

Available

Development Site



MAVERICK  
BUSINESS  
PARK

Shovel-Ready Industrial Acreage Available with Over 3 Miles of Frontage on Highway 57 and Loop 480 in Maverick County

NEQ US-57 & State Loop 480 – Eagle Pass, TX

**NAI** Swisher & Martin Realty  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

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# NEQ US-57 & State Loop 480 Contact Info



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## Listed by

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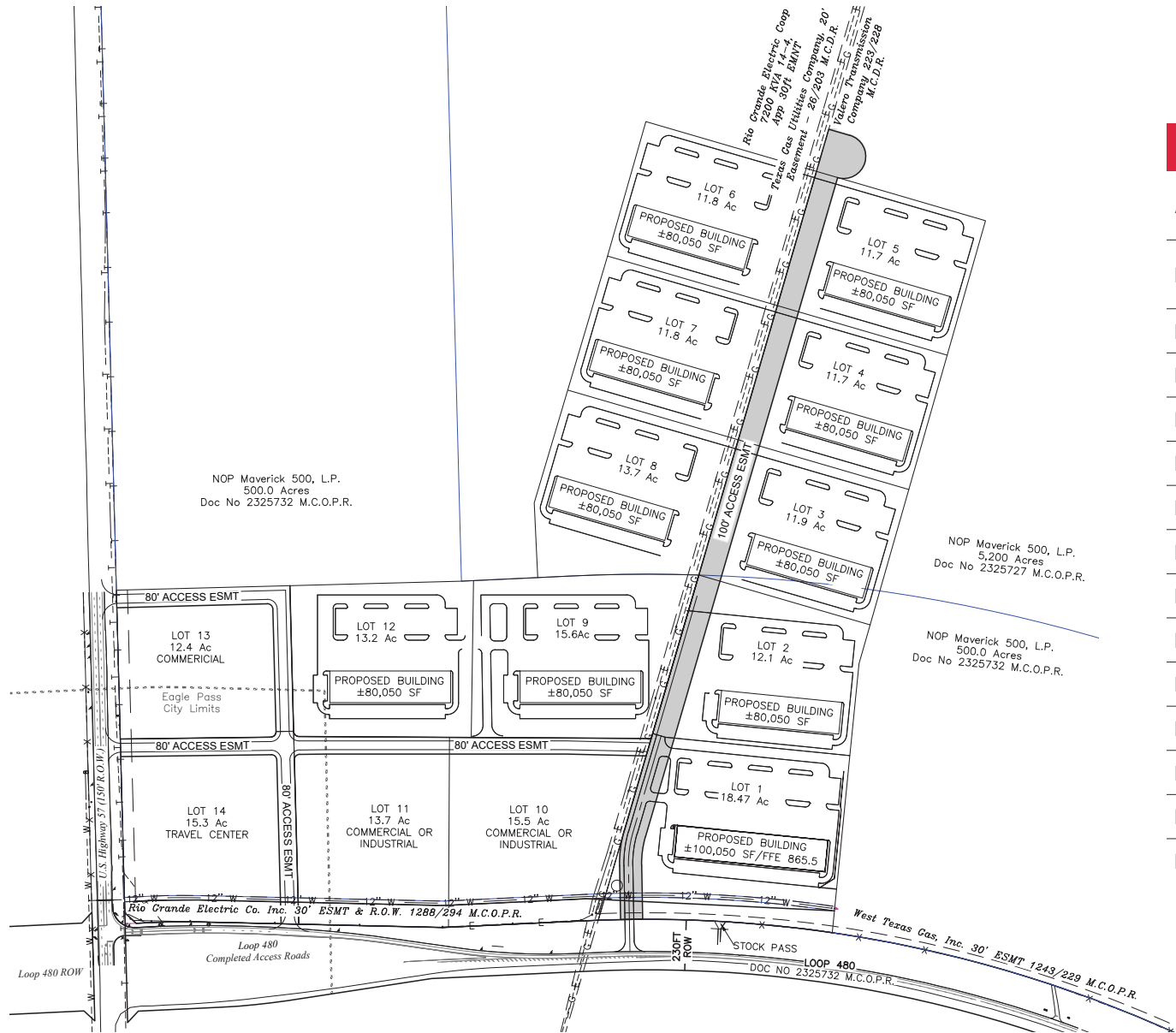
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# NEQ US-57 & State Loop 480 Industrial and Commercial Lots for Sale



## Available Lots - Pricing Upon Request

|                           |   |
|---------------------------|---|
| <b>Address:</b>           | 10170 State Loop 480,<br>Eagle Pass, TX 78852 |
| <b>Industrial Lot 1:</b>  | 100,000 SF Warehouse<br>Under Construction    |
| <b>Industrial Lot 2:</b>  | 12.1 Acres                                    |
| <b>Industrial Lot 3:</b>  | 11.9 Acres                                    |
| <b>Industrial Lot 4:</b>  | 11.7 Acres                                    |
| <b>Industrial Lot 5:</b>  | 11.7 Acres                                    |
| <b>Industrial Lot 6:</b>  | 11.8 Acres                                    |
| <b>Industrial Lot 7:</b>  | 11.8 Acres                                    |
| <b>Industrial Lot 8:</b>  | 13.7 Acres                                    |
| <b>Industrial Lot 9:</b>  | 15.6 Acres                                    |
| <b>Industrial Lot 10:</b> | 15.5 Acres                                    |
| <b>Industrial Lot 11:</b> | 13.7 Acres                                    |
| <b>Industrial Lot 12:</b> | 13.2 Acres                                    |
| <b>Industrial Lot 13:</b> | 12.4 Acres                                    |
| <b>Industrial Lot 14:</b> | 15.3 Acres                                    |



# NEQ US-57 & State Loop 480 Site Outline

## Maverick Business Park Info

- Eagle Pass, TX, is the county seat of Maverick County and is one of six border crossing locations along the Texas-Mexico border
- Eagle Pass Offers the quickest entry to Mexico from San Antonio
- Located 12 Miles east of Camino Real International Bridge
- 500-acre master-planned industrial park
- 100,000 sf industrial facility coming 2024
- Industrial Park
- Truck Stop with QSRs
- Commercial lots (BTS and or Ground Leases)
- Multi-Family Development Planned
- Single-Family Residential Planned

|               |                               |
|---------------|-------------------------------|
| <b>Water:</b> | EPWW (Water Extended to Site) |
|---------------|-------------------------------|

|                    |                       |
|--------------------|-----------------------|
| <b>Wastewater:</b> | Onsite Septic Systems |
|--------------------|-----------------------|

|                     |                                 |
|---------------------|---------------------------------|
| <b>Electricity:</b> | Rio Grande Electric Cooperative |
|---------------------|---------------------------------|

|                     |                         |
|---------------------|-------------------------|
| <b>Natural Gas:</b> | Texas State Natural Gas |
|---------------------|-------------------------|

|                      |  |
|----------------------|--|
| <b>Jurisdiction:</b> | Maverick County (no zoning, city taxes or PID assessments) |
|----------------------|--|



# NEQ US-57 & State Loop 480 Property Details

## Why Eagle Pass

Predictable and shorter border crossing time with less congestion vs. Laredo.  
Infrastructure and capacity in place to support growth.

Less Expensive - Land prices and lease rates are significantly lower than alternatives.

Proximity - Eagle Pass is among the largest U.S. Ports of Entry, serving diverse Mexican manufacturing hubs (Piedras Negras, Saltillo, Monclova, Monterrey, Torreon, and others).

Ideal Alternative - Eagle Pass is an ideal substitute or redundancy route for logistics providers currently utilizing Laredo, with similar distance and highway infrastructure but lower end-to-end costs.

Supportive Government - Local elected officials and governmental staff are aligned with pro-growth policies and infrastructure expansion to support Eagle Pass' economic growth.

Piedras Negras - Sister city to Eagle Pass is an underappreciated, major manufacturing hub growing substantially.

## Why Maverick Business Park

Institutionally Owned and Capitalized by NXSTEP Opportunity Partners - a Real Estate-focused Private Equity firm.

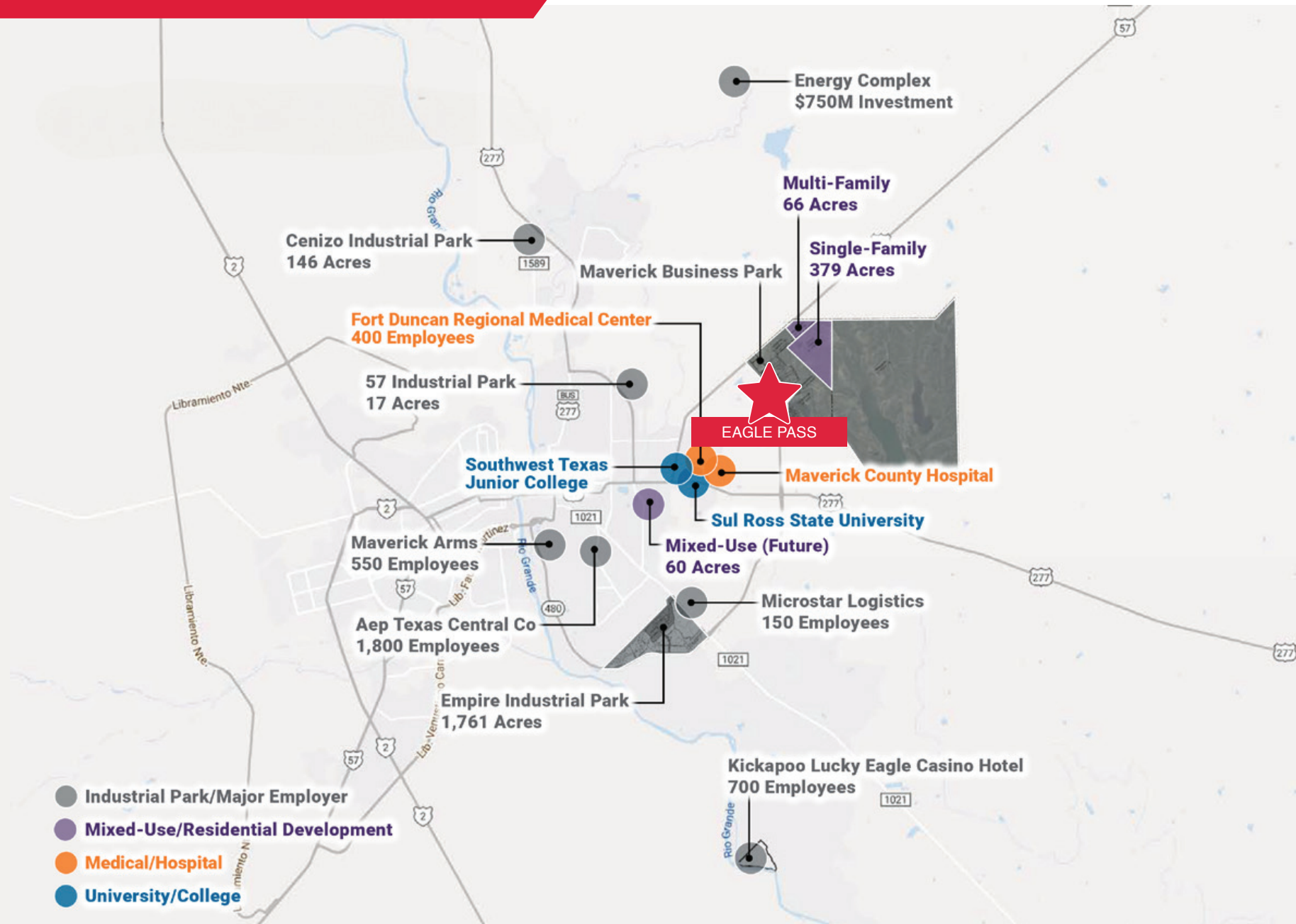
Willing to deliver shovel-ready industrial acreage and develop speculative turn-key industrial space.

We have deep industrial real estate development expertise with direct experience constructing build-to-suits, speculative buildings, and industrial parks.

We are opportunistic, readily available, and motivated for MBP and the businesses located within MBP to be highly successful.

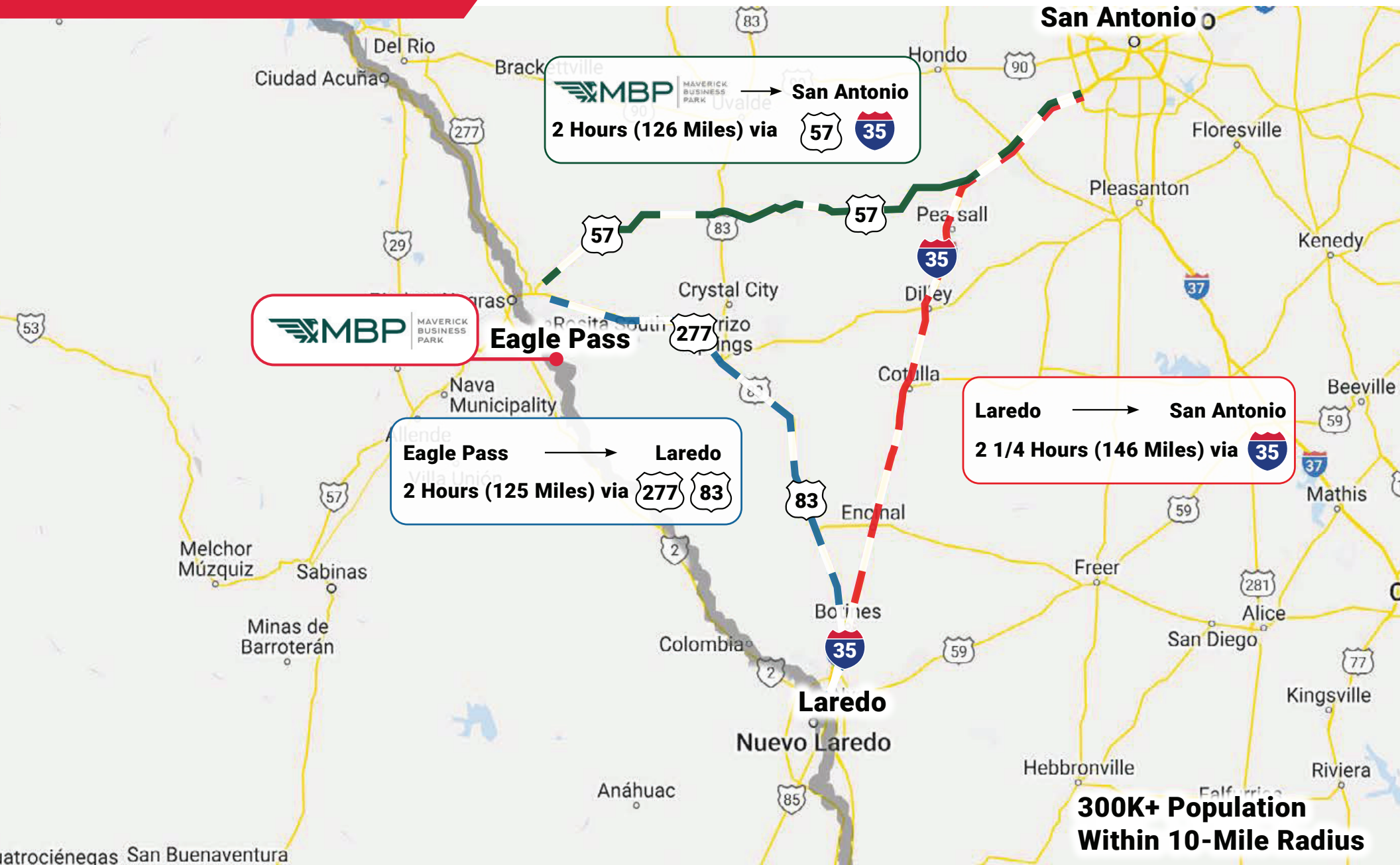


# NEQ US-57 & State Loop 480 Trade Area Economic Development



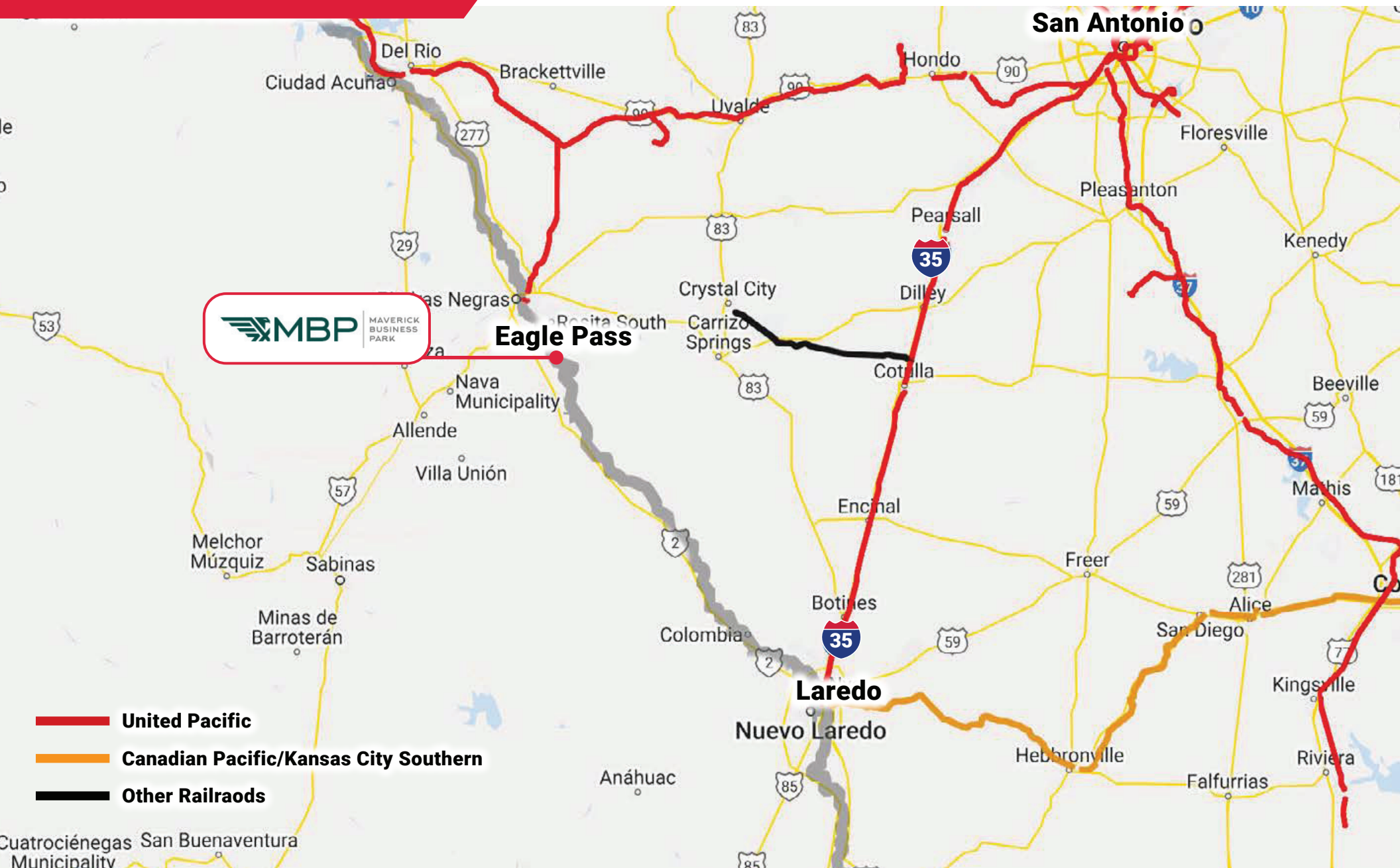


# NEQ US-57 & State Loop 480 Trade Area Roads



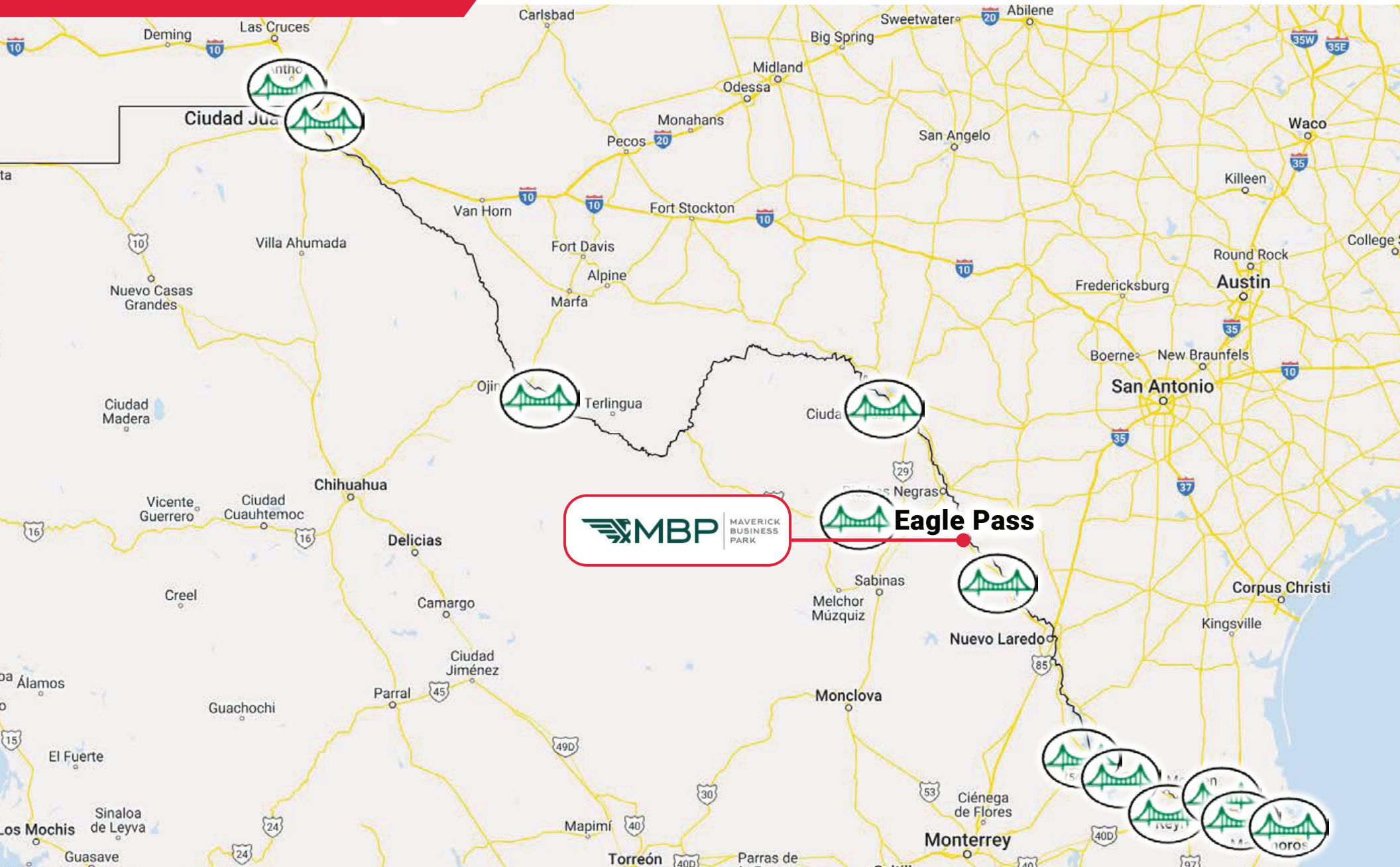
**300K+ Population  
Within 10-Mile Radius**

# NEQ US-57 & State Loop 480 Trade Area Railroads





# NEQ US-57 & State Loop 480 Trade Area Ports of Entry





# NEQ US-57 & State Loop 480 Regional Map



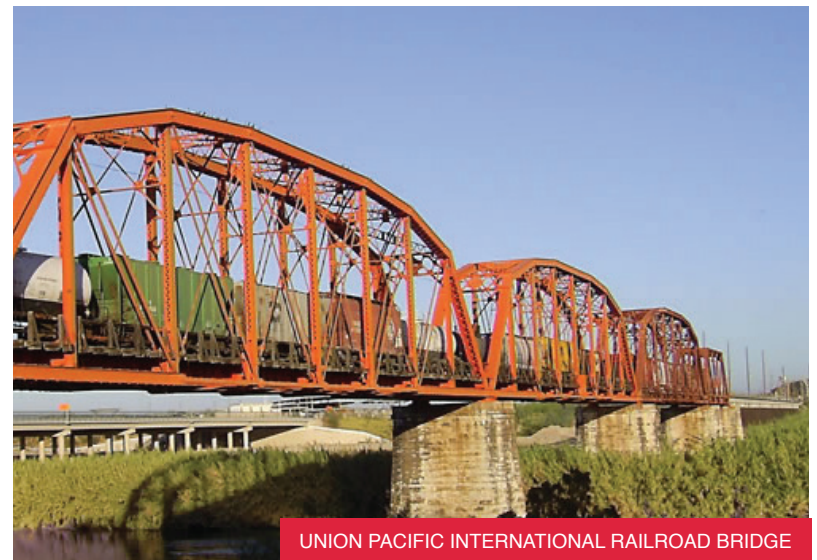


## Camino Real International Bridge

The Camino Real International Bridge provides 4 lanes for inbound traffic, including SENTRI and 2 for outbound. The bridge also has two six-foot sidewalks for pedestrians. The Camino Real International Bridge makes a convenient crossing for commercial truck traffic into Piedras Negras with access to Mexico's central superhighway connecting to Mexico City. The average crossing time for commercial and non-commercial traffic is five minutes. Across the border from this bridge, Piedras Negras, Coahuila welcomes its visitors with the famous Plaza de las Culturas, where tourists can see the three cultures that make up this beautiful region of Mexico.

## Union Pacific International Railroad Bridge

The Union Pacific International Railroad Bridge is the only railway international bridge that crosses the U.S.-Mexico border between the cities of Eagle Pass, Texas, and Piedras Negras, Coahuila. The U.S. portion is owned and operated by Union Pacific Railroad, with BNSF Railway having trackage rights. The Mexican portion is owned by the Mexican federal government, with operation concessioned to Ferromex. It is also known as the Eagle Pass-Piedras Negras International Railway Bridge. The bridge is the second busiest international rail crossing between the U.S. and Mexico.







## Eagle Pass International Bridge I

International Bridge One is a two-lane bridge with pedestrian walkways. The bridge connects the Eagle Pass downtown shopping centers with the Piedras Negras downtown marketplace. There, the commuting public can enjoy the variety of Mexican artwork, crafts, shopping, dining, and musical entertainment



## 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 worldclass 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:
  - 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.

|  |               |                                  |                      |
|--|---------------|----------------------------------|----------------------|
| <b>NAI Swisher &amp; Martin Realty</b>           | <b>443600</b> | <b>cristy@swishermrealty.com</b> | <b>(956)725-3800</b> |
| Licensed Broker /Broker Firm Name or             | License No.   | Email                            | Phone                |
| Primary Assumed Business Name                    |               |                                  |                      |
| <b>DSS Development Corporation</b>               | <b>443600</b> | <b>cristy@swishermrealty.com</b> | <b>(956)725-3800</b> |
| Designated Broker of Firm                        | License No.   | Email                            | Phone                |
| <b>Cristina Swisher</b>                          | <b>414292</b> | <b>cristy@swishermrealty.com</b> | <b>(956)725-3800</b> |
| Licensed Supervisor of Sales Agent/<br>Associate | License No.   | Email                            | Phone                |
| <b>Joe William Ferguson Jr</b>                   | <b>492776</b> | <b>joeyferguson@outlook.com</b>  | <b>(956)324-5639</b> |
| 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](http://www.trec.texas.gov)

IABS 1-0 Date