

Kansas City Southern Yard &
Tex-Mex Stitching Yard



Texas First Rentals

JR 2

Management, LLC



ALCE
ENGINEERING

GoldenWest
Superior Since 1929



RDO
EQUIPMENT CO.

Wilcox Rd.



HOLT **CAT**

Aviators Rd.

359



LOGISTICS

Land Development in Las Lomas Industrial Park
110 Wilcox Rd. | Laredo, TX 78043

SALE



LISTED**BY**



Joey Ferguson, Senior Associate



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NAIsvisherandmartinrealty.com

NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

9114 McPherson Rd, Suite # 2518
Laredo, TX 78045



Property Info

Lot Size	±1.04 Acres - ±4.1610 Acres
Zoning	M-1

For More Info, Click on Logos



Part of the **Las Lomas Industrial Park**, a 450 acre master-planned industrial park

Located on Highway 359, less than 3 miles east of the intersection of Highway 359 and Loop 20

Lot widths designed to facilitate circulation and **lot depths to accommodate deep building bay depths** and outside storage

Dedicated right-of-ways with acceleration and deceleration lanes to facilitate truck ingress and egress

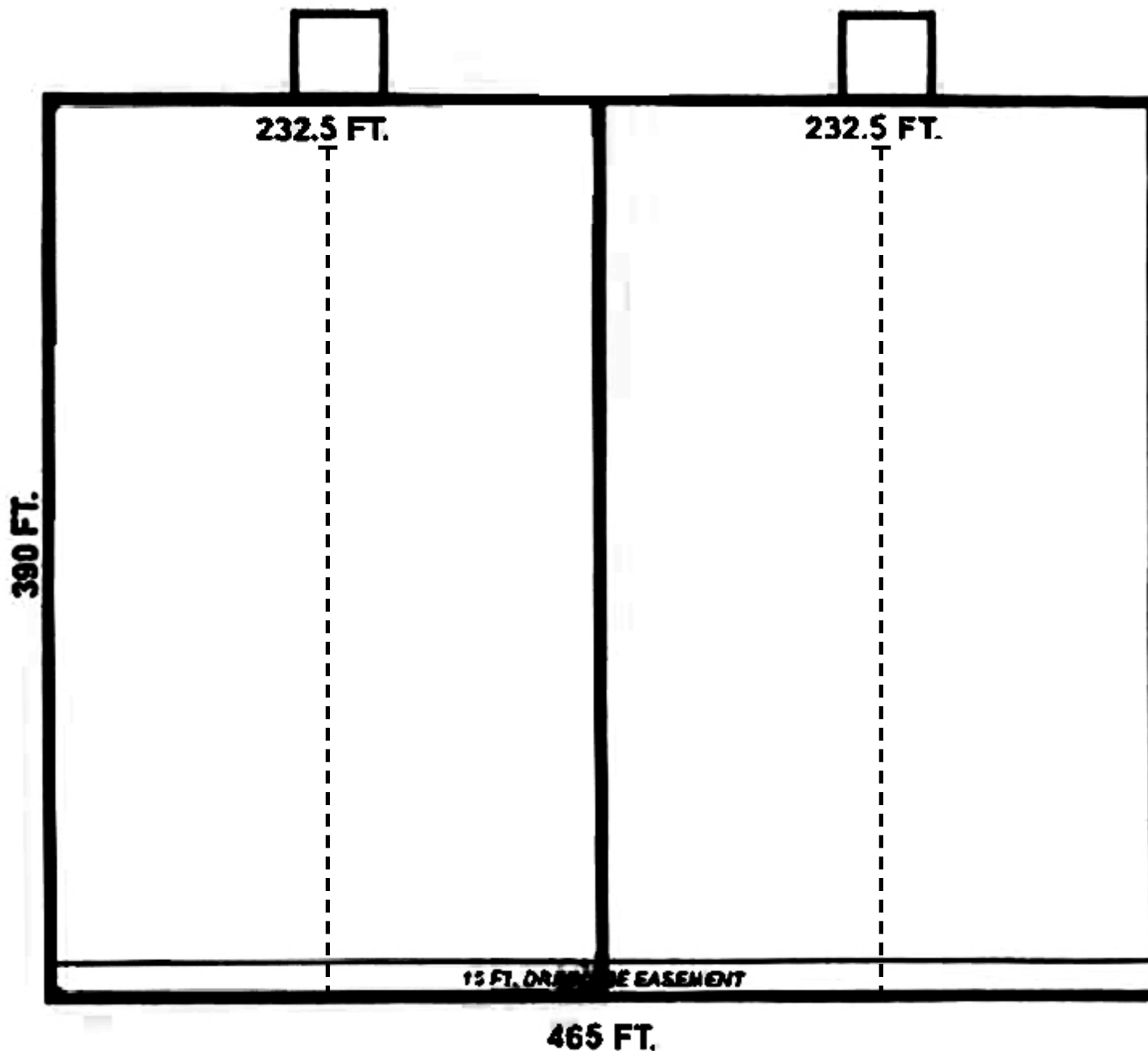
Las Lomas served by municipal water and sewer



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



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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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	1 Mile	2 Mile	3 Mile
2020 Estimated Population	147	7,449	17,261
2025 Projected Population	143	7,416	17,456
2020 Est. Median Age	23.6	24.3	24.6
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2020 Estimated Households	38	1,945	4,434
2025 Projected Households	37	1,964	4,546
2020 Est. Total Housing Units	43	2,084	4,682
2020 Est. Owner-Occupied	68.9%	81.1%	81.7%
2020 Est. Renter-Occupied	19.2%	12.2%	13.1%
2020 Median Home Value	\$102,147	\$125,706	\$121,282
2020 Median Rent	\$514	\$574	\$667
<hr/>			
2020 Est. Total Businesses	13	123	181
2020 Est. Total Employees	120	1,297	1,880
2020 Est. Average Household Income	\$41,324	\$61,528	\$60,635
2020 White Collar Workers	34.9%	46.8%	47.7%
2020 Blue Collar Workers	65.1%	53.2%	52.3%
<hr/>			
2020 Est. Total Household Expenditure	\$1.46 M	\$97.76 M	\$220.75 M
2020 Est. Apparel	\$51.49 K	\$3.47 M	\$7.84 M
2020 Est. Entertainment	\$79.8 K	\$5.44 M	\$12.29 M
2020 Est. Food, Beverages, Tobacco	\$232.45 K	\$15.41 M	\$34.78 M
2020 Est. Furnishings, Equipment	\$49.19 K	\$3.36 M	\$7.6 M
2020 Est. Health Care, Insurance	\$134.59 K	\$8.97 M	\$20.29 M
2020 Est. Household Operations, Shelter,	\$483.42 K	\$31.91 M	\$71.98 M



PROFESSIONAL PROFILE



Joey Ferguson
Senior Associate

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Career Summary

Joey Ferguson is a powerhouse real estate professional with over 15 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 world-class 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.

Offices 400

Throughout North America, Latin America, Europe, Africa and Asia Pacific



425M\$

of Managed Property



7,000

Market Professionals

Local

\$20B

in Commercial Real Estate Transactions throughout the World



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:
 - 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	443600	cristy@swishermrealty.com	(956)725-3800
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
DSS Development Corporation	443600	cristy@swishermrealty.com	(956)725-3800
Designated Broker of Firm	License No.	Email	Phone
Cristina Swisher	414292	cristy@swishermrealty.com	(956)725-3800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Willam Ferguson Jr	492776	joeyferguson@outlook.com	(956)324-5639
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date