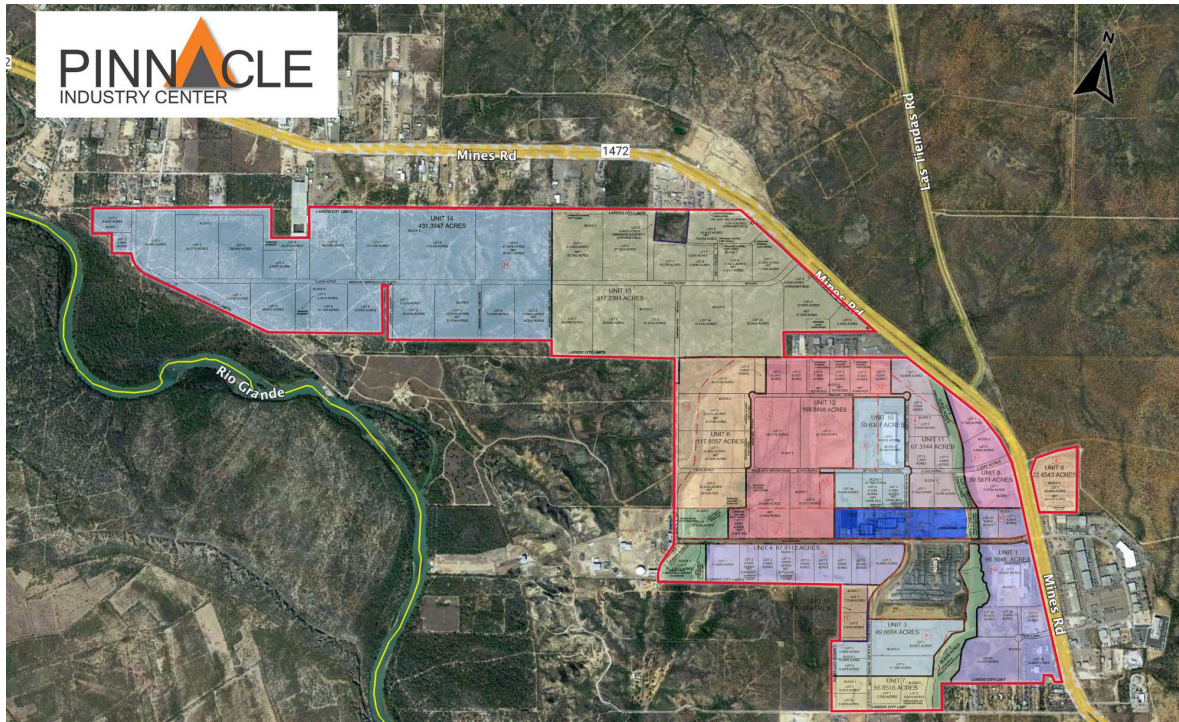


FOR SALE | INDUSTRIAL LAND

PINNACLE INDUSTRY CENTER

LAREDO, TX 78045

**FORUM**
CRE**PROPERTY OVERVIEW**

Industrial lots for sale at the best location along the Mines Road corridor. Excellent location for a logistics and distribution warehouse, trailer yard or cross-dock, and also for food and produce distribution centers.

LOCATION OVERVIEW

Pinnacle Industry Center is conveniently located between the Colombia bridge and World Trade bridge crossings, as well as located at the future intersection of the Hachar-Reuthinger Rd. and Heavy Weight Corridor.

Pinnacle Industry Center is located across FM 1472 from Millennium Industrial Park and only 5 miles north of World Trade Bridge and 13 miles south of Colombia Bridge with immediate access to FM 1472 (Mines Rd.) and only 6 miles to Interstate 35.

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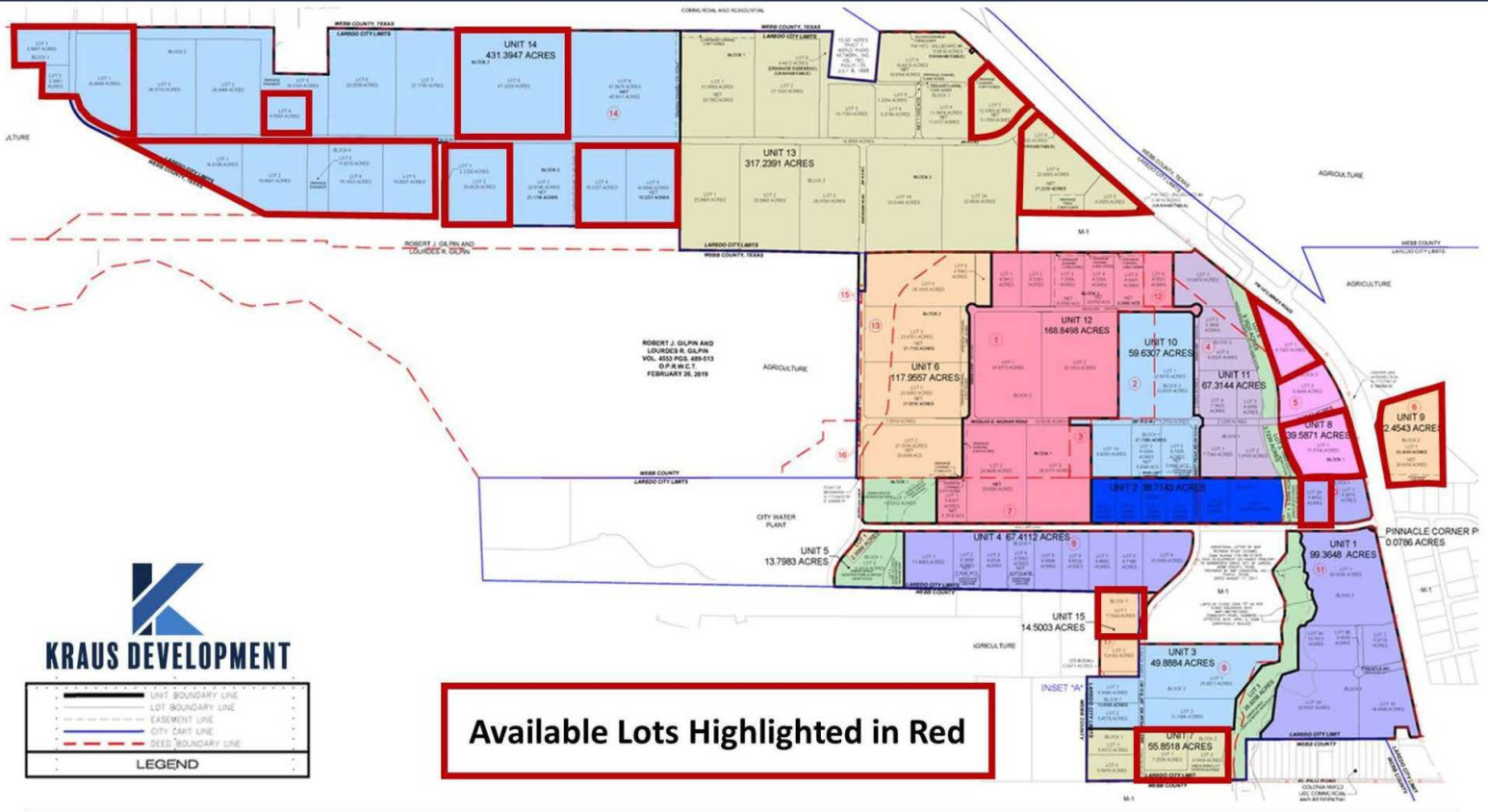
PINNACLE INDUSTRY CENTER

VIDAL CANTU RD., LAREDO, TX 78045



FORUM
CRE

Pinnacle Industry Center Lot Availability (June 2025)



Source: Pinnacle & Gateway Management

PINNACLE
INDUSTRY CENTER

1

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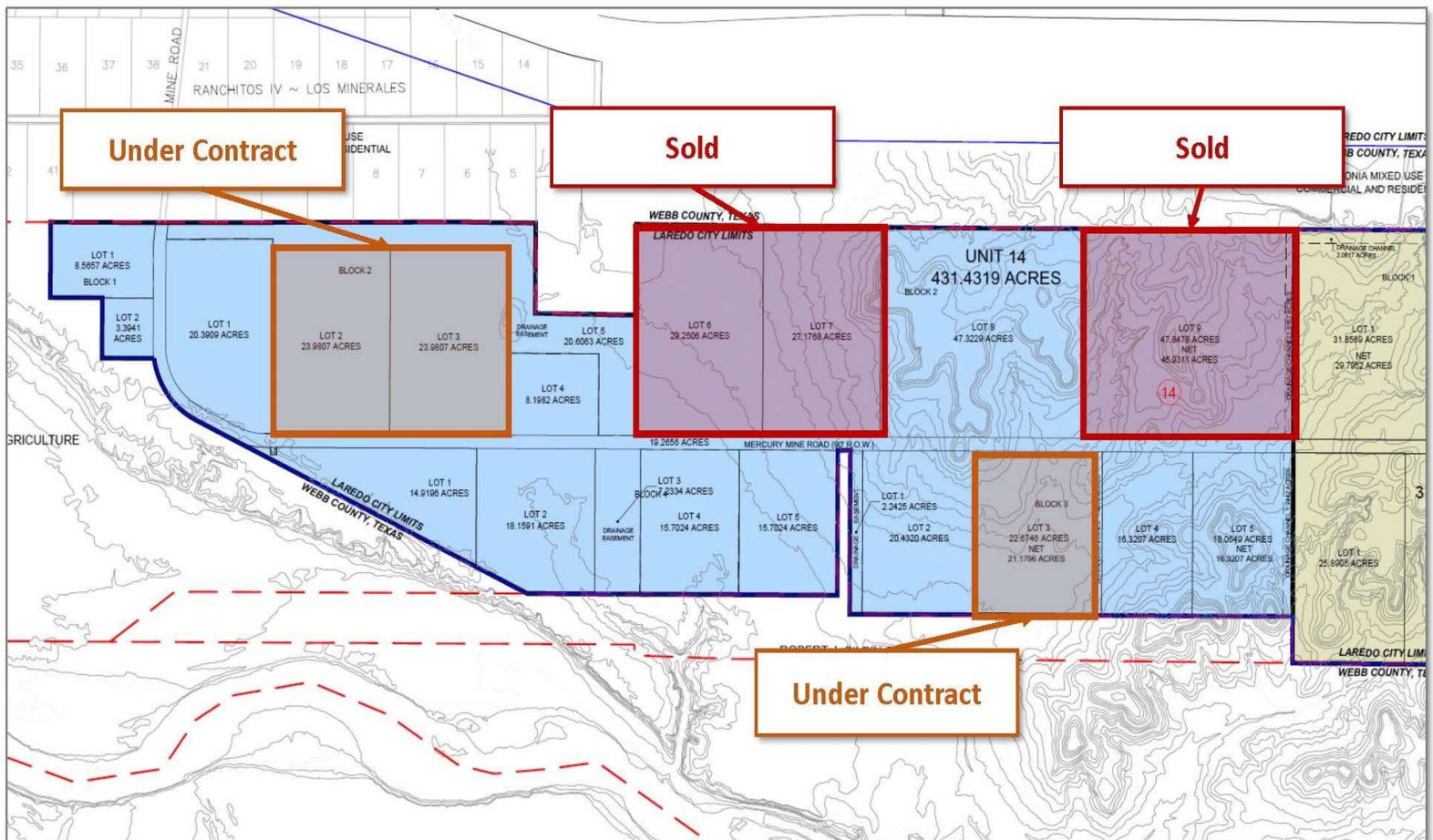
PINNACLE INDUSTRY CENTER

VIDAL CANTU RD., LAREDO, TX 78045



FORUM
CRE

Unit 14 Sales Map (June 2025)



Source: Pinnacle & Gateway Management

PINNACLE
INDUSTRY CENTER

2

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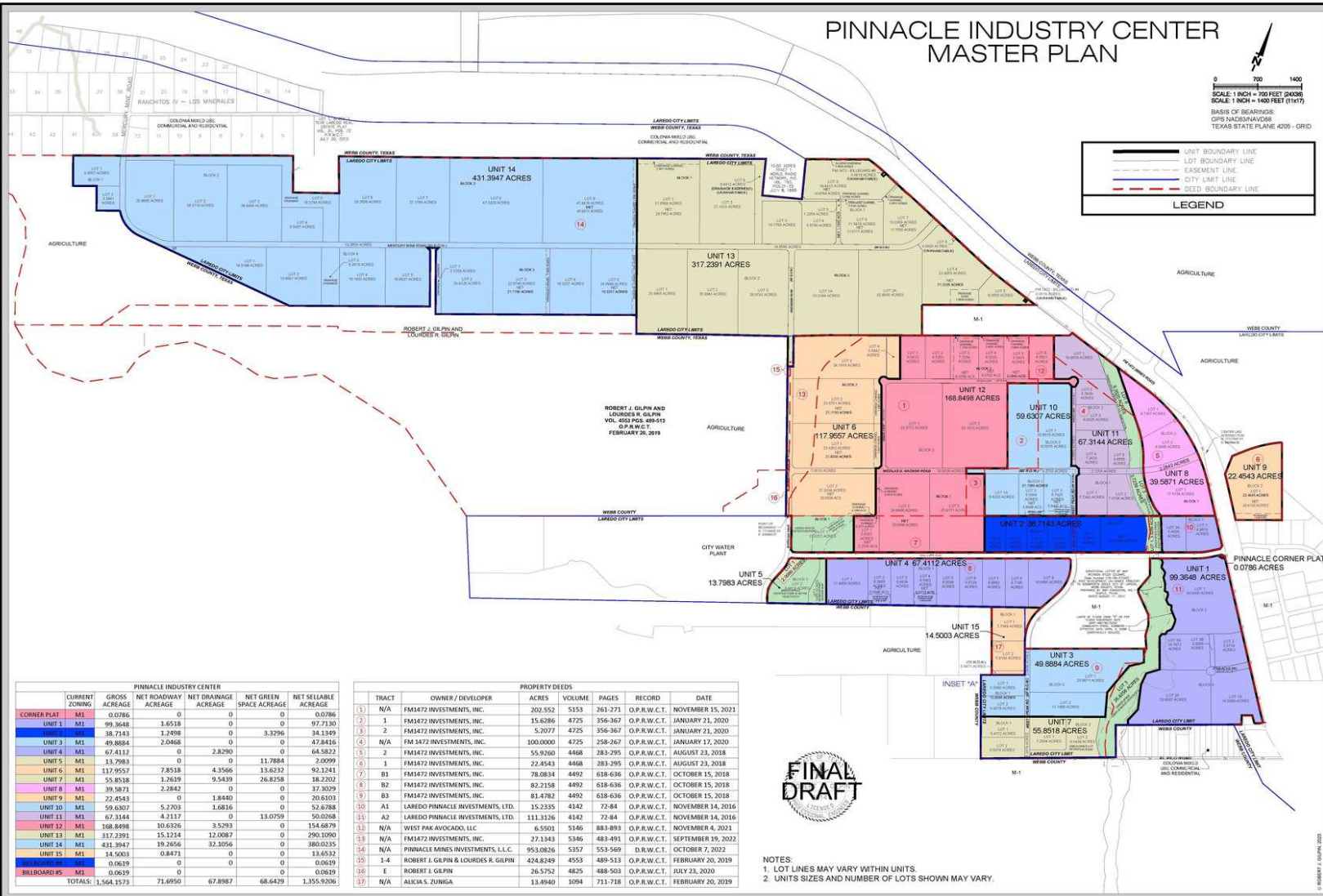
PINNACLE INDUSTRY CENTER

VIDAL CANTU RD., LAREDO, TX 78045

FORUM
CREPINNACLE INDUSTRY CENTER
MASTER PLAN

0 700 1400
SCALE: 1 INCH = 700 FEET (24380)
SCALE: 1 INCH = 1400 FEET (11417)
BASIS OF BEARINGS:
QPS NAD83/NAVD83
TEXAS STATE PLANE 4205 - GRID

UNIT BOUNDARY LINE
LOT BOUNDARY LINE
EASEMENT LINE
CITY LIMIT LINE
DEED BOUNDARY LINE
LEGEND

FINAL
DRAFT

NOTES:
1. LOT LINES MAY VARY WITHIN UNITS.
2. UNITS SIZES AND NUMBER OF LOTS SHOWN MAY VARY.

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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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Designated Broker of Firm	License No.	Email	Phone
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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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