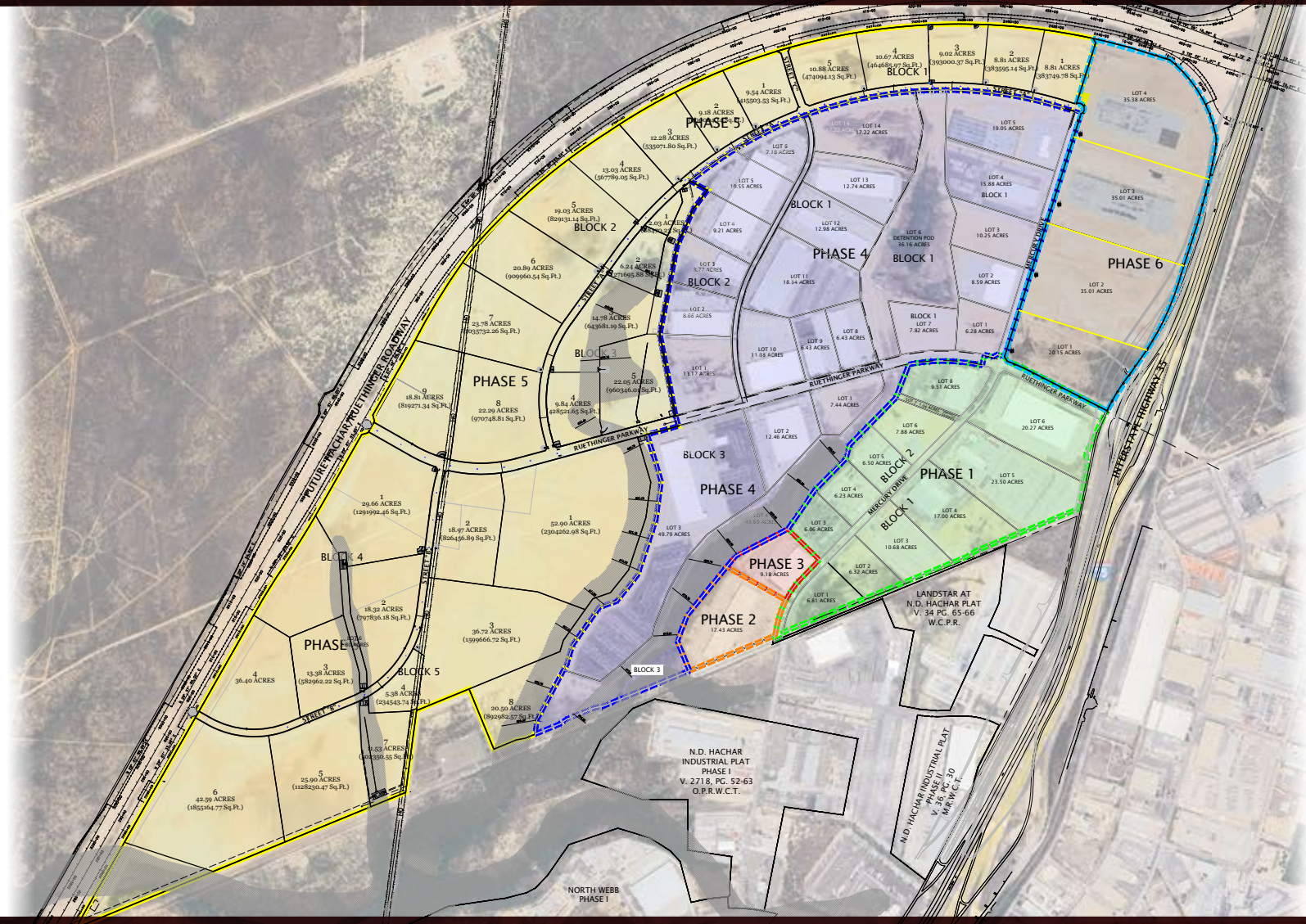


# NORTH LAREDO INDUSTRIAL PARK

13702 MERCURY DR, LAREDO, TX 78045

INDUSTRIAL LOTS FOR SALE



FOR MORE PROPERTY  
INFORMATION AND SITE TOURS, PLEASE CONTACT:

**ENRIQUE VOLKMER**  
Real Estate Agent  
[evolkmer@stxcre.com](mailto:evolkmer@stxcre.com)  
210.889.6430



## PROPERTY DESCRIPTION

North Laredo Industrial Park is a premier industrial development strategically positioned in Laredo, Texas. We offer five available lots, each situated in a highly desirable location at mile marker 13 near IH-35, providing excellent access for transportation and logistics. The park is also conveniently located along the new Hachar-Reuthinger Road, further enhancing connectivity and ease of access for businesses. This prime location makes North Laredo Industrial Park an ideal choice for companies looking to establish or expand their presence in a thriving logistical and distribution hub with excellent visibility and transportation options. Whether for distribution, manufacturing, or warehousing, these lots present a fantastic opportunity to develop in one of Laredo's most sought-after industrial areas.

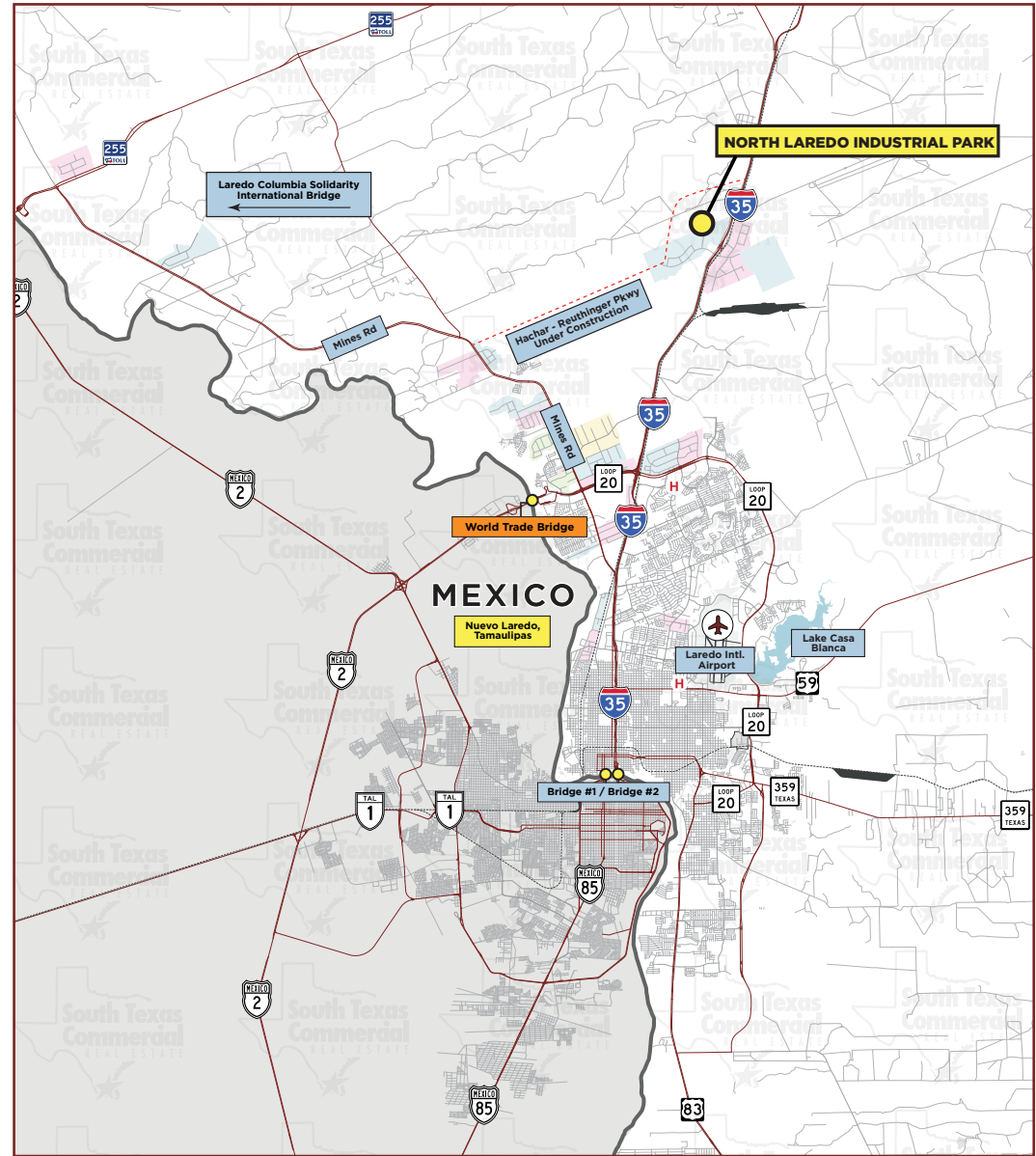
## PROPERTY FEATURES

### DISTANCE TO PORTS OF ENTRY

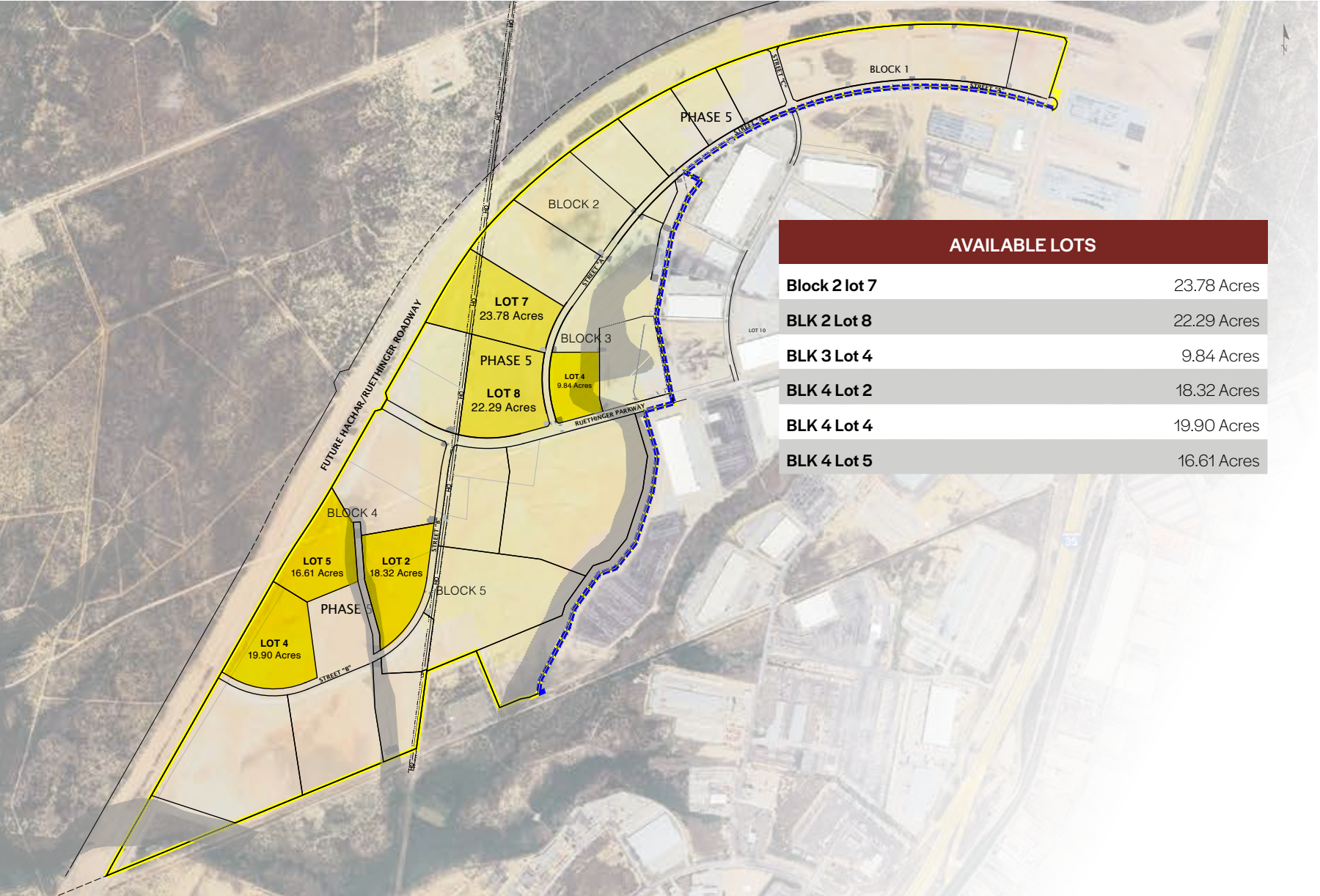
Laredo-Colombia Solidarity International Bridge:	26 Miles
Laredo International Airport:	15 Miles
Laredo Juarez-Lincoln Port of Entry:	14 Miles
World Trade Bridge Port of Entry:	10 Miles
Laredo World Trade Port of Entry:	9.3 Miles

### DRIVING DISTANCE

Austin	222 Miles
San Antonio	143 Miles
Laredo International Airport	14.9 Miles
Downtown Laredo	14.4 Miles
Interstate 35	1 Mile



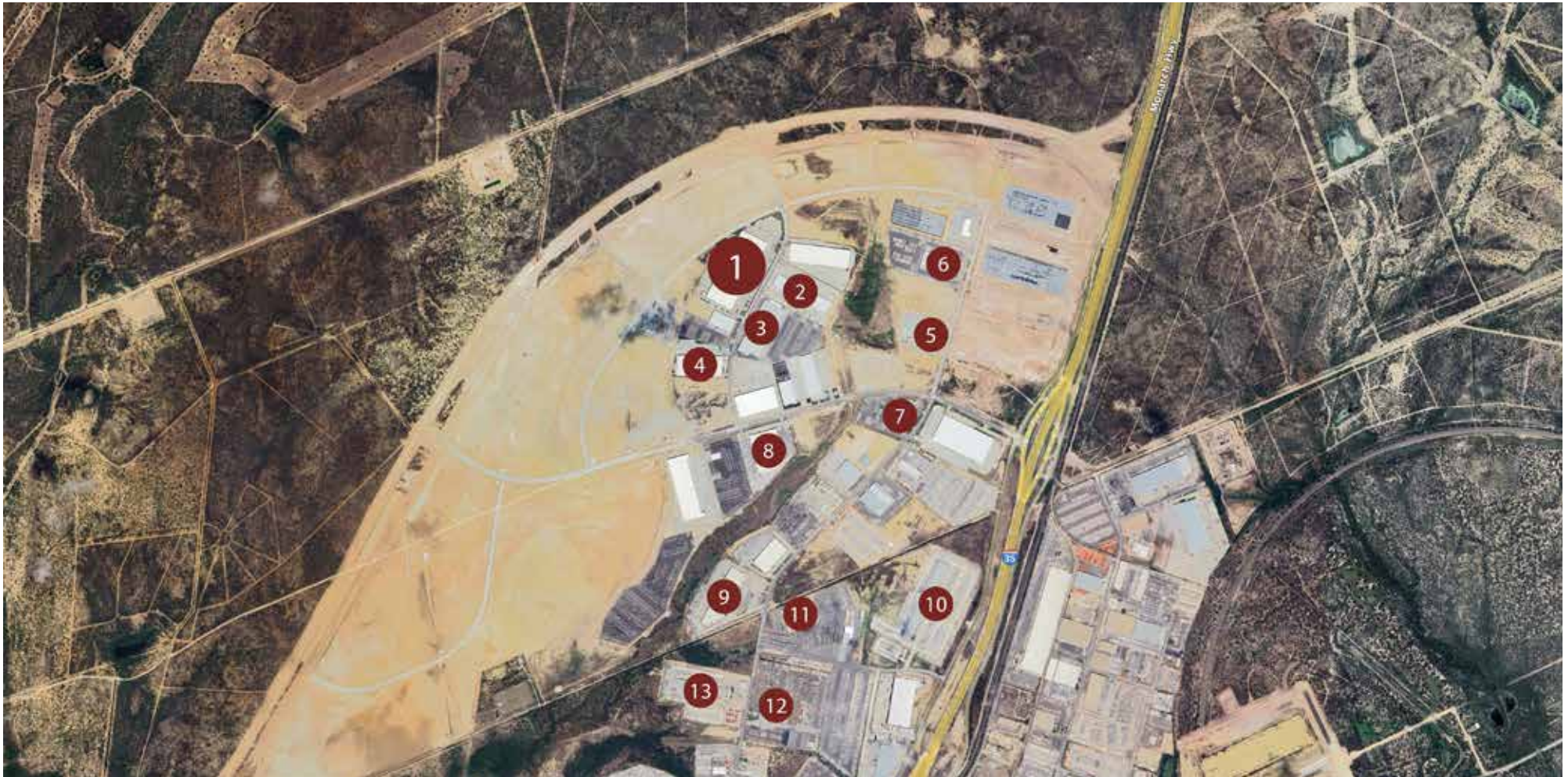












1. Kuehne and Nagel
2. AFS
3. EELCO
4. Truper Tools
5. Nature Fresh Farms
6. Trayecto
7. Padilla Import

8. KFlex
9. Wisdom
10. PAM Transportation
11. FEDEX
12. STI
13. Carter Express





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AND SITE TOURS CONTACT:**

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The information contained herein has been obtained from sources we believe to be reliable; however, South Texas Commercial has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information.



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Designated Broker of Firm	License No.	Email	Phone
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