



Cuatro Vientos Sur  
35 Lots

Cuatro Vientos Norte  
690 Lots

United South  
9th Grade Campus  
\$36M | Opened 2017

Wright Ranch  
683 Lots

Lomas Del Sur  
(Phase XV)  
53 Lots

Elementary School  
Opened December 2018  
±1950 Students

Lomas Del Sur  
Subdivision

Guaymas Ave.

Jose C. Santos Dr.

EXISTING 8" SS  
30' UTILITY EASEMENT  
& UTILITY ACCESS EASEMENT  
BLOCK 1  
LOT 3  
1.97 AC

Lomas Del Sur Blvd.

**1.97 Acres Multi-Family Land Development**  
3614 Lomas Del Sur Blvd. | Laredo, TX 78046

SALE



LISTED**BY**



**Joey Ferguson**  
**Senior Associate**

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**[NAIswisherandmartinrealty.com](http://NAIswisherandmartinrealty.com)**

**NAI** Swisher & Martin Realty

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

9114 McPherson Rd, Suite # 2518  
Laredo, TX 78045



Property Info	
Property ID	950-26001-030
Address	3614 Lomas Del Sur Blvd.
Lot Size	±1.97 Acres (Total)
	±1.6575 Acres (Usable)
	±.3125 Acres (Drainage Easement)
Zoning	B-3



**Growing Residential Trade Area**

There are numerous single-family master planned communities under construction



**Minimal Competition in the Area**

There are only 2 newer multi-family communities in the area (built in 2017 and in 2015)



**National and Local Services**

Close proximity to both national and local tenants including restaurant, grocery and big box stores



**Newer Schools in District**

There are 5 newer schools in the trade area and Laredo College - South Campus

For more info, click logo



**Cuatro Vientos Sur  
by Armadillo Homes  
620 Lots**

**20**

**SITE**

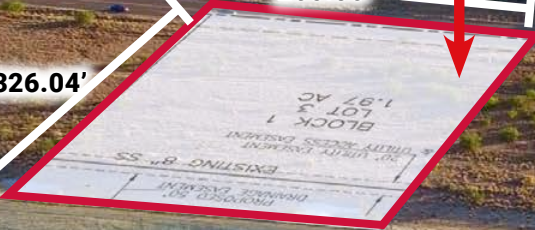
**Lomas Del Sur Blvd.**

**Lomas Del Sur  
Subdivision**

**Jose C. Santos Dr.**

326.04'

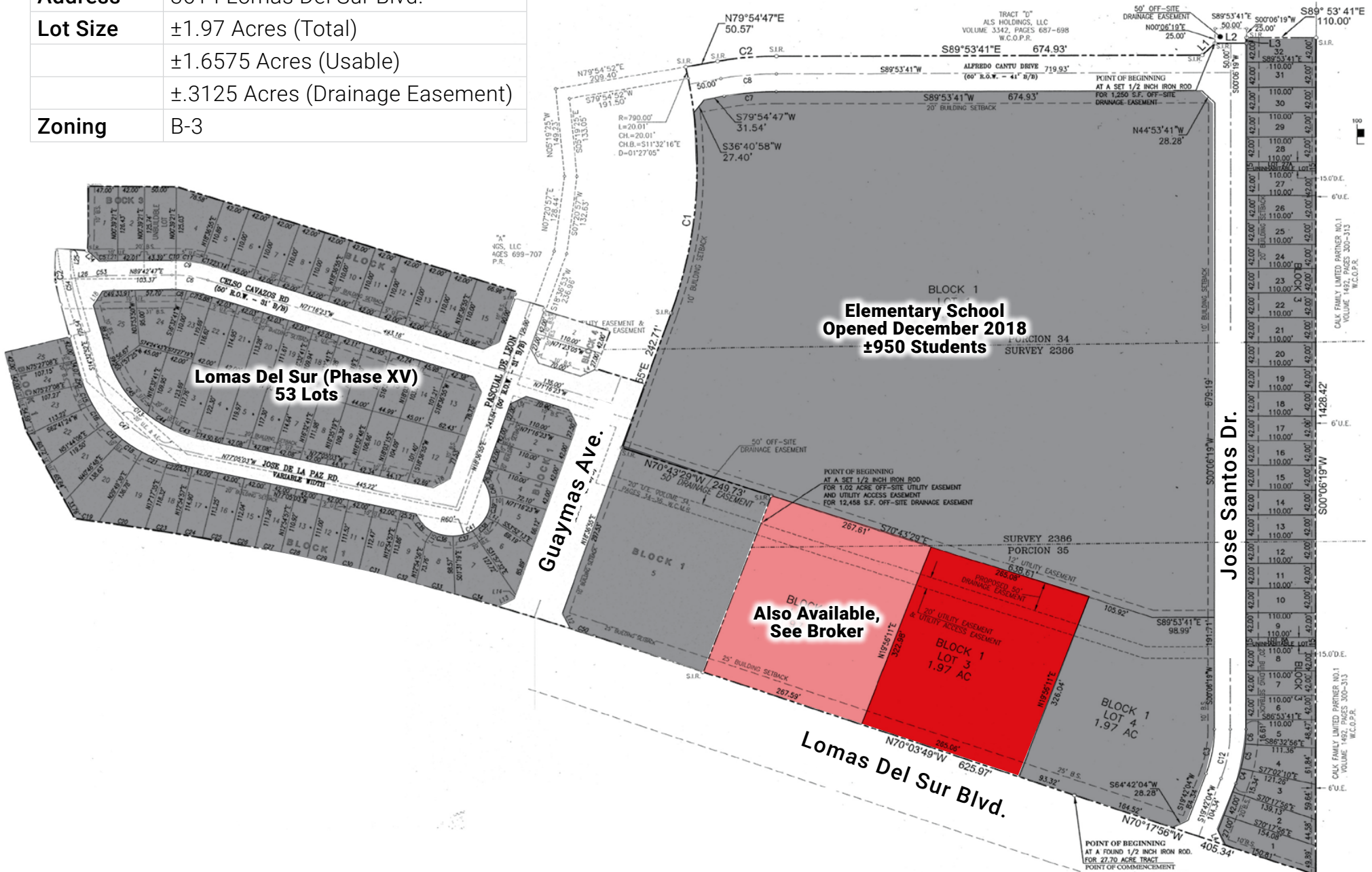
265.06'



**Elementary School  
Opened December 2018  
±950 Students**

## Property Info

<b>Property ID</b>	950-26001-030
<b>Address</b>	3614 Lomas Del Sur Blvd.
<b>Lot Size</b>	±1.97 Acres (Total) ±1.6575 Acres (Usable) ±.3125 Acres (Drainage Easement)
<b>Zoning</b>	B-3



**Joey Ferguson, Senior Associate**

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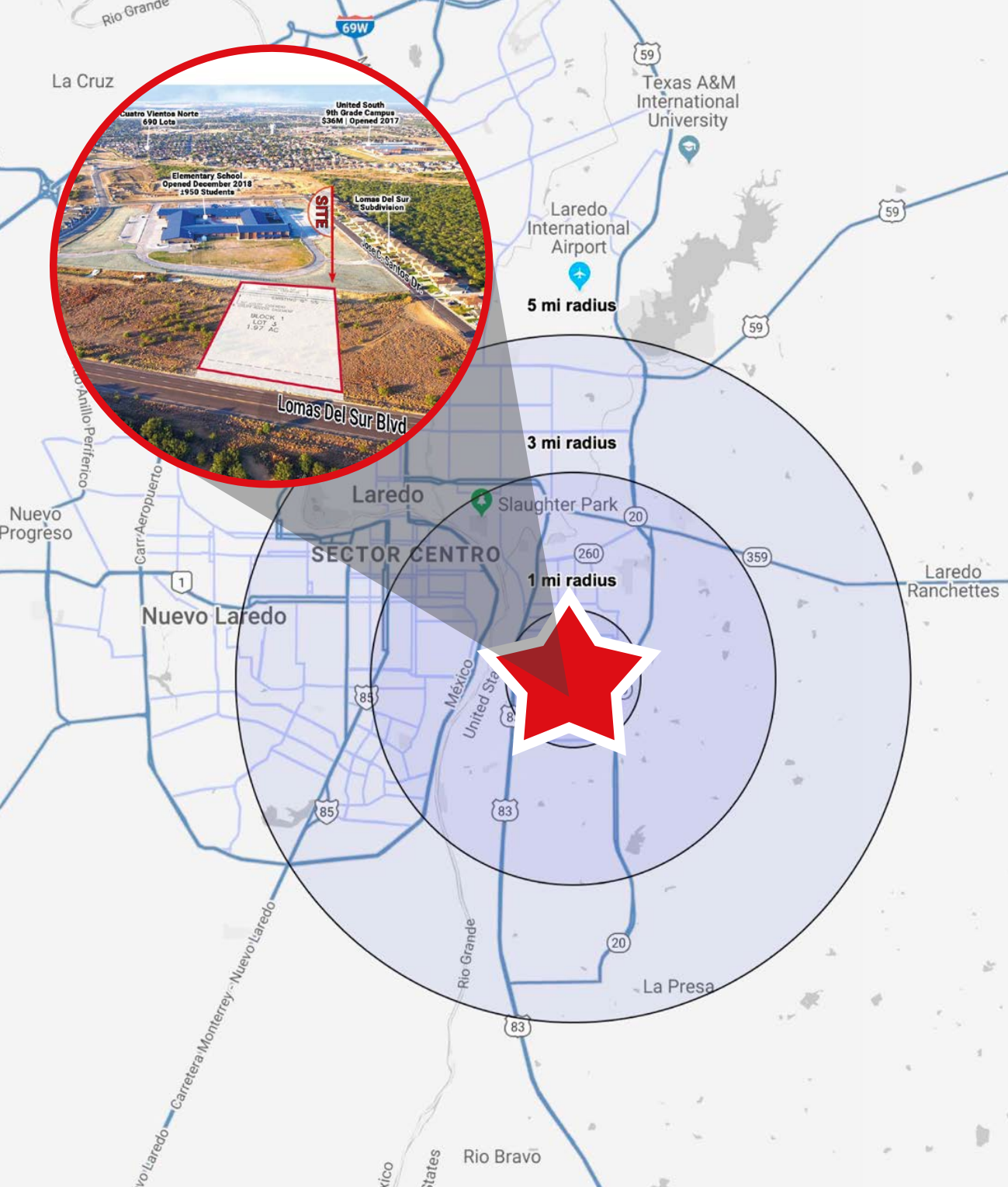


### Residential Development (Single Family)

- 1 Lagos Del Valle IV & V 69 Lots
  - 2 Los Presidentes 185 Lots\*
  - 3 Wright Ranch 683 Lots\*
  - 4 Lomas Del Sur XV & VII 121 Lots\*\*
  - 5 Cuatro Vientos Sur 620 Lots\*
  - 6 Eleden 2,419 Lots\*
  - 7 Cielito Lindo 1,149 Lots\*
- \*At full development \*\*Under Construction

 Educational Development  
(3 Years & Newer)

 Multi-Family Development  
(5 Years & Newer)



LAREDO ECONOMIC GROWTH

 **66%**

Increase in Total Building Permits  
(1st Qtr 2019 vs 1st Qtr 2018)



**\$57M**

Single-Family Building  
Permit Values (1st Qtr 2019)

**\$25M**

Industrial/Warehouse  
Building Permits (1st Qtr 2019)

**327B**

Total Trade with the World  
is done in Laredo, TX (2018)

**97%**



of US/Mexico Trade was  
handled in Laredo, TX



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	1 Mile	3 Mile	5 Mile
2019 Estimated Population	18,377	84,226	146,561
2024 Projected Population	18,857	86,788	153,112
2019 Est. Median Age	25.0	25.8	27.4
.....			
2019 Estimated Households	4,528	21,282	40,428
2024 Projected Households	4,773	22,559	43,518
2019 Est. Total Housing Units	4,772	22,490	43,353
2019 Est. Owner-Occupied	69.1%	68.3%	57.1%
2019 Est. Renter-Occupied	25.8%	26.3%	36.1%
2019 Median Home Value	\$103,418	\$99,592	\$103,388
2019 Median Rent	\$660	\$647	\$589
.....			
2019 Est. Total Businesses	142	894	3,202
2019 Est. Total Employees	2,179	9,861	35,192
2019 Est. Average Household Income	\$43,143	\$46,888	\$43,698
2019 White Collar Workers	46.1%	44.7%	45.5%
2019 Blue Collar Workers	53.9%	55.3%	54.5%
.....			
2019 Est. Total Household Expenditure	\$179.52 M	\$890.14 M	\$1.62 B
2019 Est. Apparel	\$6.38 M	\$31.6 M	\$57.06 M
2019 Est. Entertainment	\$9.84 M	\$48.92 M	\$88.22 M
2019 Est. Food, Beverages, Tobacco	\$28.51 M	\$140.99 M	\$256.11 M
2019 Est. Furnishings, Equipment	\$6.08 M	\$30.23 M	\$54.57 M
2019 Est. Health Care, Insurance	\$16.46 M	\$81.73 M	\$148.51 M
2019 Est. Household Operations, Shelter,	\$59.12 M	\$292.86 M	\$534.03 M



**Population**



**Households/  
Housing**



**Businesses/  
Employees**



**Consumer  
Expenditures**



## 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.

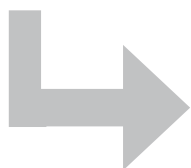
**Offices** **400**

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:
  - 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.

<b>NAI Swisher &amp; Martin Realty</b>	<b>443600</b>	<b>cristy@swishermrealty.com</b>	<b>(956)725-3800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>DSS Development Corporation</b>	<b>443600</b>	<b>cristy@swishermrealty.com</b>	<b>(956)725-3800</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Cristina Swisher</b>	<b>414292</b>	<b>cristy@swishermrealty.com</b>	<b>(956)725-3800</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Joe Willam Ferguson Jr</b>	<b>492776</b>	<b>joeyferguson@outlook.com</b>	<b>(956)324-5639</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date