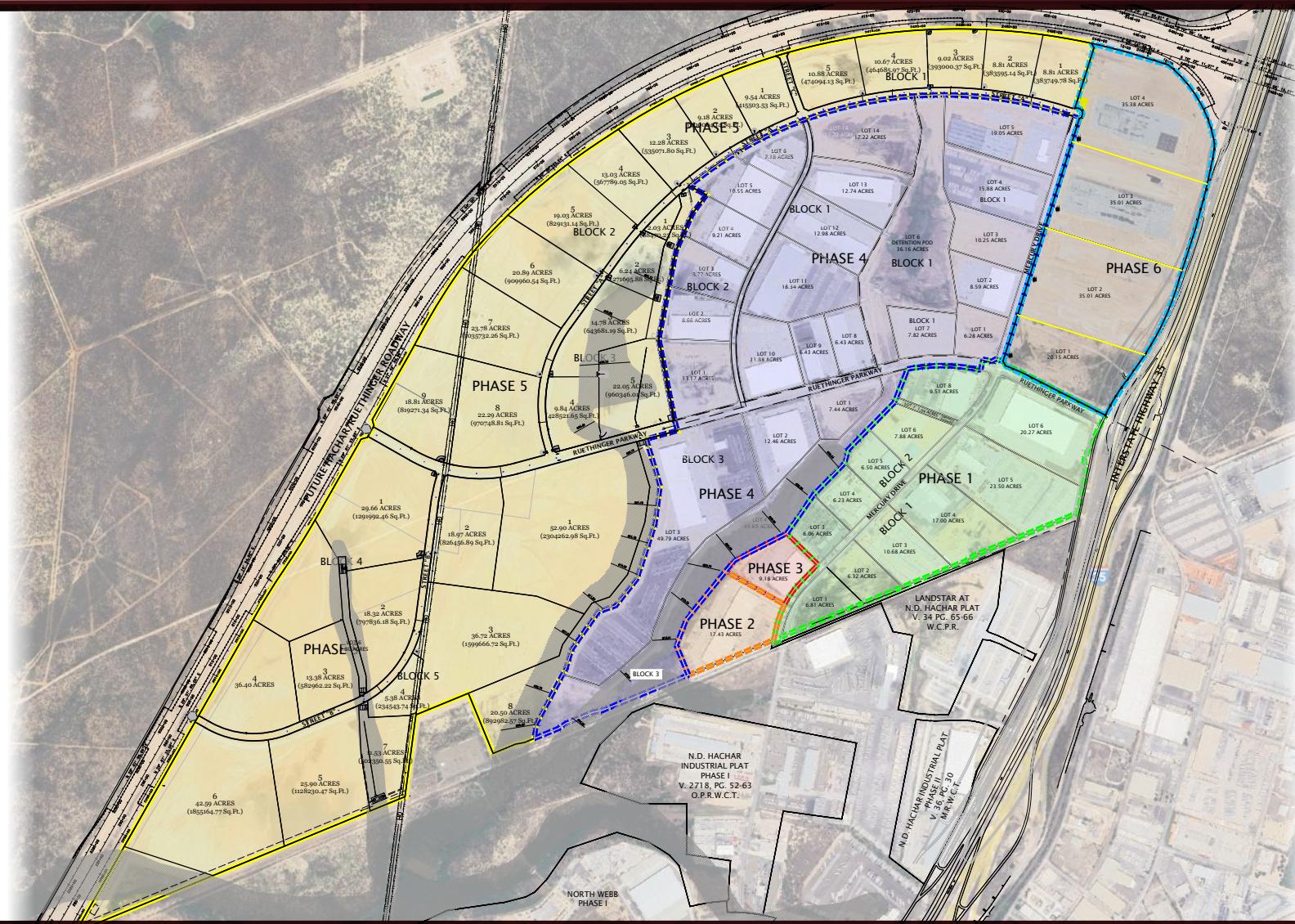


NORTH LAREDO INDUSTRIAL PARK

<div[](https://img.zimocdn.com/2023/09/14/13702-MERCURY-DR-LAREDO-TX-78045-1024x1024.jpg)

INDUSTRIAL LOTS FOR SALE



**FOR MORE PROPERTY
INFORMATION AND SITE TOURS, PLEASE CONTACT:**

ENRIQUE VOLKMER
Real Estate Agent
evolkmer@stxcre.com
210.889.6430



South Texas Commercial REAL ESTATE

PROPERTY DESCRIPTION

North Laredo Industrial Park is a premier industrial development strategically positioned in Laredo, Texas. We offer five available lots, each situated in a highly desirable location at mile marker 13 near IH-35, providing excellent access for transportation and logistics. The park is also conveniently located along the new Hachar-Reuthinger Road, further enhancing connectivity and ease of access for businesses. This prime location makes North Laredo Industrial Park an ideal choice for companies looking to establish or expand their presence in a thriving logistical and distribution hub with excellent visibility and transportation options. Whether for distribution, manufacturing, or warehousing, these lots present a fantastic opportunity to develop in one of Laredo's most sought-after industrial areas.

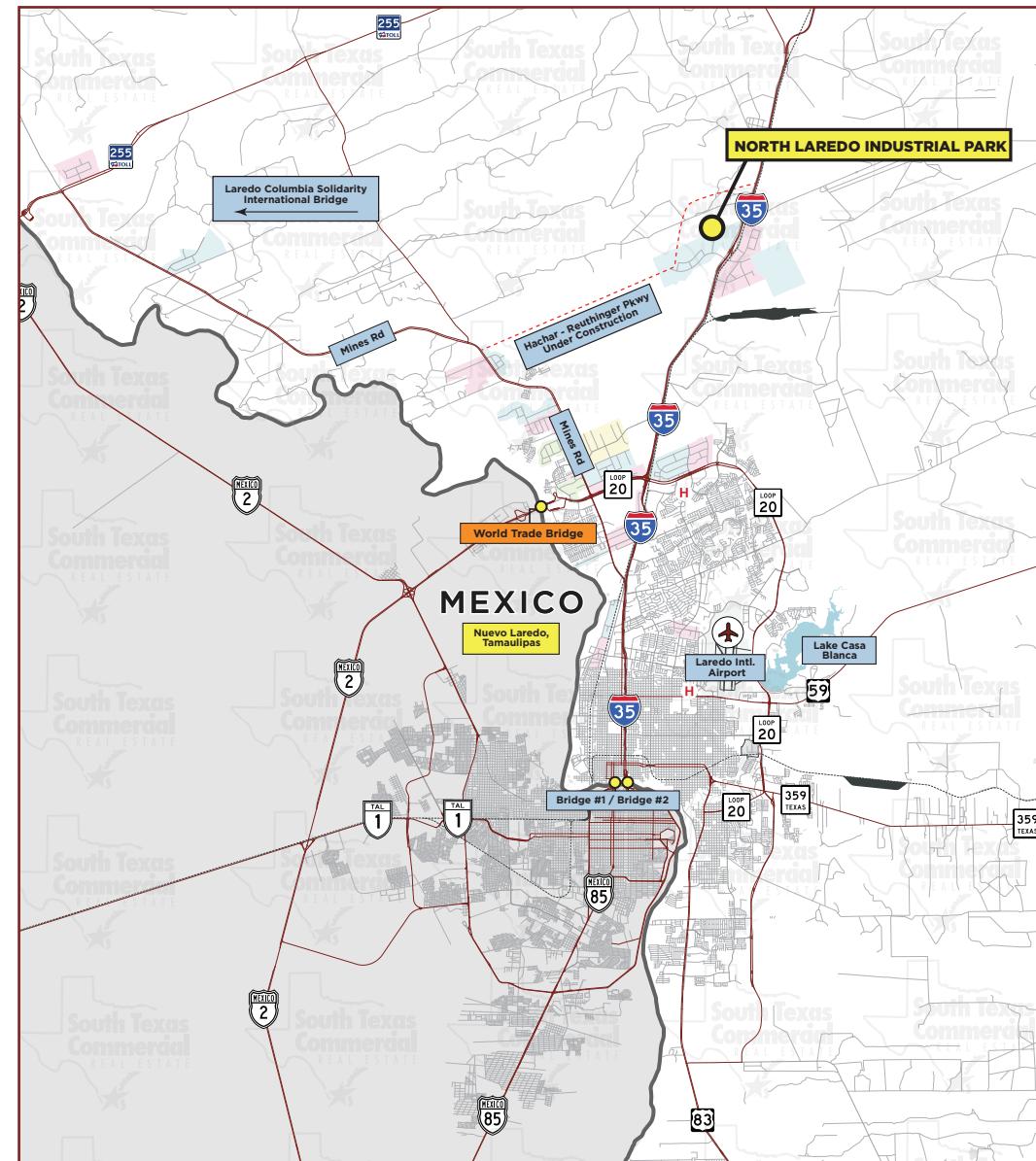
PROPERTY FEATURES

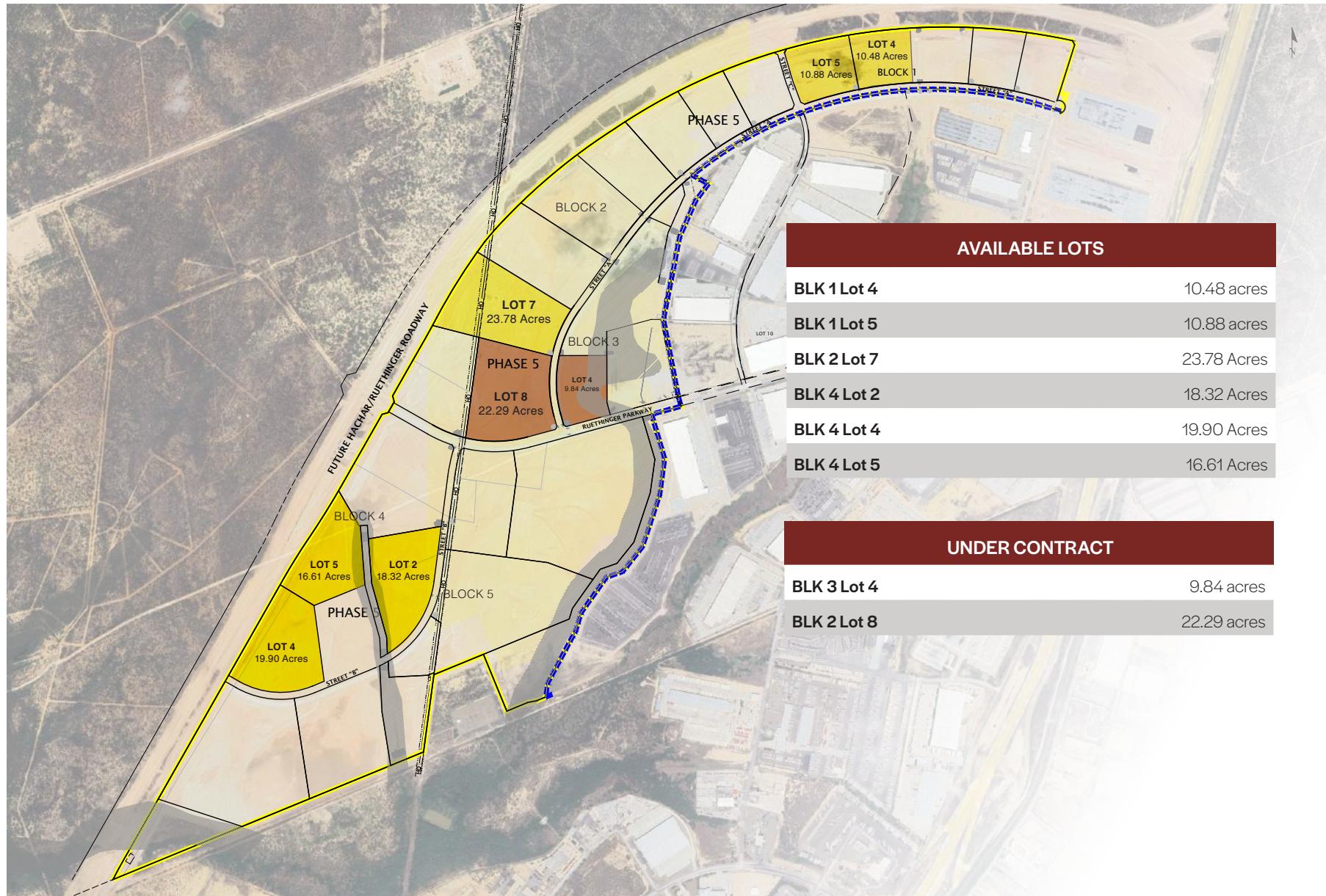
DISTANCE TO PORTS OF ENTRY

Laredo-Colombia Solidarity International Bridge:	26 Miles
Laredo International Airport:	15 Miles
Laredo Juarez-Lincoln Port of Entry:	14 Miles
World Trade Bridge Port of Entry:	10 Miles
Laredo World Trade Port of Entry:	9.3 Miles

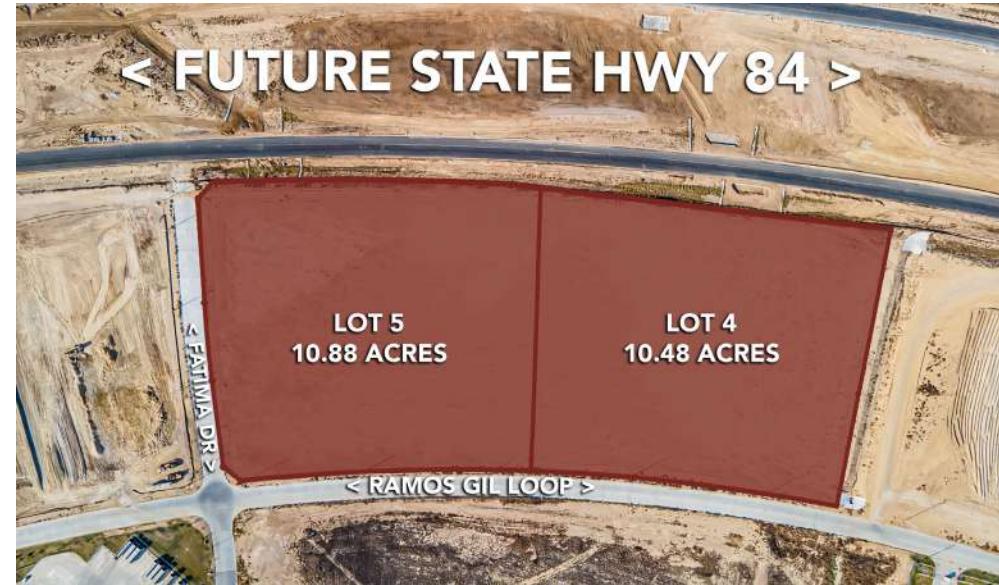
DRIVING DISTANCE

Austin	222 Miles
San Antonio	143 Miles
Laredo International Airport	14.9 Miles
Downtown Laredo	14.4 Miles
Interstate 35	1 Mile









ABOUT LAREDO^[1]

Known locally as “Los Laredos”, Laredo and Nuevo Laredo are one city divided only by the Rio Grande. Originally settled by the Spaniards in 1755, Laredo/Nuevo Laredo became the first “official” Port of Entry on the U.S./Mexico border in 1851. Now, the Laredo Customs District handles more trade than the ports of Southern California, Arizona, New Mexico, and West Texas combined.

The Port of Laredo is the #1 Port in the U.S. among more than 450 airports, seaports, and border crossings with \$320 billion in total trade with the world in 2023.*

Laredo is the only U.S./Mexico border city strategically positioned at the convergence of all land transportation systems. Mexico’s principal highway and railroad leading from Central America through Mexico City, Saltillo, and Monterrey, the industrial heart of Mexico, converge at Laredo to meet two major U.S. rail lines, Inter-state Highway 35 and other roads which fan outwards to the urban centers and seaports of Texas, and beyond to the Northern States and Canadian Provinces including Illinois, Michigan, New York, and Ontario.





**FOR INFORMATION
AND SITE TOURS CONTACT:**

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The information contained herein has been obtained from sources we believe to be reliable; however, South Texas Commercial has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Enrique Volkmer	540138	evolkmer@stxcre.com	(210)889-6430
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date