

FOR SALE | LAND

Subject
Property

NWC LOOP 20 AND AGUANIEVE DR.
LAREDO, TX 78046



**FORUM
CRE**



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Property

PROPERTY SPECIFICATIONS

Lot Size: 13.3 AC

Zoning: B-3, R-1A

PROPERTY OVERVIEW

With its mix of commercial and residential zoning, this 13.3 acre land offers a range of possibilities for development.

LOCATION OVERVIEW

Located in south Laredo, Texas with frontage to Loop 20 (Cuatro Vientos Blvd) and Aguanieve Dr. This is in close proximity to dense residential areas, schools and retail shops.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	926	3,178	7,415
Total Population	3,770	12,622	28,802
Average HH Income	\$66,308	\$70,417	\$60,706

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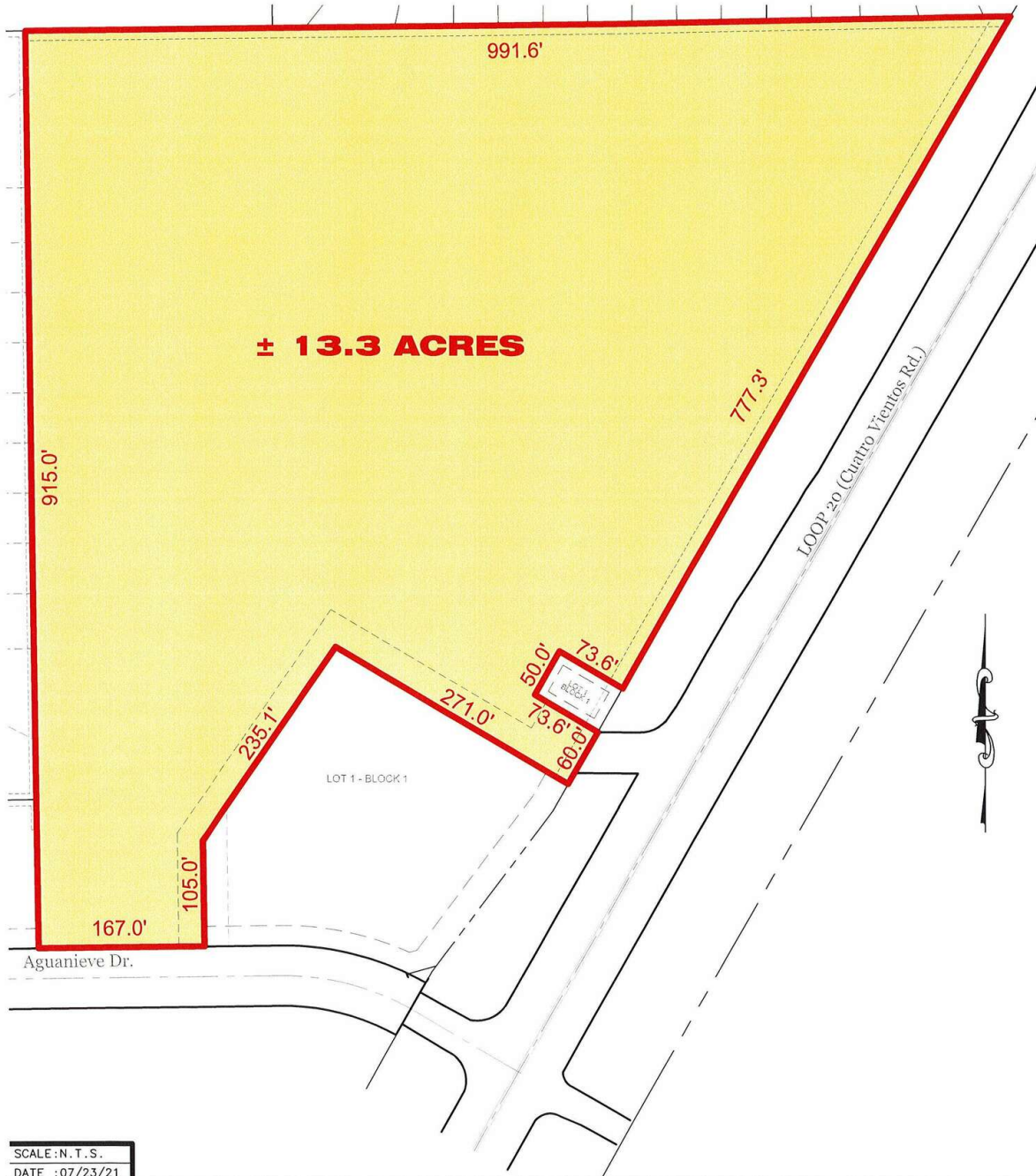
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SCALE: N.T.S.
DATE: 07/23/21

**PORRAS NANCE
ENGINEERING**

304 E. CALTON RD.
LAREDO, TEXAS 78044
TBPE F-6205
TBPLS F-101888
OFFICE (956) 724-3097
www.porrasnance.com

PROJECT:
**CUATRO VIENTOS NORTE
SUBDIVISION, PHASE XV**

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Map data ©2024 Google, INEGI Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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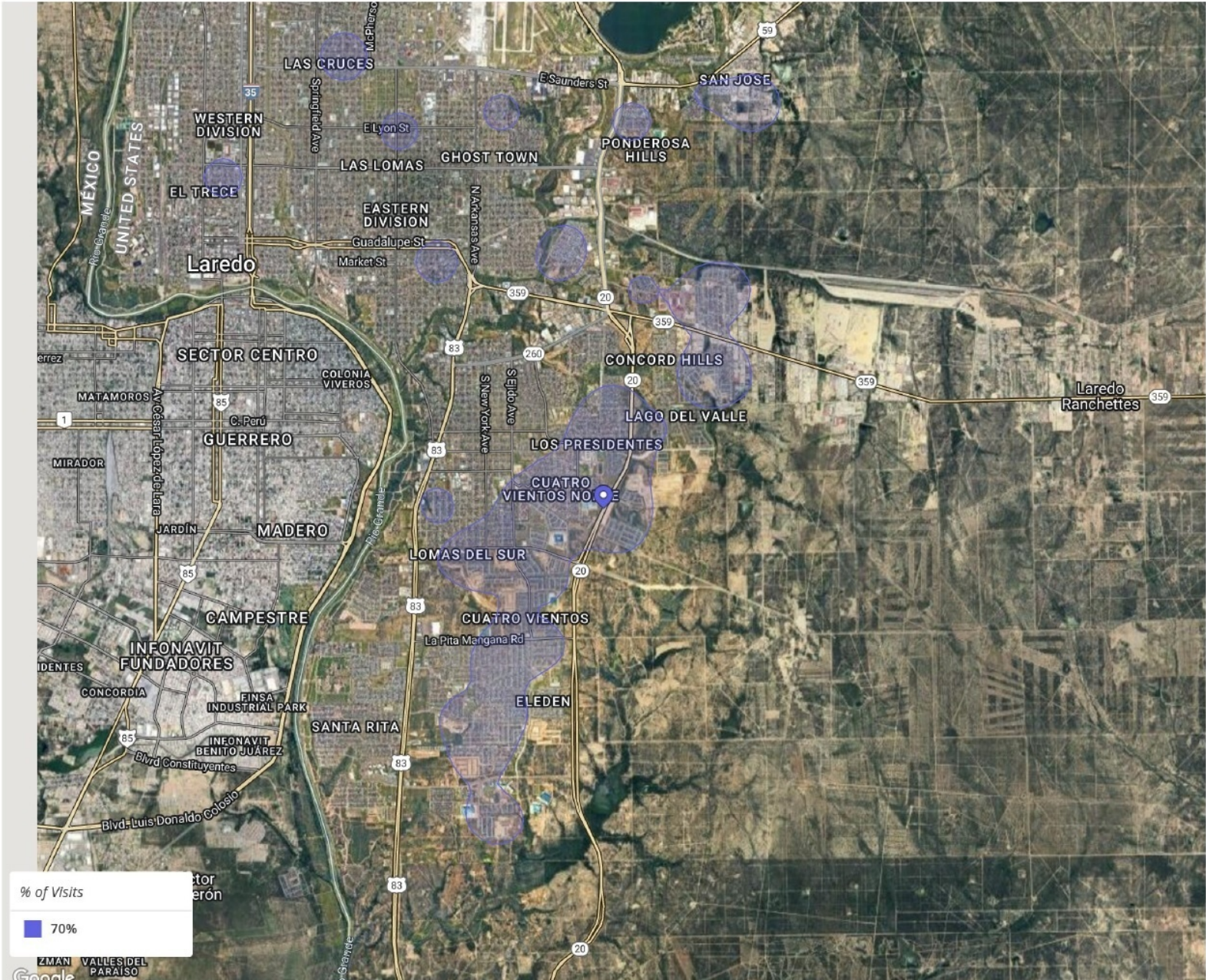


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May 1, 2023 - Apr 30, 2024



3919 Aguanieve Drive / 3919 Aguanieve Drive, Laredo, TX 78043



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3919 Aguanieve Drive

3919 Aguanieve Drive, Laredo, TX 78043

Benchmark: State

	Captured Market	Potential Market	% Difference
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Overview

Persons per Household	3.76	3.7	+1.7%
Household Median Income	\$65,802.14	\$58,231.42	+13%
Household Median Disposable Income	\$58,115.76	\$51,937.67	+11.9%
Household Median Discretionary Income	\$37,097.68	\$32,204.35	+15.2%
Median House Value	\$190,825.79	\$190,825.79	
Households in Poverty	(19.2%)	(23.1%)	-16.7%
Household Median Wealth	\$67,332.95	\$60,981.98	+10.4%
Households with Children	(51.1%)	(46.3%)	+10.3%
High School Graduate or Higher	(71.8%)	(68%)	+5.6%
Bachelor's Degree or Higher	(15.9%)	(14.8%)	+7.4%

Population

Persons per Household	3.76	3.7	+1.7%
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Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

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Vehicle Traffic Volume

May 1, 2023 - Apr 30, 2024



Vehicle Traffic Volume

3919 Aguanieve Drive
3919 Aguanieve Drive, Laredo, TX 78043



May 1st, 2023 - Apr 30th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)



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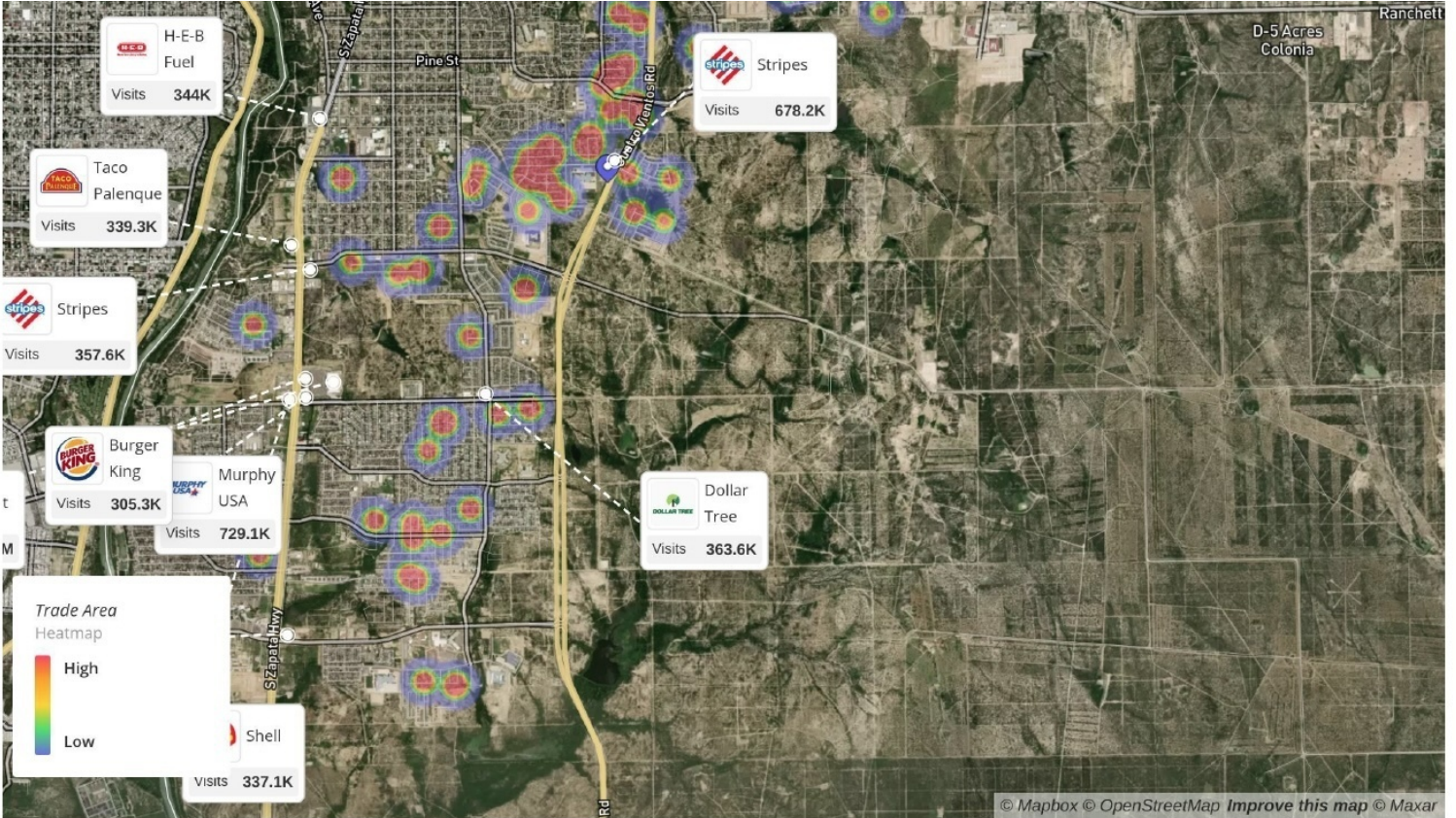
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Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2023 - Apr 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



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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:
 - 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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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
Carlo A. Molano	565621	carlom@forumcre.com	(956)523-9403
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Miguel I. Rodriguez Jr.	560175	miker@forumcre.com	(956)286-1926
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

FORUM CRE, 10410 Medical Loop 5A Laredo TX 78045
Miguel Rodriguez

Information available at www.trec.texas.gov

IABS 1-0 Date

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