



1.79 Acres Retail/Commercial Land Development
3602 Lomas Del Sur Blvd. Ave. | Laredo, TX 78046

SALE



Property Info	
Property ID	950-29001-005
Address	3602 Lomas Del Sur Blvd
Lot Size	±1.79 Acres (Total)
	±1.5079 Acres (Usable)
	±.2867 Acres (Drainage Easement)
Zoning	B-3

Great Frontage & Exposure

Located at the entrance to Lomas Del Sur and is the closest retail to Wright Ranch master planned community

Great Frontage & Exposure

At the corner of Lomas Del Sur Blvd. and Guaymas Ave., with frontage and exposure to Lomas Del Sur Blvd., the main throughfare from Bob Bullock Loop to Highway 83

Ready for Development

Site has full utilities to curb

For more info, click logo



This \$32M sports complex will include 10 baseball fields and softball fields, soccer fields, a multipurpose venue that can host basketball courts, rugby and more. Additionally, the development will have playgrounds, outdoor amphitheater, pavilions, ponds and fishing piers, picnic areas and trails.



Joey Ferguson, Senior Associate

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Multi-Family
128 Units

Cuatro Vientos Sur
35 Lots

Cuatro Vientos Norte
690 Lots | Fully Built

United South
9th Grade Campus
\$36M | Opened 2017

Lomas Del Sur (Phase XV)
53 Lots

Elementary School
Opened December 2018
±950 Students

Lomas Del Sur
Subdivision

Guaymas Ave.

249.73'

319.89'

Jose C. Santos Dr.

Lomas Del Sur Blvd.



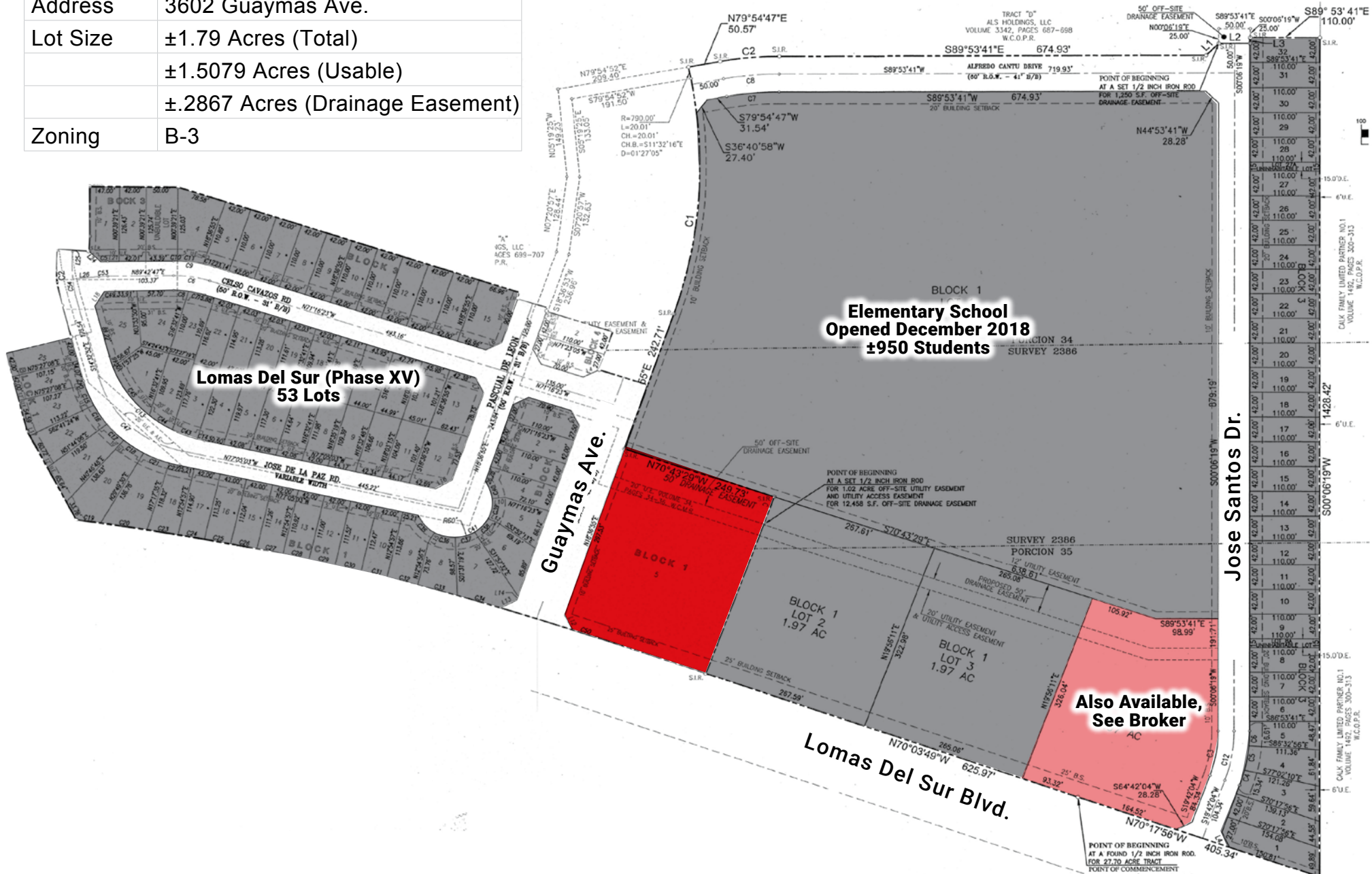
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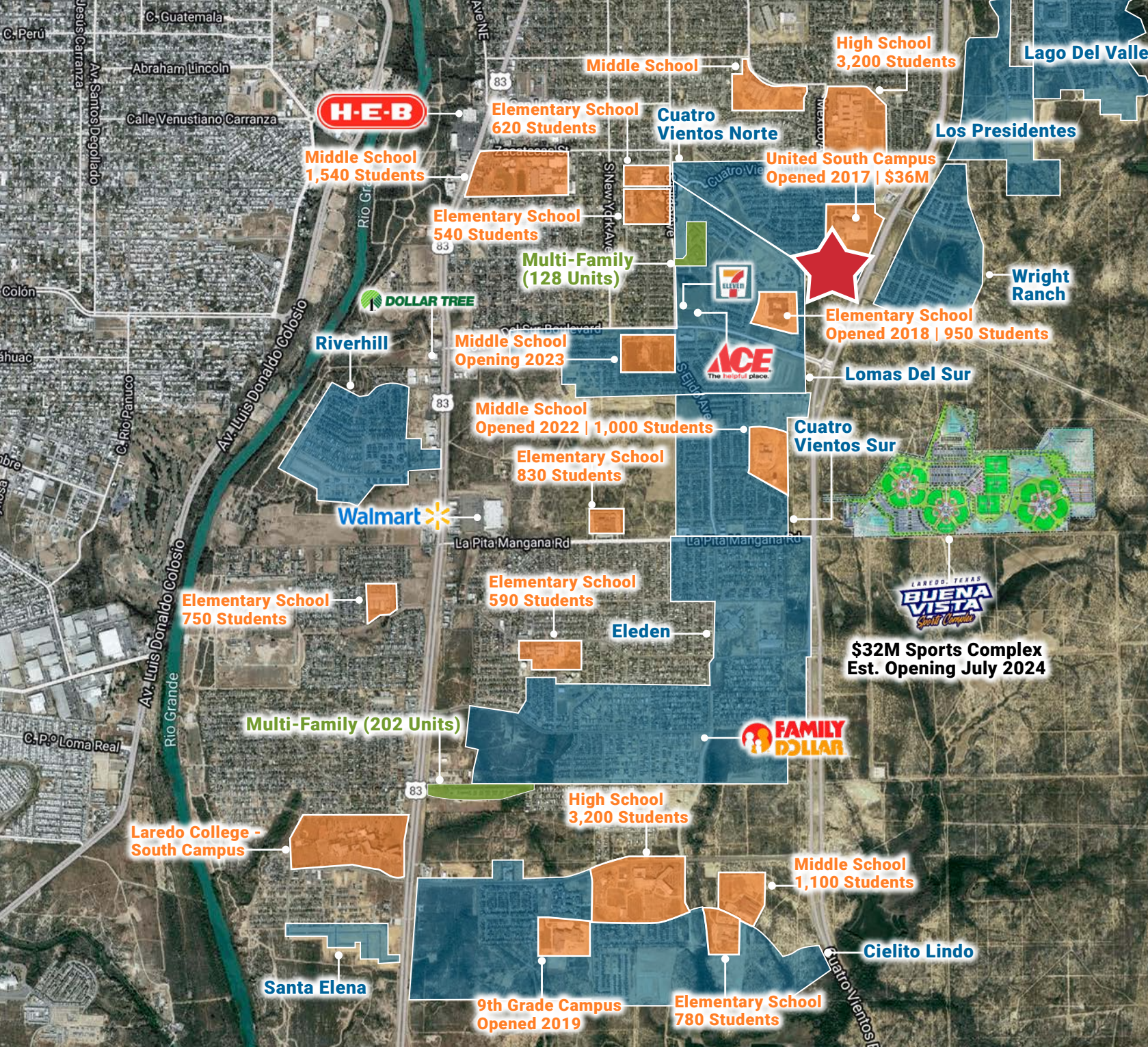
Property ID	950-29001-005
Address	3602 Guaymas Ave.
Lot Size	±1.79 Acres (Total)
	±1.5079 Acres (Usable)
	±.2867 Acres (Drainage Easement)
Zoning	B-3



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- Lago Del Valle**
±600 lots at completion
±69 lots in development
 - Los Presidentes**
±469 lots at completion
±185 lots in development
 - Wright Ranch**
±683 lots at completion
±493 lots in development
 - Cuatro Vientos Norte**
±690 lots at completion
 - Lomas Del Sur**
±896 lots at completion
±214 lots in development
 - Riverhill**
±78 lots in development
 - Cuatro Vientos Sur**
±620 lots at completion
 - Eleden**
±2,433 lots at completion
±407 lots in development
 - Cielito Lindo**
±1,149 lots at completion
±779 lots in development
- Single-Family Development (Approved/in-development)**
- Multi-Family Development**
- Educational/University**

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	1 Mile	3 Mile	5 Mile
2022 Estimated Population	19,772	89,712	148,418
2027 Projected Population	20,645	93,347	153,860
Projected Annual Growth 2022 to 2027	0.9%	0.8%	0.7%
2022 Est. Median Age	25.9	26.9	28.6

Population

2022 Estimated Households	5,043	23,300	41,632
2027 Projected Households	5,069	23,348	41,544
Projected Annual Growth 2022 to 2027	0.1%	-	-

Households/Housing

2022 Est. Average Household Income	\$61,280	\$58,342	\$53,358
2022 Est. Total Employees	1,993	10,053	39,021
2022 Est. Total Businesses	194	1,228	3,401

Businesses/Employees

2022 Est. Total Household Expenditure	\$251.44 M	\$1.12 B	\$1.88 B
2022 Est. Apparel	\$8.97 M	\$39.73 M	\$66.56 M
2022 Est. Entertainment	\$13.97 M	\$62 M	\$103.59 M
2022 Est. Food, Beverages, Tobacco	\$39.68 M	\$175.68 M	\$296.7 M
2022 Est. Furnishings, Equipment	\$8.65 M	\$38.39 M	\$64.18 M
2022 Est. Health Care, Insurance	\$22.99 M	\$102.21 M	\$172.67 M
2022 Est. Household Operations, Shelter,	\$82.06 M	\$364.4 M	\$618.06 M

Consumer Expenditures

Presented By



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Joey Ferguson is a powerhouse real estate professional with over 15 years of experience in the business. He has been named a Top Producer seven years running since 2009, and is recognized as one of the top real estate agents in Laredo, TX and the surrounding area. Clients describe Joey Ferguson as “extremely knowledgeable,” and he is known to push on behalf of his clients to bring results. Joey’s specialties include buyer’s agent, listing agent, consulting, and commercial real estate. He is well versed in every aspect of the real estate world, and serves his clients with exceptional customer care. Joey Ferguson is a world-class gentleman and a highly skilled salesman.

As a married family man with four wonderful children - three girls and a boy - Joey understands what it means to put family first. Working with clients and guiding them through the process of purchasing or selling residential and commercial real estate are Joey’s areas of expertise. He is always honest and ethical, never putting you, your family or your business in a position of unfair compromise. And as a REALTOR, Joey goes above and beyond the even the highest expectations of top real estate agents. He has been a part of the Laredo community since 2001 and has taken the real estate market by storm with remarkable sales ability.

Joey loves learning about and using new technology, and appreciates beautiful historical architecture. In his spare time, Joey loves to hang out with his kids and play on their PS4 with them. He also leads an active lifestyle, enjoying football, soccer, biking, jogging, swimming and a variety of outdoors sports. Joey’s personal life is as well rounded as his professional life.



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:
 - 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.

NAI Swisher & Martin Realty	443600	cristy@swisherrealty.com	(956)725-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
DSS Development Corporation	443600	cristy@swisherrealty.com	(956)725-3800
Designated Broker of Firm	License No.	Email	Phone
Cristina Swisher	414292	cristy@swisherrealty.com	(956)725-3800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Willam Ferguson Jr	492776	joeyferguson@outlook.com	(956)324-5639
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date