

DEL COURT AT 102

102 DEL COURT | LAREDO, TX | 78041

±7,000 SF OF OFFICE SPACE FOR LEASE



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

ENRIQUE VOLKMER
Real Estate Agent
enriquev@stx-cre.com
210.889.6430

SOUTH TEXAS COMMERCIAL
102 Del Ct, Ste 102
Laredo, TX 78041
(956) 712-8022



INFORMATION



PROPERTY DESCRIPTION

Newly Remodeled Location With Endless Possibilities

Del Court at 102 is a premier office destination conveniently located in Laredo. This exceptional development offers luxury office spaces ranging from 516 to 768 square feet, designed to cater to a variety of professional businesses.

Our high-end environment is ideal for legal, financial, real estate professionals, and many others, providing the perfect setting for you to operate at the highest level.

With ample parking and a state-of-the-art facility, Del Court at 102 is the ideal workspace for professionals looking to enhance their business presence. Experience an environment that fosters productivity, innovation, and success.

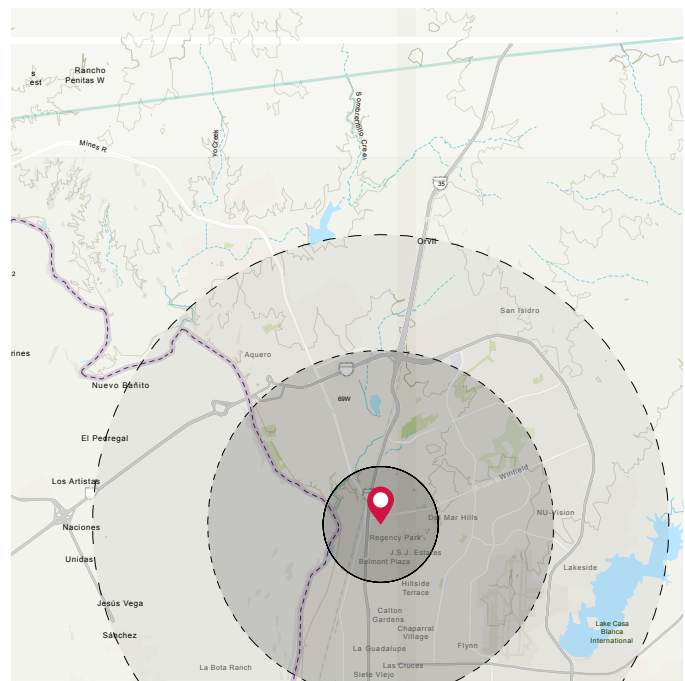
Join us at Del Court at 102 and elevate your business today.

HIGHLIGHTS

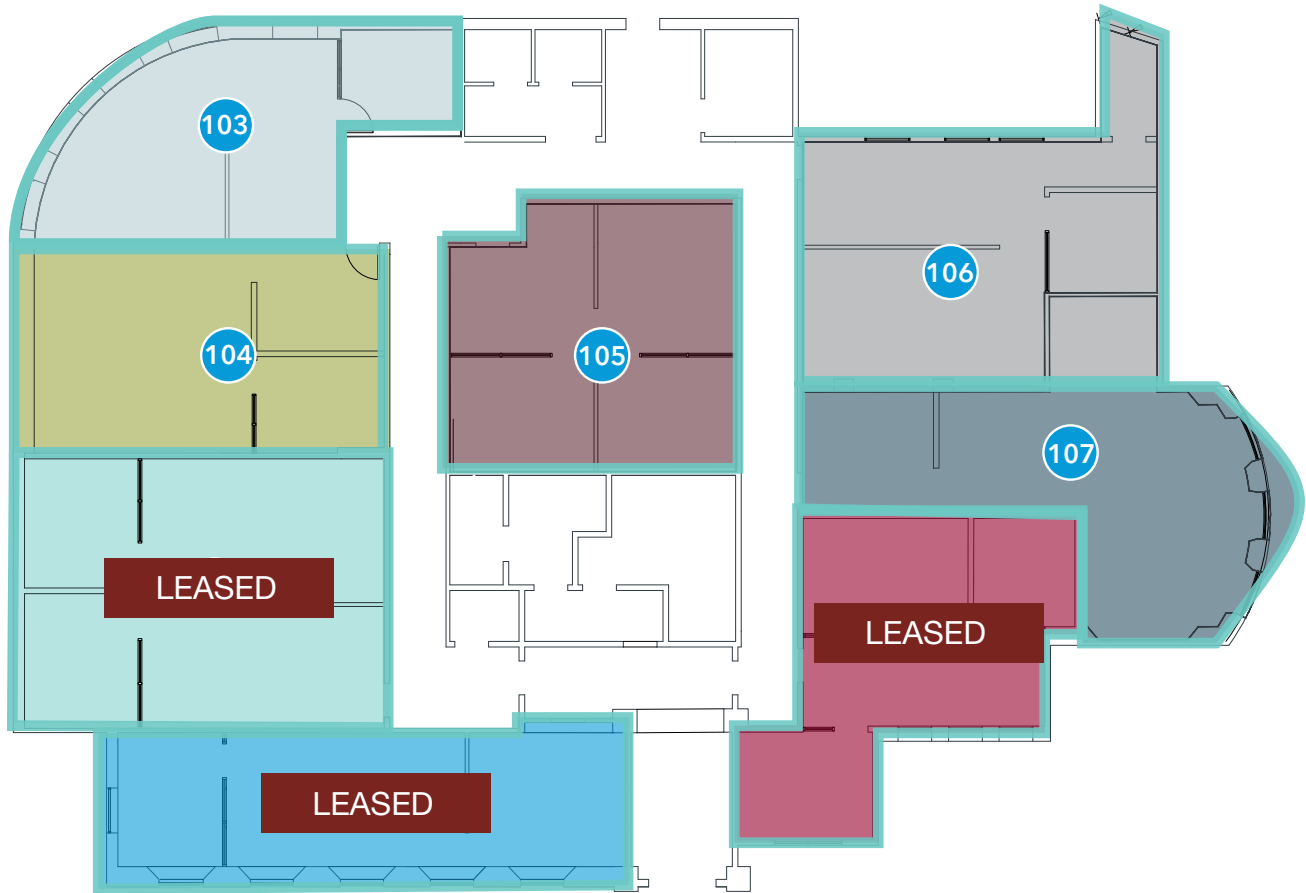
- ±6,826 SF Building Size
- ±1.26 AC Lot Size
- B-4 Zoning
- Built-to-suit
- Ample parking
- Divisible

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,123	28,965	54,744
Total Population	8,702	88,352	171,710
Average Household Income	\$104,995	\$82,703	\$84,165



FLOOR PLAN

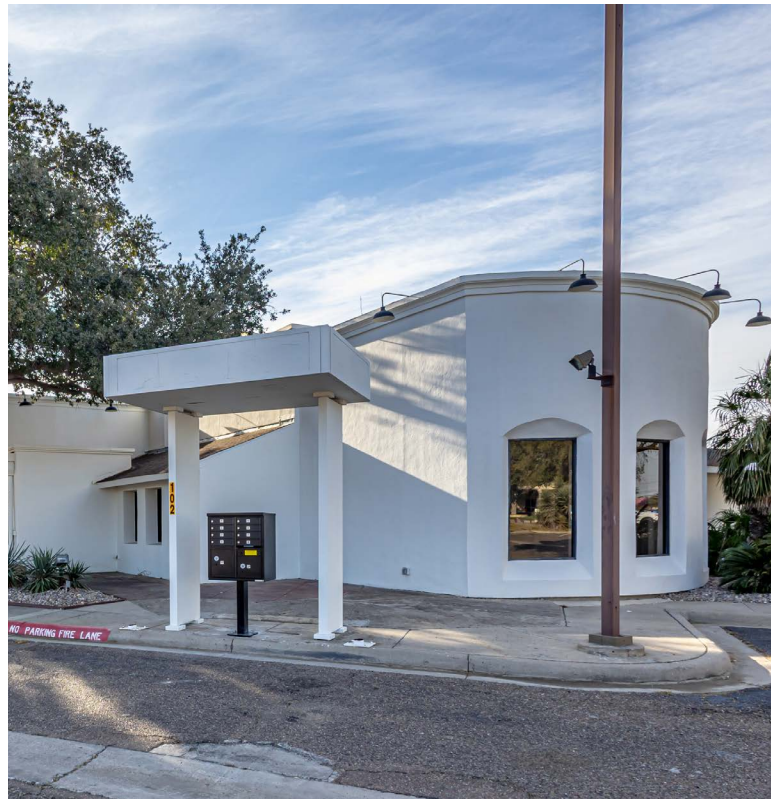


AVAILABLE SPACES

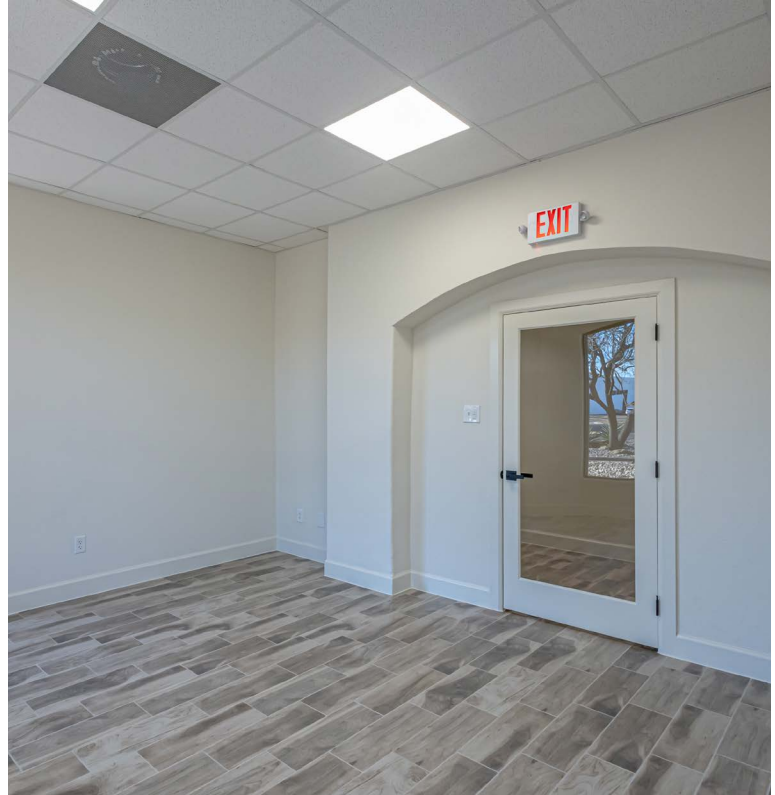
SUITE	SF	PRICE
103	±516 SF	\$2,250
104	±567 SF	\$2,400
105	±580 SF	\$2,500
106	±649 SF	\$2,750
107	±674 SF	\$2,900

3D RENDER OF FLOOR PLAN





INTERIOR PHOTOS



FOR INFORMATION & SITE TOURS CONTACT:

ENRIQUE VOLKMER
South Texas Commercial
Real Estate Agent
210.889.6430
enriquev@stx-cre.com



South Texas Commercial
102 Del Ct, Ste 102,
Laredo, Texas 78041
956.712.8022
stxcre.com

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STXCRE, and should not be made available to any other person or entity without the written consent of the Brokerage. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STXCRE has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, STXCRE has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Brokerage conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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:
 - 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.

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.

South Texas Commercial Real Estate	9003917	evillareal@stxcre.com	(956)682-4242
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Edward J. Villareal	467182	evillareal@stxcre.com	(956)682-4242
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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