

LAS FINCAS PHASE 1 | **FOR SALE**

6911 Labores Dr. | Laredo, Texas



Jay Puig
Broker/Principal
956.237.8075
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Property Summary

6911 Labores Dr. Laredo, Texas | Las Fincas PH 1-Multi-Family



PROPERTY OVERVIEW

Lot Sizes: ±4.97 Acres

Location: Located off EG Ranch Road across from Freedom Elementary

Pricing: \$1,298,950.00 or \$5.99 psf.

Other: The property is fully entitled and platted. The property is currently zoned R-1A. Seller will cooperate with a zone change request with a due diligence period for acquire zoning approval. Call Listing Broker for details.

Improvements: There are currently no improvements on the property. Property was platted in 2021.

LOCATION OVERVIEW

This property is located adjacent to a 1,100-home site Master Planned Community with phase 1 completed and phase 3 having final plat approval. Located off the growing residential corridor of HWY 359, this property is ideal for multi-family development. Currently, there are no newly built apartment complexes in the area which will allow the developer/investor to “Set the Market” when it comes to rental rates and leasing opportunities. This is a great investment for both a long term operator or investor looking to diversify.



Location Map

6911 Labores Dr. Laredo, Texas | Las Fincas PH 1-Multi-Family

[Aerial Map Link](#)



- | Across from Freedom Elementary
- | Immediate access to Highway 359
- | Ideal for multi-family development



FOR MORE INFORMATION ABOUT
THIS PROPERTY, PLEASE CONTACT:



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

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LLC.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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