



**South Texas
Commercial**
REAL ESTATE

EMPIRE

INDUSTRIAL PARK

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PROPERTY OVERVIEW

The completion of EMPIRE Industrial Park marks a pivotal milestone for Eagle Pass, Texas, establishing the region's first-ever Class A industrial development. Now fully delivered, this landmark project provides critical logistics infrastructure designed to serve a diverse range of industries — fostering international trade, economic growth, and regional diversification.

Strategically positioned at the intersection of Highway 480 and El Indio Highway (FM 1021), EMPIRE Industrial Park sits directly within the natural flow of commercial traffic in Eagle Pass. This location ensures prime accessibility from both directions along the Loop 480 corridor.

The park's location was carefully selected in alignment with the Eagle Pass city ordinance requiring all commercial traffic to utilize Loop 480 when entering or exiting the city. Situated just three miles from the Camino Real International Bridge (Port of Entry), EMPIRE provides unmatched connectivity for cross-border logistics, enabling seamless transport between the U.S. and Mexico.

PROJECT DETAIL

- **Total Land Area:** 1,761 acres of Class A industrial land
- **Phase I:** 461 acres, with tracts ranging from 7 to 60 acres
- **Zoning:** Industrial / Logistics / Manufacturing
- **Access:** Direct frontage on Loop 480 and El Indio Highway
- **Availability:** Tracts available for sale or build-to-suit

IDEAL USES

- Distribution & Warehousing
- Cold Storage
- Light Manufacturing
- Transportation & Logistics Terminals



OPPORTUNITY OVERVIEW

EMPIRE Industrial Park delivers a comprehensive range of infrastructure, utilities, and operational advantages designed to support high-performance industrial users and cross-border logistics operations. With utilities available on-site or in immediate proximity, the park offers a ready-to-develop platform for users of any scale.

With its unmatched connectivity, flexible land options, and robust infrastructure, EMPIRE Industrial Park stands as the premier logistics and manufacturing hub in South Texas, providing the ideal platform for users looking to establish or expand operations in one of North America's most dynamic trade corridors.

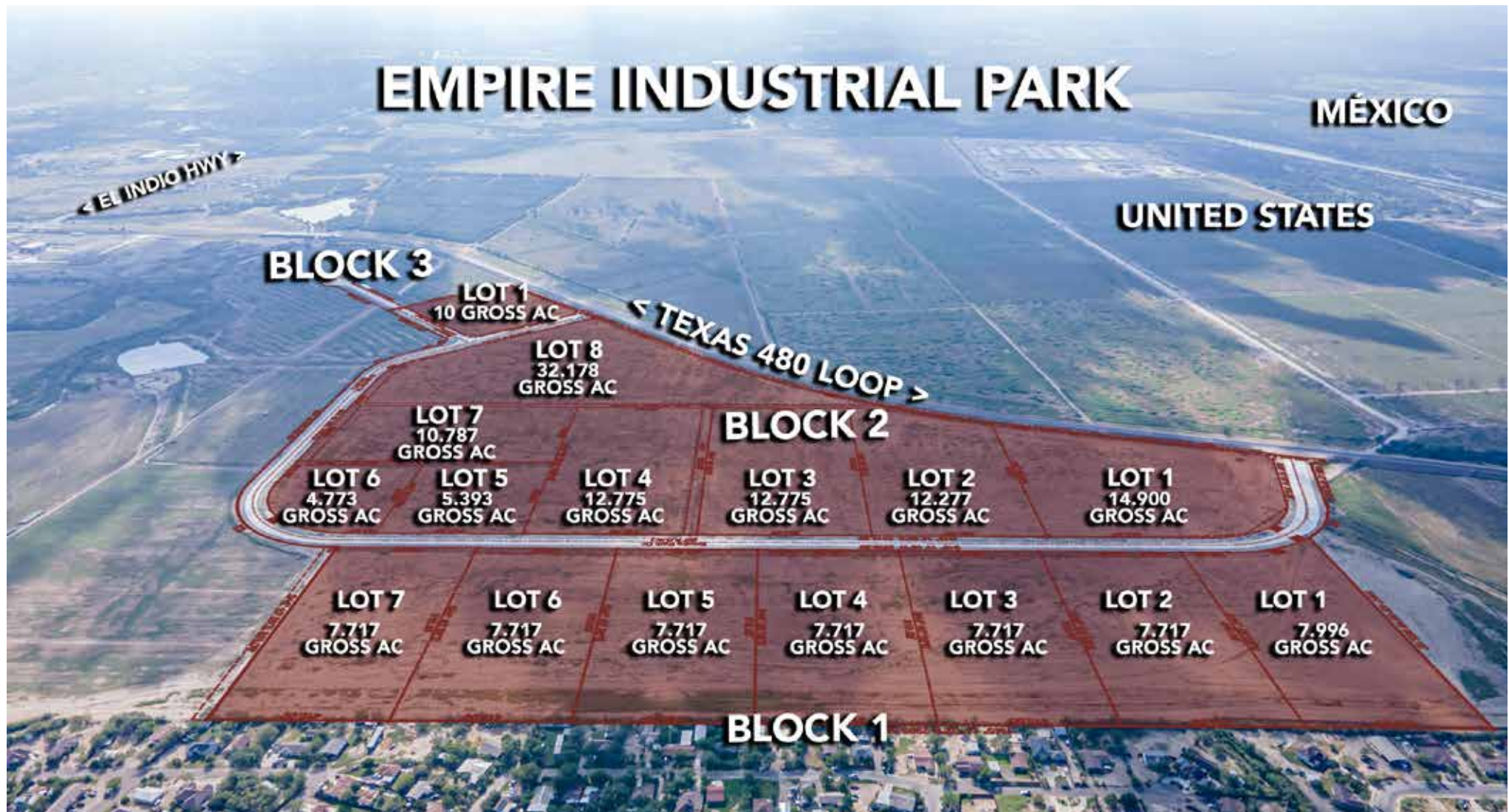
INFRASTRUCTURE & UTILITIES

- City water and sewage available on-site
- AEP main substation providing dependable 3-phase power
- Natural gas line
- Direct highway access via El Indio Highway (FM 1021) and Loop 480
- Foreign Trade Zone (FTZ) designation offering import/export benefits
- Magna site with secondary U.S. Customs inspection capabilities on-site
- Proposed bridge connection to accommodate overweight segments
- Brand new PILOT diesel fueling station
- Only 3 miles from the Camino Real International Bridge

STRATEGIC ADVANTAGES

- Fully integrated with cross-border logistics routes
- Ideal for distribution, manufacturing, and international trade operations
- FTZ and customs infrastructure designed to streamline border flow
- Strategically located for both government and private-sector users
- Provides a cost-efficient, operationally ready environment for long-term success







EMPIRE INDUSTRIAL PARK





FOR INFORMATION & SITE TOURS CONTACT:

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date