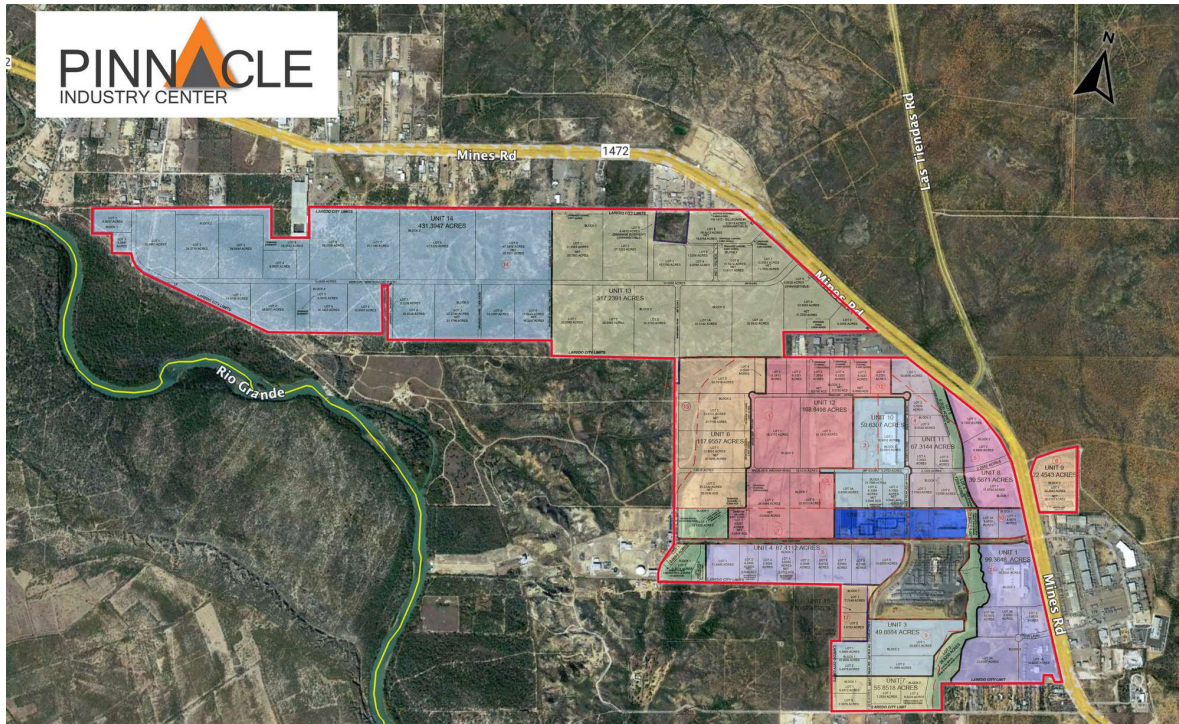


PINNACLE INDUSTRY CENTER

LAREDO, TX 78045



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.

CARLO MOLANO, SIOR
carlom@forumcre.com
M: 956.523.9403
O: 956.717.9090

FOR SALE | LAND

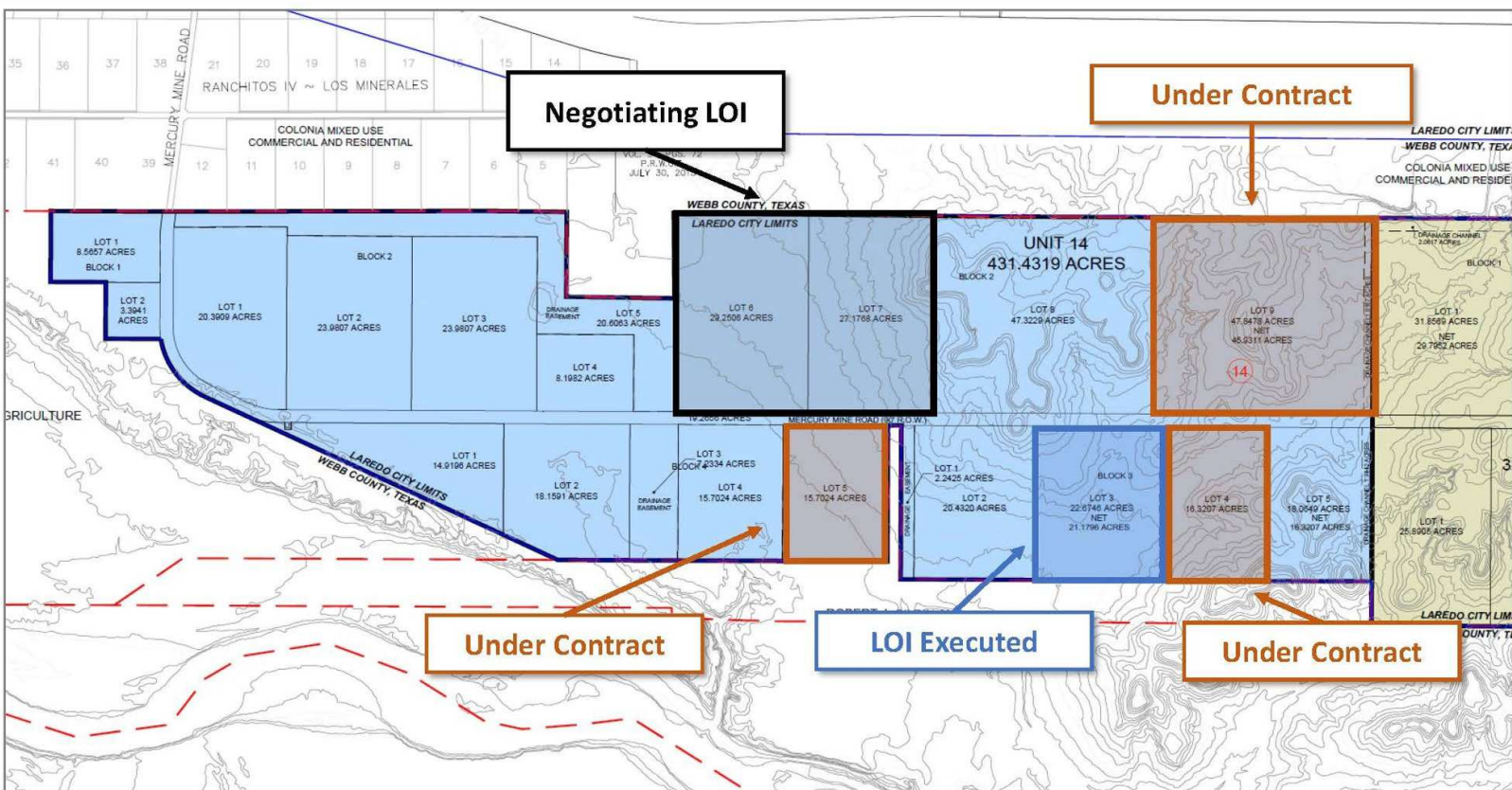
PINNACLE INDUSTRY CENTER

VIDAL CANTU RD., LAREDO, TX 78045



FORUM
CRE

Pinnacle – Unit 14 Sales Map – 10/10/24



CARLO MOLANO, SIOR
carlom@forumcre.com
M: 956.523.9403
O: 956.717.9090

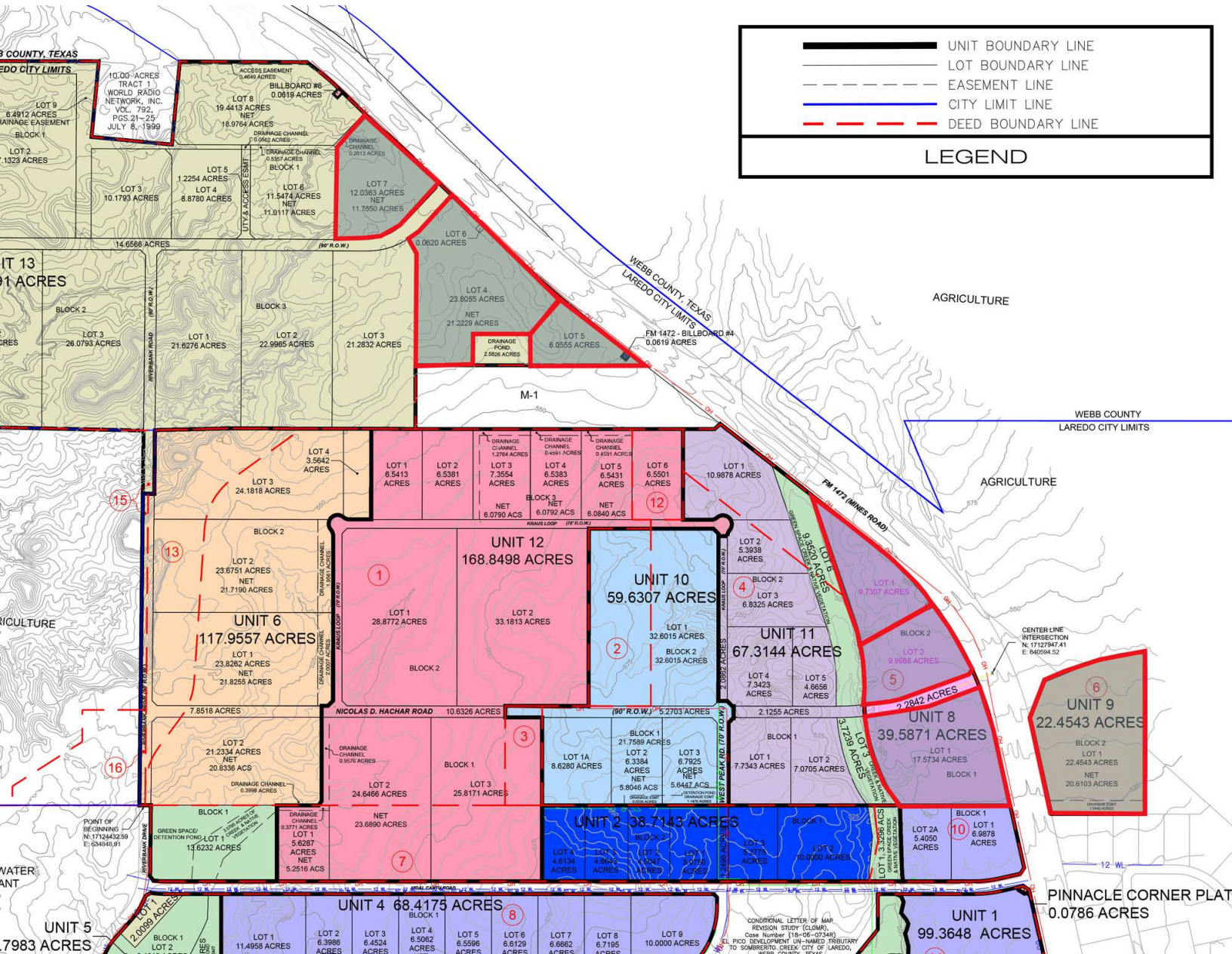
FOR SALE | LAND

PINNACLE INDUSTRY CENTER

VIDAL CANTU RD., LAREDO, TX 78045



FORUM
CRE



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

LEGEND

CARLO MOLANO, SIOR
carlom@forumcre.com
M: 956.523.9403
O: 956.717.9090

FOR SALE | LAND

PINNACLE INDUSTRY CENTER

VIDAL CANTU RD., LAREDO, TX 78045



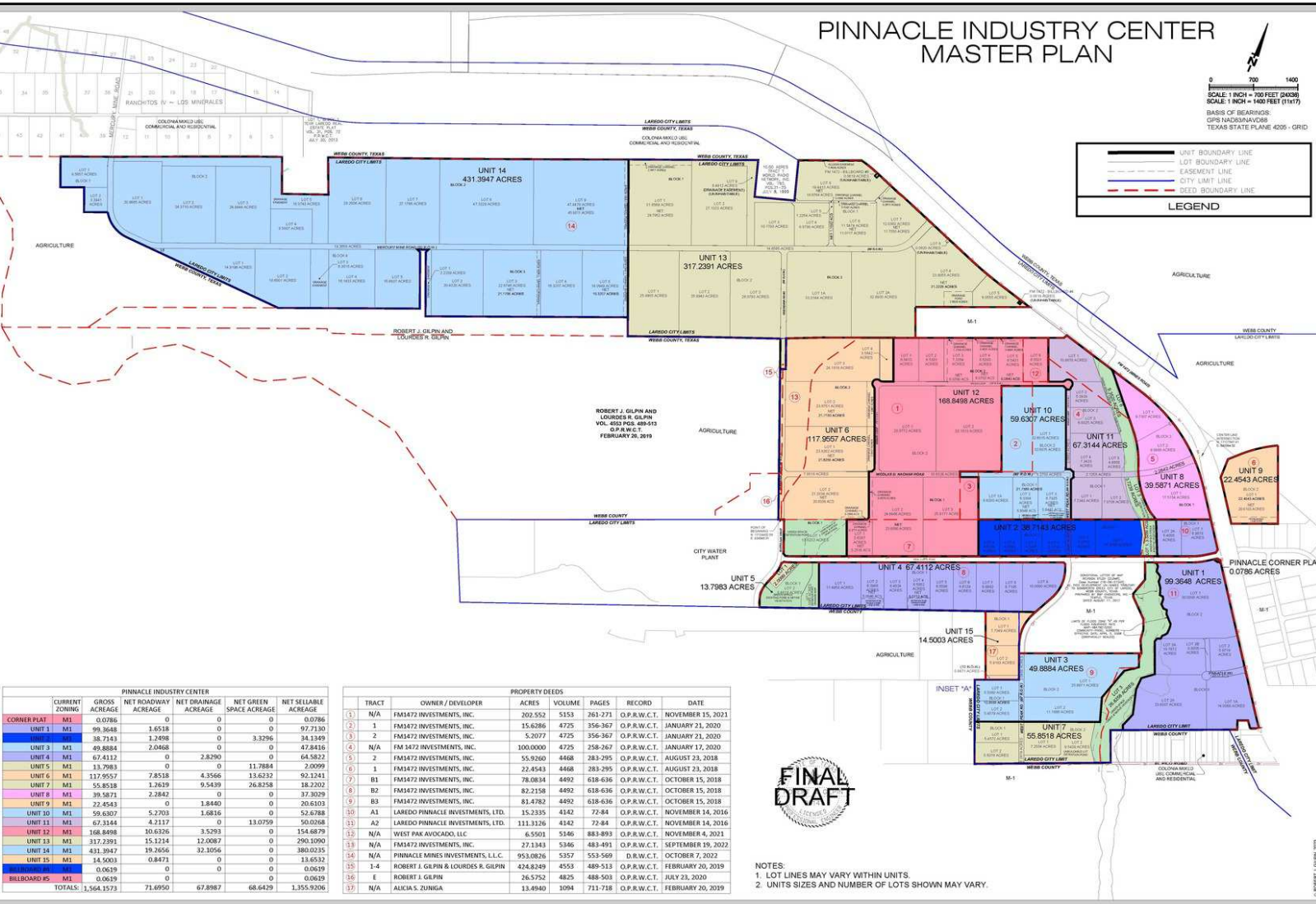
FORUM
CRE

PINNACLE INDUSTRY CENTER MASTER PLAN

0 700 1400
SCALE: 1 INCH = 700 FEET (2438)
SCALE: 1 INCH = 1400 FEET (11417)
BASIS OF BEARINGS:
Q15 PACIFICANAVORS
TEXAS STATE PLANE 4205 - GRID

LEGEND

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



PINNACLE INDUSTRY CENTER						
CORNER/PLAT	ZONING	GROSS ACREAGE	NET ROADWAY ACREAGE	NET DRAINAGE ACREAGE	NET GREEN SPACE ACREAGE	NET SELLABLE ACREAGE
UNIT 1	M1	99.3648	1.6518	0	0	97.7130
UNIT 2	M1	38.7143	1.2498	0	3.3296	34.1349
UNIT 3	M1	49.8884	2.0468	0	0	47.8416
UNIT 4	M1	67.4132	0	2.8290	0	64.5842
UNIT 5	M1	33.7983	0	0	11.7884	22.0099
UNIT 6	M1	117.9557	7.8518	4.3566	13.6232	92.1241
UNIT 7	M1	55.8538	1.2639	9.5439	26.8258	18.2302
UNIT 8	M1	39.5871	2.2842	0	0	37.3029
UNIT 9	M1	22.4543	0	1.8440	0	20.6103
UNIT 10	M1	59.6307	5.2703	1.6816	0	52.6788
UNIT 11	M1	67.3144	4.2117	0	13.0759	50.0268
UNIT 12	M1	168.8486	10.6236	3.5293	0	154.6879
UNIT 13	M1	317.2291	15.1214	12.0087	0	290.1090
UNIT 14	M1	431.3947	19.2656	32.1056	0	380.0235
UNIT 15	M1	14.5033	0.8473	0	0	13.6532
UNIT 16	M1	0.0619	0	0	0	0.0619
UNIT 17	M1	0.0619	0	0	0	0.0619
TOTALS:		1,564.1573	71.6950	67.8987	68.6429	1,355.9206

PROPERTY DEEDS						
TRACT	OWNER / DEVELOPER	ACRES	VOLUME	PAGES	RECORD	DATE
1	N/A	FM1472 INVESTMENTS, INC.	202.552	5153	261-271	O.P.R.W.C.T. NOVEMBER 15, 2021
2	1	FM1472 INVESTMENTS, INC.	15.6286	4725	356-367	O.P.R.W.C.T. JANUARY 21, 2020
3	2	FM1472 INVESTMENTS, INC.	5.2077	4725	356-367	O.P.R.W.C.T. JANUARY 21, 2020
4	N/A	FM 1472 INVESTMENTS, INC.	100.0000	4725	258-267	O.P.R.W.C.T. JANUARY 17, 2020
5	2	FM1472 INVESTMENTS, INC.	55.9260	4468	283-295	O.P.R.W.C.T. AUGUST 23, 2018
6	1	FM1472 INVESTMENTS, INC.	22.4543	4468	283-295	O.P.R.W.C.T. AUGUST 23, 2018
7	B1	FM1472 INVESTMENTS, INC.	78.0834	4492	618-636	O.P.R.W.C.T. OCTOBER 15, 2018
8	B2	FM1472 INVESTMENTS, INC.	82.2158	4492	618-636	O.P.R.W.C.T. OCTOBER 15, 2018
9	B3	FM1472 INVESTMENTS, INC.	81.4782	4492	618-636	O.P.R.W.C.T. OCTOBER 15, 2018
10	A1	LAREDO PINNACLE INVESTMENTS, LTD.	15.2335	4142	72-84	O.P.R.W.C.T. NOVEMBER 14, 2016
11	A2	LAREDO PINNACLE INVESTMENTS, LTD.	111.3126	4142	72-84	O.P.R.W.C.T. NOVEMBER 14, 2016
12	N/A	WEST PAK ALCOHOL, LLC	4.5503	5346	883-893	O.P.R.W.C.T. NOVEMBER 4, 2021
13	N/A	FM1472 INVESTMENTS, INC.	27.1343	5346	483-491	O.P.R.W.C.T. SEPTEMBER 19, 2022
14	N/A	PINNACLE MINES INVESTMENTS, L.L.C.	953.0826	5357	553-569	D.R.W.C.T. OCTOBER 7, 2022
15	1-4	ROBERT J. GILPIN & LOURDES R. GILPIN	424.8249	4553	489-513	O.P.R.W.C.T. FEBRUARY 20, 2019
16	E	ROBERT J. GILPIN	26.5752	4825	488-503	O.P.R.W.C.T. JULY 23, 2020
17	N/A	ALICIA S. ZUNIGA	11.4940	1094	711-718	O.P.R.W.C.T. FEBRUARY 20, 2019



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

CARLO MOLANO, SIOR
carlom@forumcre.com
M: 956.523.9403
O: 956.717.9090

PINNACLE INDUSTRY CENTER

VIDAL CANTU RD., LAREDO, TX 78045



FORUM
CRE

MARKET OVERVIEW: PORT LAREDO



MARKET ACTIVITY (YTD 2024)



2.5 MM
TRUCK CROSSINGS



297 MM LBS
AIR CARGO



305,447
RAIL CARS

PORT LAREDO: TOP IMPORTS (YTD 2024)

RANK		YTD
1	Motor vehicle parts	\$11.32 B
2	Passenger vehicles	\$6.06 B
3	Commercial vehicles	\$4.32 B
4	Tractors	\$4.11 B
5	Computers	\$3.31 B
6	Insulated wire, cable	\$2.56 B
7	Cell phones, related equipment	\$2.33 B
8	Air-conditioning machines	\$2.31 B
9	Electrical boards, panles and swithces	\$1.78 B
10	Seats, excluding barber, dental	\$1.69 B

Source: US Trade Numbers

PORT LAREDO FACTS

- #1 Inland Port on the U.S. - Mexico Border
- #1 Railroad Interchange on the U.S. - Mexico Border
- #1 Port in the U.S. by value
- Serviced by Union Pacific Railroad and CPKC

CARLO MOLANO, SIOR

carlom@forumcre.com

M: 956.523.9403

O: 956.717.9090

FOR SALE | LAND

PINNACLE INDUSTRY CENTER

VIDAL CANTU RD., LAREDO, TX 78045



FORUM
CRE



CARLO MOLANO, SIOR
carlom@forumcre.com
M: 956.523.9403
O: 956.717.9090



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.

FORUM CRE, LLC.	9002545	carlom@forumcre.com	(956)717-9090
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Carlo A. Molano	565621	carlom@forumcre.com	(956)523-9403
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

Phone: 9562861926

Fax:

801 Union Pacific

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com