

1820 AGUILA AZTECA LAREDO, TEXAS



FOR LEASE OR SALE

**FOR MORE PROPERTY INFORMATION AND
SITE TOURS, PLEASE CONTACT:**

EDWARD VILLAREAL, SIOR // SOUTH TEXAS COMMERCIAL
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108,248 SQFT
17.80 ACRES

1820 AGUILA AZTECA // LAREDO, TX 78043

PROPERTY SUMMARY

1820 Aguila Azteca offers a warehouse for lease or sale in the heart of south central Laredo, Texas, inside Ponderosa Industrial Park. Its location is central to local distribution in Laredo, with direct access to Loop 20, which connects IH 35 with easy routes to State Highway 59 and State Highway 359. The property spans 108,248 SF, featuring a spacious warehouse and a two-story office area totaling 12,320 SF. It includes 20 dock-high doors, 2 ramps, and an operational rail spur with 5 additional dock-high doors serviced by Kansas City Southern. The site also has an expansion pad available for a second building, depending on the parking configuration.

BUILDING SPECIFICATIONS

Total Building SF:	108,248 SF
Available SF:	108,248 SF
Minimum SF:	108,248 SF
Office / Showroom Space:	12,320 SF
Lot Size AC:	17.80 AC
Dock Doors:	20 Dock High Doors 2 Ramps
Grade Level Doors	2 Grade Level Doors
Clear Height:	24'
Year Built:	1999
Sprinklered:	Yes
Opportunity Zone:	Yes
Property Subtype:	Manufacturing
Industrial Park:	Ponderosa Industrial Park



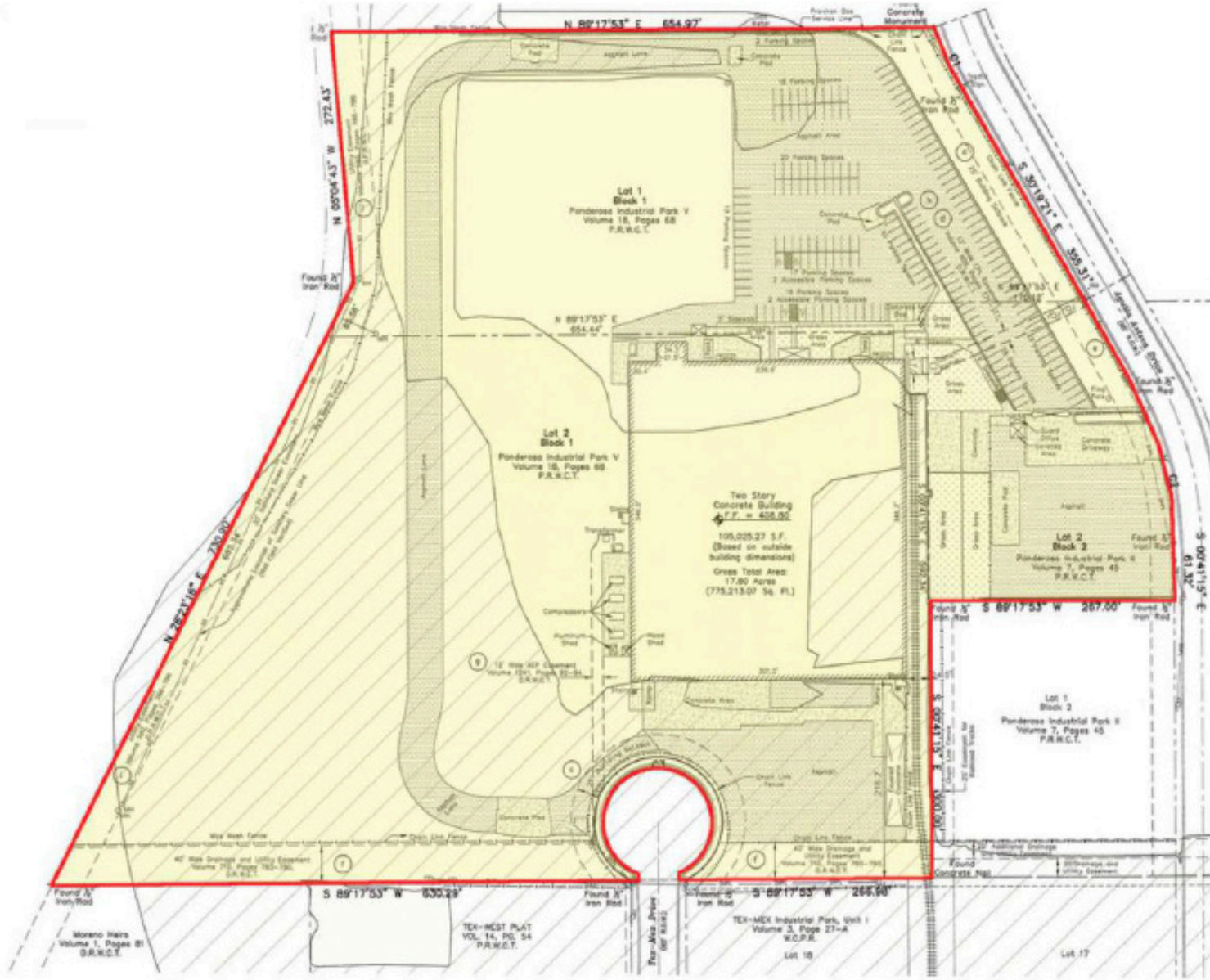


WIDE-SHOT AERIAL VIEW

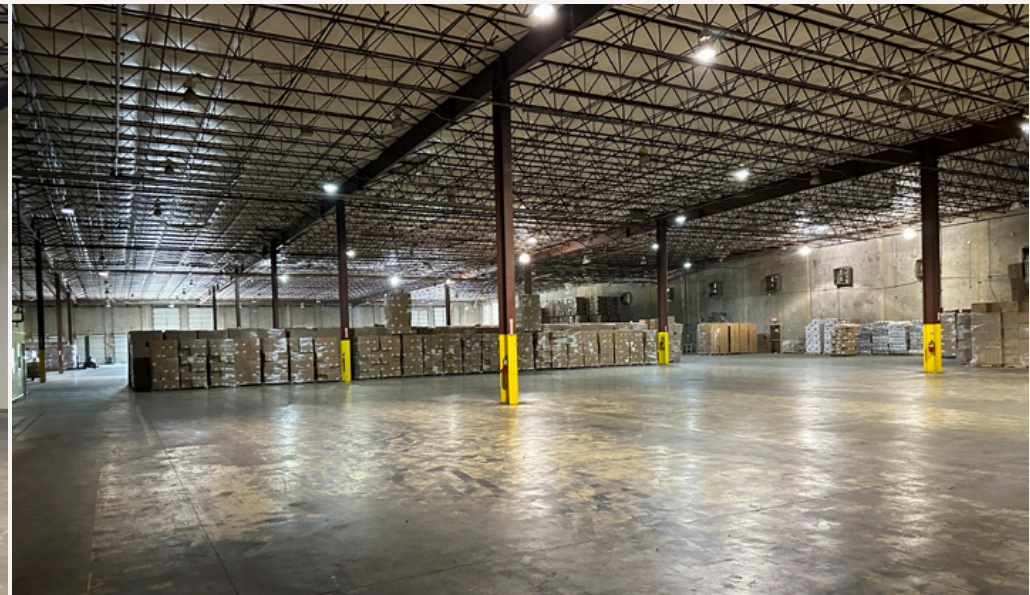
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The information contained herein has been obtained from sources we believe to be reliable; however, South Texas Commercial has not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make 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.

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.

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____