

FOR SALE OR LEASE

**APPROX ±19 ACRES
WITH A WAREHOUSE
ON SIDE**

311 CHICOTE RD

LAREDO, TEXAS 78045

\$2,500,000



**FOR MORE
INFORMATION
PLEASE CONTACT**

Yael Rodriguez
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CB COLDWELL BANKER | INTERNATIONAL
COMMERCIAL GATEWAY

CBCALAMO.COM

FOR SALE OR LEASE

311 CHICOTE RD
311 Chicote Rd, Laredo, TX 78045



OFFERING SUMMARY:

Sale Price:	\$2,500,000
Lot Size:	±18.69 Acres
Building Size:	± 4,500 SQFT

PROPERTY OVERVIEW:

PRIME COMMERCIAL/INDUSTRIAL PROPERTY ON ±18.69 ACRES

Take advantage of this rare opportunity to buy a highly versatile commercial/industrial property situated on approximately ±18.69 acres—perfect for trailer storage, dispatch operations, and more!

Contact us today to schedule a showing or learn more!

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PROPERTY HIGHLIGHTS:

- **Lot Size:** 18.69 acres (approx.)
- **Trailer Capacity:** Potential to store up to 150 plus spots
- **Warehouse:** Approx. 4,500 sq ft unfinished space with 4 roll-up doors
- **Office Space:** Includes 3 offices and 1 bathroom
- **Utilities:** Electricity and drainage available
- **Move-in Ready** or Bring Your Own Office Setup
- **Fully Fenced** for Security
- **Dual Access:** Entry available via Charro Rd and Mines Rd Ideal for logistics, transportation, construction, or distribution businesses looking for large-scale outdoor storage and flexible warehouse space.
- **Location:** Strategically positioned with excellent access points for efficient operations.

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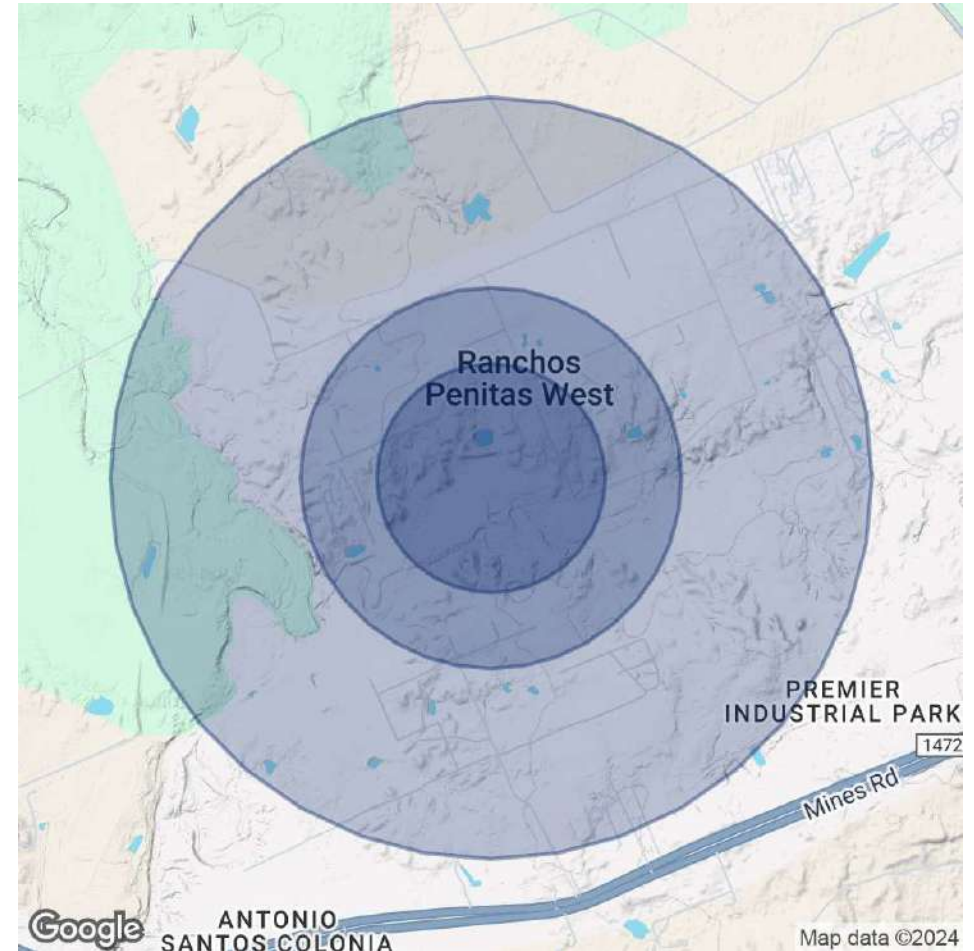
DEMOGRAPHICS

311 Chicote Rd, Laredo, TX 78045

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	72	200	363
Average Age	36	36	36
Average Age (Male)	36	36	36
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	53	96
# of Persons per HH	3.8	3.8	3.8
Average HH Income	\$85,209	\$85,209	\$85,209
Average House Value	\$228,155	\$228,155	\$228,155

Demographics data derived from AlphaMap



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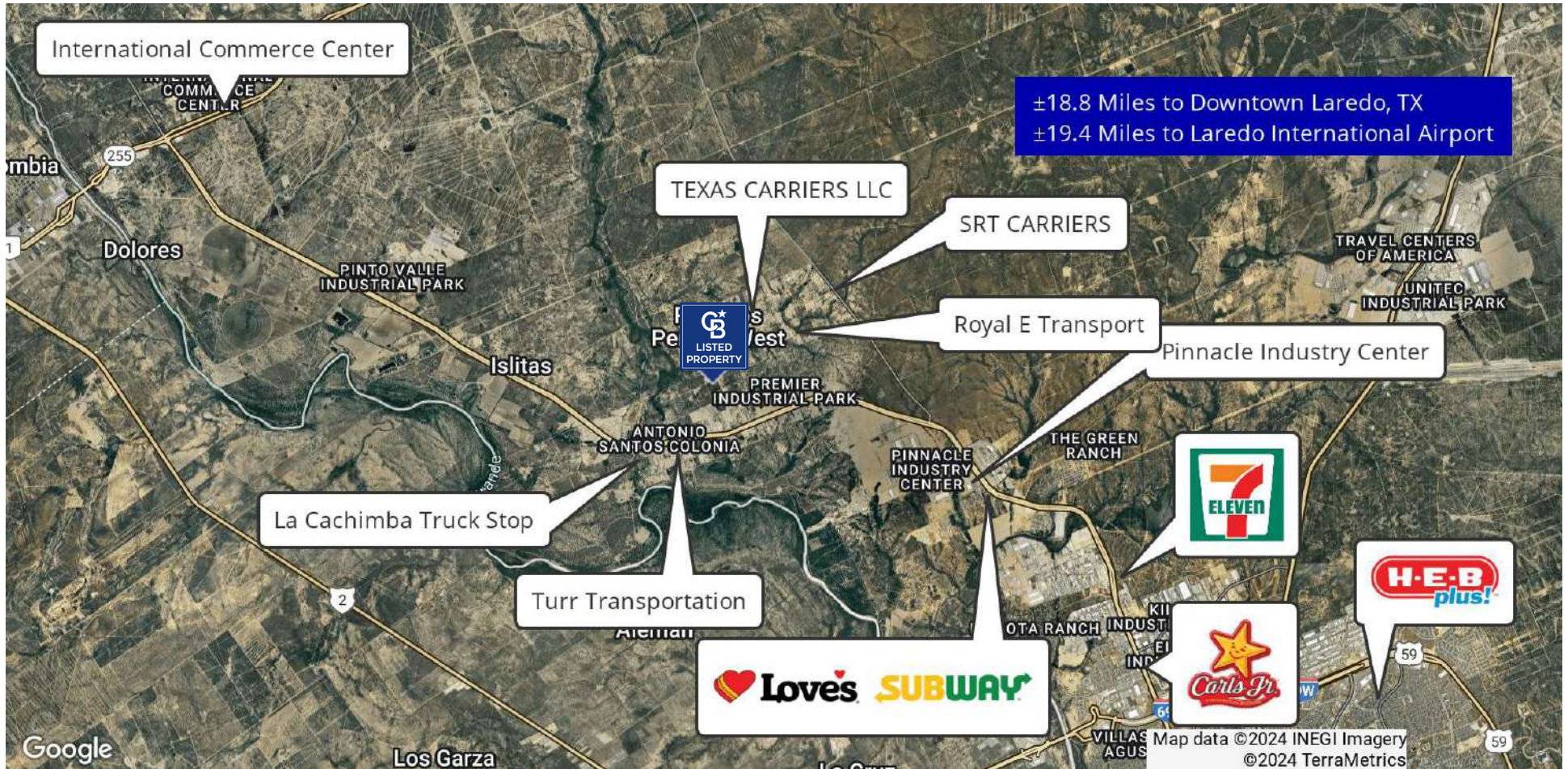
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NEARBY POINTS OF INTEREST
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Coldwell Banker Ana Ochoa & Company

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	416239	Irispoli@cbharper.com	2104837000
Leesa Harper Rispoli	389556	Irispoli@cbharper.com	2104837004
Designated Broker of Firm	739250	rhickle@cbanaochoa.com	9569372861
Rosie Hickle	694188	yrodriguez@cbanaochoa.com	9566938181
Licensed Supervisor of Sales Agent/ Associate			
Yael Rodriguez			
Sales Agent/Associate's Name			

Buyer/Tenant/Seller/Landlord Initials

Date