VIA MINES RD)

- 6.3 MILES
- 10 MINUTES
- 50-70 MPH SPEED LIMIT

COLUMBIA BRIDGE (VIA MINES RD)

- 14 MILES
- 17 MINUTES
- 65-70 MPH SPEED LIMIT

I-35 AT MILE MARKER 15 (VIA HACHAR-REUTHINGER EXTENSION EST COMPLETION 2027)

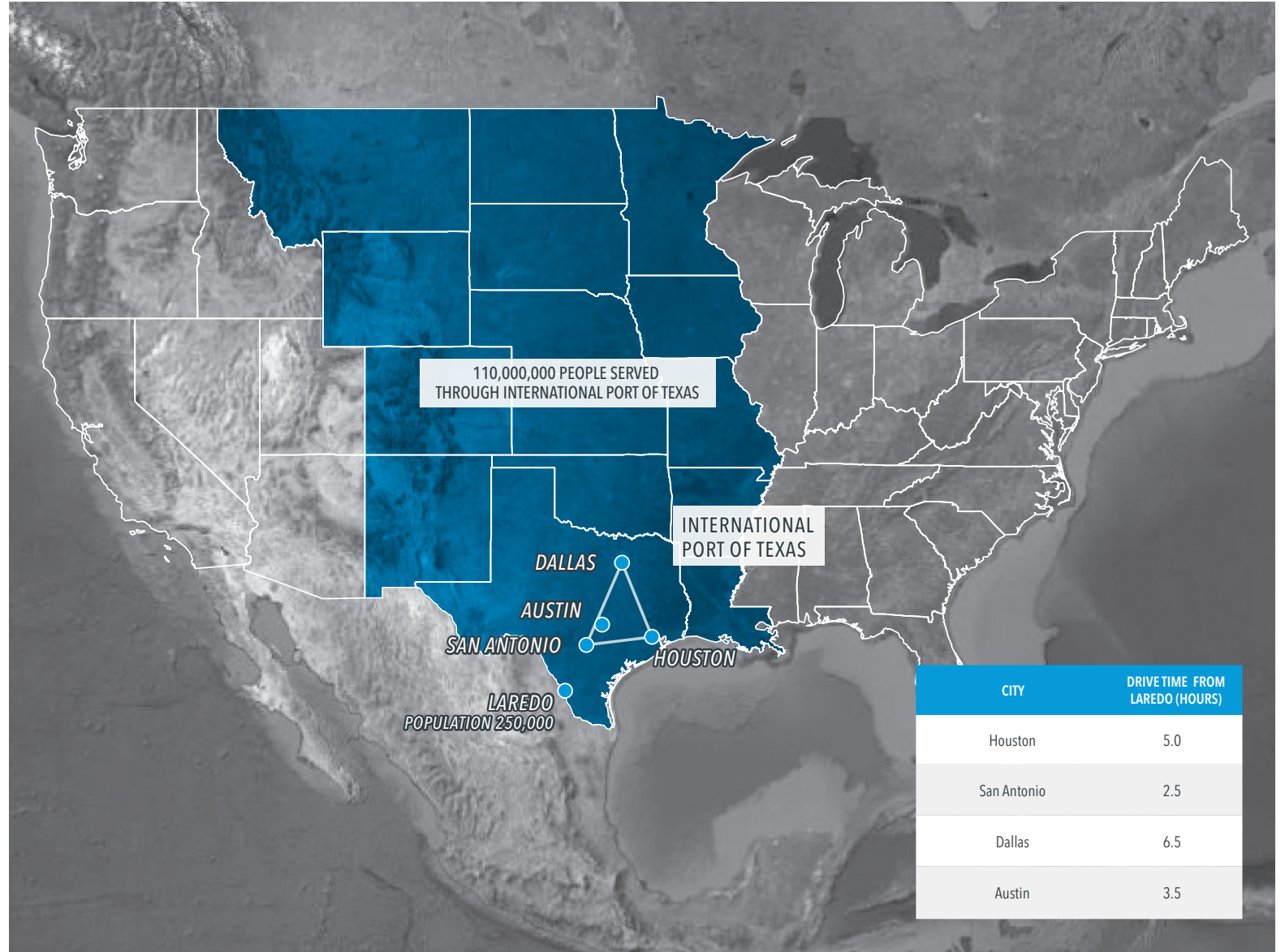
- 8.4 MILES
- 10 MINUTES

THE PORT OF LAREDO

THE PORT OF LAREDO stands as a bustling beacon of trade, holding the prestigious title of the largest port in the United States for its impressive \$320 billion in total trade with the world in 2023. This hub of commerce is not just a gateway but a powerhouse, with approximately 2,936,130 trucks crossing its borders in 2023, and housing over 250 freight forwarders and 650 trucking companies. The strategic location of Laredo facilitates nearly 60% of all annual trade between the U.S. and Mexico, making it a logistics epicenter.

THE PORTS-TO-PLAINS TRADE CORRIDOR

THE PORTS-TO-PLAINS TRADE CORRIDOR is a 2,300-plus mile highway system stretching from Laredo through West Texas, the Panhandle, Denver, Colorado, and ultimately, to Alberta, Canada. The corridor will facilitate the efficient transportation of goods and services from Mexico through West Texas, Oklahoma, New Mexico, Colorado, and ultimately into Canada and the Pacific Northwest.



THE TEXAS TRIANGLE

THE TEXAS TRIANGLE is the fastest growing megaregion in the United States connecting the four largest cities in Texas: Austin, Dallas-Fort Worth, Houston, and San Antonio. Connected by Interstate 45, Interstate 10, and Interstate 35, these metropolitan areas house the majority of the state's population. Additionally 22 million residents reside within the Texas Triangle.

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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:
 - 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
Mike Spears, SIOR, CCIM	493926	contacthouston@lee-associates.com	(713)744-7400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
C.E. "Trey" Erwin III, MBA SIOR	611573	terwin@lee-associates.com	(713)744-7418
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date