

For Sale

Development Site

Bluestone Creek Blvd

±2.939 Acres
Commercial

Cuatro Vientos Blvd

Wormser Rd

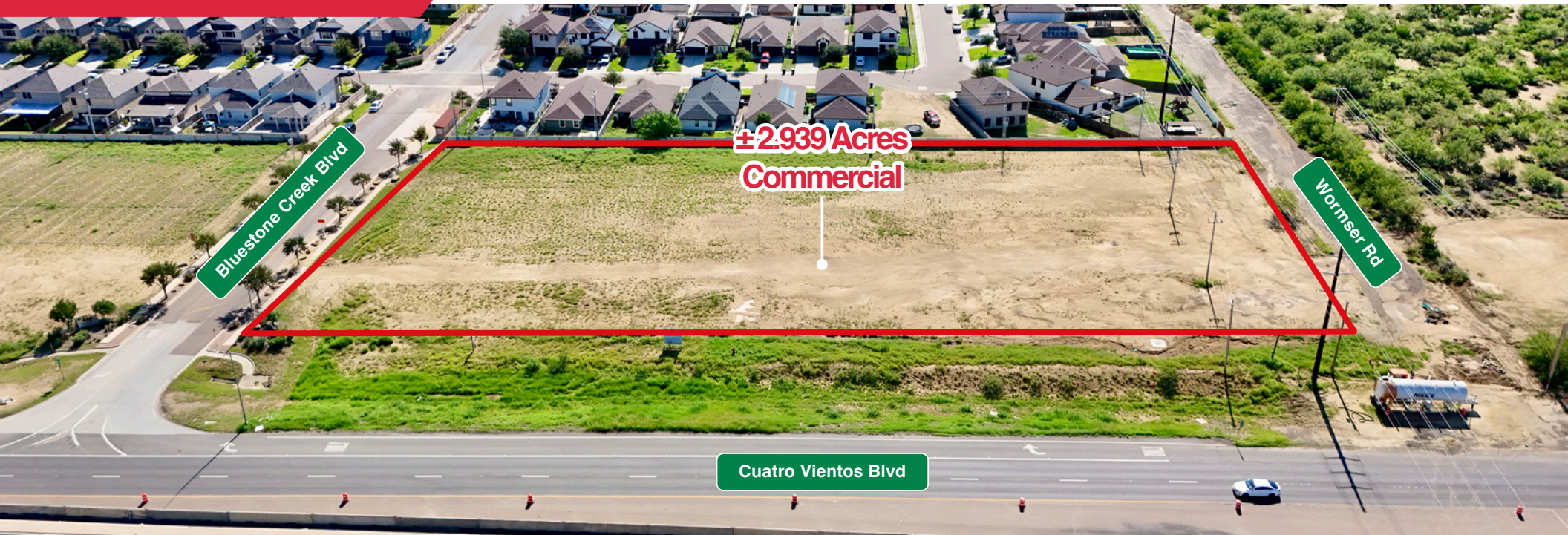
3301 Cuatro Vientos Blvd.

2.939 Acres / 128,025 SF Commercial Land in Laredo, TX 78046

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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3301 Cuatro Vientos Blvd. Property Details

Property Features

Located along the high-traffic Cuatro Vientos Boulevard corridor, 3301 Cuatro Vientos Blvd in Laredo, TX offers exceptional visibility, accessibility, and long-term growth potential. The ± 2.9 -acre corner site sits near major arterials and established neighborhoods, making it ideal for retail, mixed-use, or multifamily development. Public utilities—including water, sewer, and power—are readily available, and the cleared, level terrain allows for efficient build-out. The property benefits from strong frontage on Loop 20 and proximity to I-35, ensuring continuous exposure to both local and regional traffic flows.

The surrounding market continues to experience sustained expansion driven by Laredo's position as the largest inland port between the U.S. and Mexico. The city's economy is booming thanks to cross-border trade, logistics, and nearshoring activity, fueling demand for well-located land. Infrastructure investments and a steady influx of industrial and commercial projects have made south Laredo one of the most dynamic submarkets in South Texas. With excellent accessibility, growing population density, and a favorable business climate, this property is positioned as a prime opportunity for investors or developers seeking to capitalize on the city's upward trajectory.



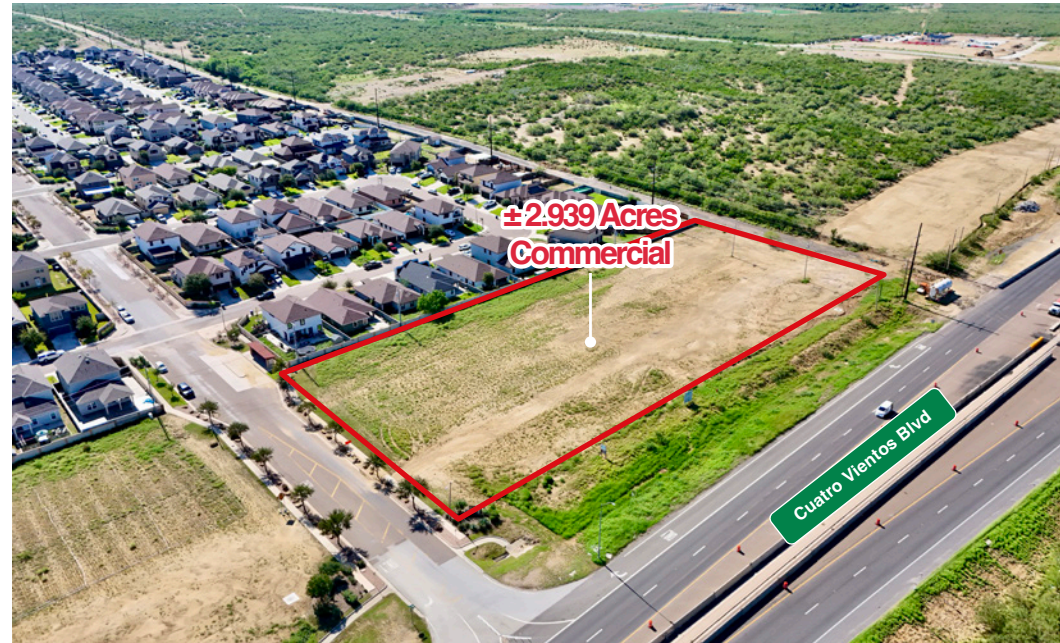
Property Facts

Address:	3301 Cuatro Vientos Blvd, Laredo, TX 78046
Asking Price:	Price Upon Request
Type:	Commercial Land For Sale
Lot Size:	128,025 SF
Approx # of Acres:	2.939 acres

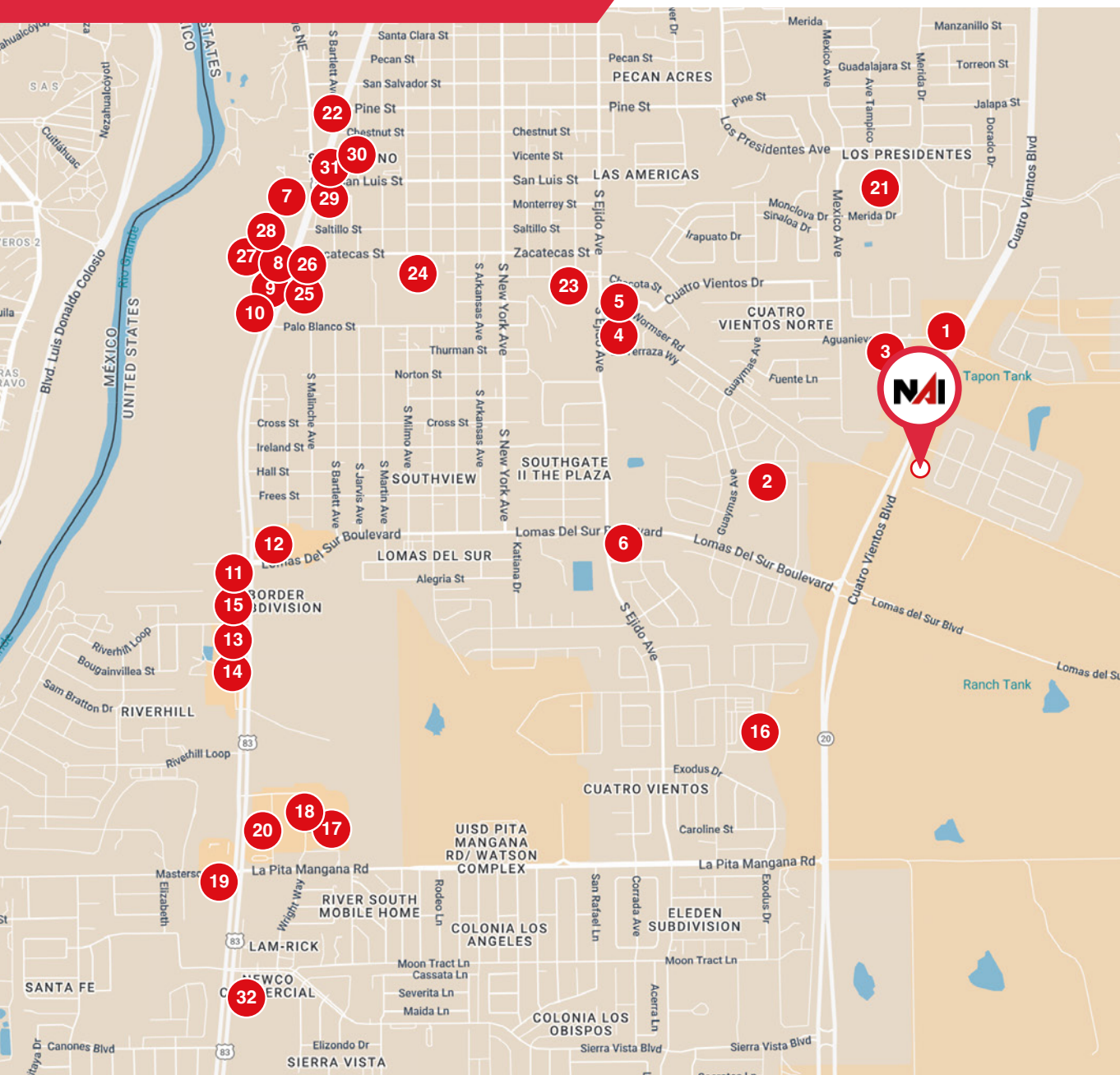
3301 Cuatro Vientos Blvd. Aerial Photos



3301 Cuatro Vientos Blvd. Aerial Photos



3301 Cuatro Vientos Blvd. Nearby Amenities Map



3301 Cuatro Vientos Blvd.	Subject Site
1 Stripes	Gas
2 Octavio Salinas Elementary	School
3 United South 9th Grade Campus	School
4 Dollar Tree	Grocery
5 Family Dollar	Grocery
6 Variety Meats Market	Grocery
7 H-E-B	Grocery
8 McDonald's	Fast Food
9 KFC	Fast Food
10 Taco Mais	Fast Food
11 Dollar Tree	Grocery
12 Advance Auto Parts	Auto
13 Whataburger	Fast Food
14 Danny's	Fast Food
15 Siempre Grocery	Grocery
16 Ricardo Molina Middle School	School
17 IBC Bank	Bank
18 Walmart Supercenter	Grocery
19 Jack in the Box	Fast Food
20 Peter Piper Pizza	Fast Food
21 United South High School	School
22 Pizza Hut	Fast Food
23 Henry B. Zachry Elementary School	School
24 Dr Leo Cigarroa High School	School
25 PNC Bank	Bank
26 T-Mobile	Retail
27 AutoZone Auto Parts	Auto
28 DOC-AID Urgent Care - Zapata Hwy	Medical
29 Popeyes Louisiana Kitchen	Fast Food
30 Gateway Community Health Center	Medical
31 Valero	Gas
32 McDonald's	Fast Food

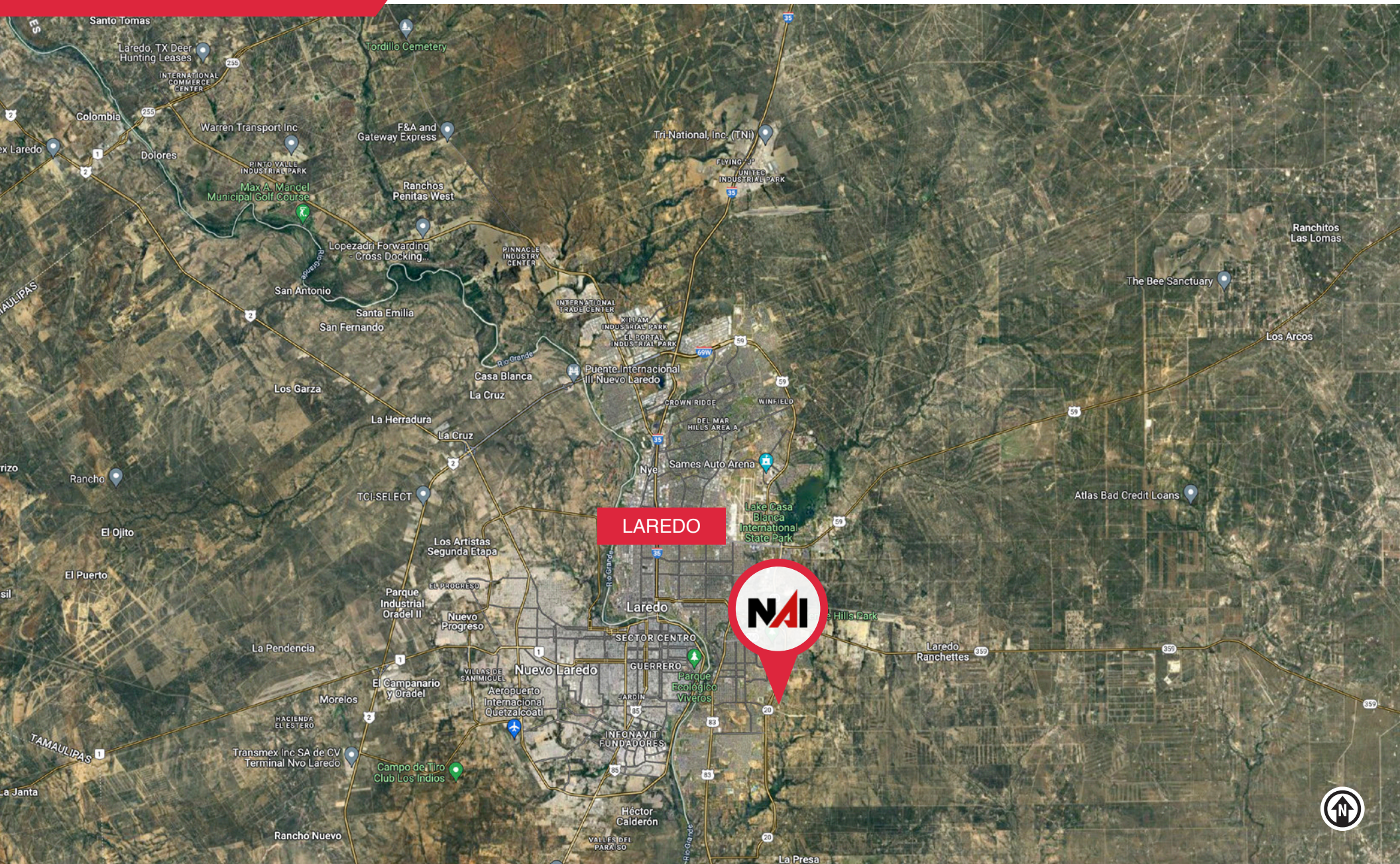
3301 Cuatro Vientos Blvd. Location Map



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3301 Cuatro Vientos Blvd. Regional Map



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3301 Cuatro Vientos Blvd. Demographics

	1 Mile	3 Mile	5 Mile
2020 Estimated Population	18,793	70,253	122,671
2025 Projected Population	18,731	71,038	126,701
2020 Est. Median Age	25.1	25.3	27.4
.....			
2020 Estimated Households	4,411	17,329	32,902
2025 Projected Households	4,458	17,772	34,595
2020 Est. Total Housing Units	4,666	18,239	35,247
2020 Est. Owner-Occupied	75.1%	71.9%	60.8%
2020 Est. Renter-Occupied	19.4%	23.1%	32.5%
2020 Median Home Value	\$86,390	\$98,899	\$101,592
2020 Median Rent	\$709	\$659	\$628
.....			
2020 Est. Total Businesses	88	592	2,408
2020 Est. Total Employees	943	6,768	24,507
2020 Est. Average Household Income	\$47,259	\$48,426	\$47,485
2020 White Collar Workers	37.3%	41.0%	41.2%
2020 Blue Collar Workers	62.7%	59.0%	58.8%
.....			
2020 Est. Total Household Expenditure	\$185.09 M	\$739.95 M	\$1.39 B
2020 Est. Apparel	\$6.59 M	\$26.25 M	\$48.95 M
2020 Est. Entertainment	\$10.17 M	\$40.66 M	\$75.87 M
2020 Est. Food, Beverages, Tobacco	\$29.33 M	\$117.22 M	\$219.64 M
2020 Est. Furnishings, Equipment	\$6.28 M	\$25.14 M	\$46.94 M
2020 Est. Health Care, Insurance	\$16.98 M	\$68.01 M	\$127.64 M
2020 Est. Household Operations, Shelter,	\$60.87 M	\$243.21 M	\$457.32 M



Population



**Households/
Housing**



**Businesses/
Employees**



**Consumer
Expenditures**

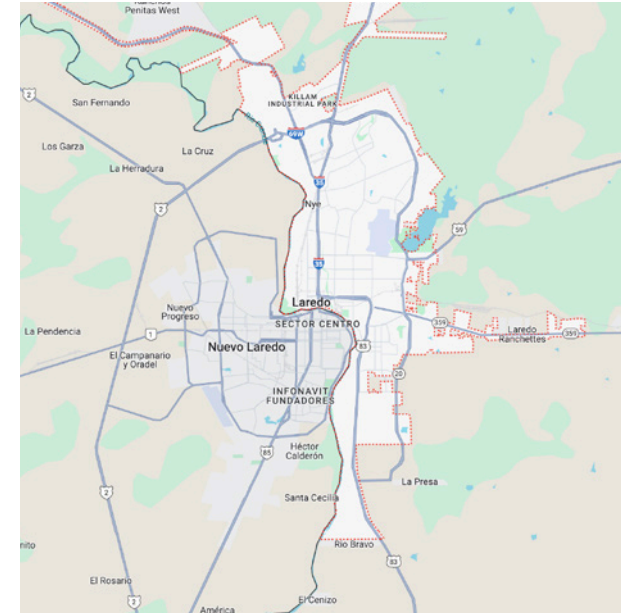
Laredo, Texas

Laredo, Texas, stands as a beacon of economic vitality and opportunity in the heart of South Texas. With its strategic location along the US-Mexico border, Laredo has long been a hub of international trade and commerce. The city's economy thrives on its robust trade relationships, bolstered by its status as the largest inland port in the United States. As a result, Laredo enjoys a diverse and dynamic marketplace, attracting businesses and investors from across the globe.

The real estate sector in Laredo reflects this buoyant economy, with steady growth and demand across residential, commercial, and industrial properties. The city's favorable business climate, coupled with its proximity to major transportation routes, makes it an attractive destination for both local entrepreneurs and multinational corporations looking to establish or expand their operations. As a result, property values have appreciated steadily, presenting lucrative opportunities for investors and homeowners alike.

Laredo's retail landscape is equally vibrant, with a thriving mix of local boutiques, national chains, and specialty stores catering to diverse consumer preferences. The city's multicultural heritage adds to the richness of its retail offerings, with a wide array of authentic Mexican goods and cuisine contributing to the unique shopping experience. Additionally, Laredo benefits from a steady stream of cross-border shoppers from Mexico, further stimulating its retail sector and bolstering its reputation as a shopping destination.

Furthermore, Laredo's robust job market and low unemployment rate underscore its resilience and economic strength. The city's diverse economy, which encompasses sectors such as logistics, healthcare, education, and manufacturing, provides ample employment opportunities for residents and newcomers alike. With a skilled workforce and a supportive business environment, Laredo continues to attract talent and investment, positioning itself for sustained growth and prosperity in the years to come.



3301 Cuatro Vientos Blvd.
America's #1 Inland Port



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AMERICA'S INLAND PORT

#1



Inland Port in the U.S.

#3

Largest Customs District in the U.S.

12,000



Commercial crossings each day

over 650



Rail crossings each day



\$126B

in exports per year

\$177.37B

in imports per year

97%



of US/Mexico Trade was
handled in Laredo



\$25M

Industrial/Warehouse
Building Permits (1st Qtr 2019)

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Joey Ferguson is a powerhouse real estate professional with over 25 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 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.

NAI Swisher & Martin Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	443600 License No.	cristy@swishermrealty.com Email	(956)725-3800 Phone
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Joey Ferguson Sales Agent/Associate's Name	492776 License No.	joeyferguson@outlook.com Email	956.324.5639 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov