

# RAMOS GIL TRUCK TERMINAL

10163 RAMOS GIL LOOP. | LAREDO, TEXAS 78045

North Laredo  
Industrial Park

North Webb  
Industrial Park

Subject Site

Ramos Gil Loop.

CONVENIENTLY LOCATED IN NORTH LAREDO INDUSTRIAL PARK

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1705 E. Del Mar Blvd. #106A  
Laredo, Texas 78041

# Property Overview

Located in the heart of North Laredo Industrial Park, this truck terminal offers direct access to I-35 and is just minutes from the World Trade Bridge, making it an ideal hub for cross-border and regional freight movement. The site is infrastructure-ready with utilities in place, zoned for industrial use, and surrounded by major transportation routes. Its prime location and development-ready layout make it a strong choice for logistics, distribution, or storage operations looking to grow in one of Laredo's most active industrial corridors.

## PROPERTY OVERVIEW

<b>LOCATION</b>	North Laredo Industrial Park
<b>ZONING:</b>	M-1
<b>LOT SIZE:</b>	2 Acres
<b>LOCATION:</b>	Direct access to Interstate 35



# Property Aerial



# Location Map




# Market Overview

Laredo stands as the United States' largest inland port and a pivotal hub for U.S.–Mexico trade. In 2023, Port Laredo facilitated nearly 3 million inbound truck crossings, accounting for approximately 40% of all U.S.–Mexico commercial truck traffic. On average, over 18,500 trucks traverse Laredo's international bridges daily, underscoring its critical role in North American logistics.

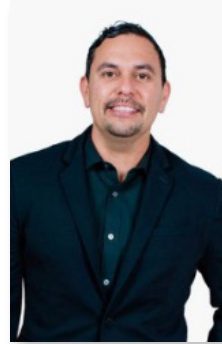
The city's industrial real estate market mirrors this robust activity. As of 2023, Laredo maintained a 5.1% industrial vacancy rate, with average sale prices around \$89 per square foot, reflecting steady demand and market stability. The strategic location, combined with ongoing infrastructure investments, positions Laredo as an ideal environment for logistics, warehousing, and cross-border operations.

**50M** SF of Warehouse & Distribution

**\$300B** Total Trade with the World



Since 2023 Laredo, Texas has been the Largest Inland Port in the US-Mexico Border



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