

Queens Court | Eagle Pass, TX 78852

Commerical Lots For Sale at Pilot Subdivision



±14 ACRES IN SIX (6) LOTS



**FOR PROPERTY INFORMATION &
SITE TOURS PLEASE CONTACT:**

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SOUTH TEXAS COMMERCIAL
102 Del Ct, Ste 102
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Queens Court, Eagle Pass, TX 78852

PROPERTY OVERVIEW



Now available for sale, this prime commercial subdivision offers highly visible retail and service-oriented development opportunities in one of the fastest-growing corridors of Eagle Pass, Texas. Lot sizes range from ± 1.0 to ± 3.0 acres, with full city utilities in place, including water, sewer, electricity, and natural gas.

Strategically positioned within the designated truck route for all commercial traffic entering and exiting Mexico, this corner captures a daily traffic count of approximately 29,000 vehicles per day, providing exceptional exposure and accessibility. This location is ideal for restaurants, retail services, commercial vehicle services, quick-serve concepts, medical/emergency care facilities, professional offices, and a wide range of commercial uses.

The subdivision is located adjacent to the future Empire Industrial Park, a planned $\pm 5,000,000$ SF industrial development that will significantly expand international logistics, trade, and employment in the region. As the surrounding industrial and residential growth accelerates, this site is positioned to become the primary commercial destination supporting daily workforce, commercial drivers, and local residents.

LOTS	ADDRESS	AC
LOT 1	260 Queens Court	± 3.013 AC
LOT 2	218 Queens Court	± 2.936 AC
LOT 3	170 Queens Court	± 2.626 AC
LOT 4	156 Queens Court	± 2.228 AC
LOT 5	114 Queens Court	± 1.667 AC
LOT 6	72 Queens Court	± 1.667 AC

PROPERTY FEATURES

- Utilities via City of Eagle Pass
- Located at the corner of Texas State Loop 480 and El Indio Highway
- 4.8 Miles from Eagle Pass International Bridge
- Close to Pilot Gas Station

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AERIAL



Disclaimer. The information contained herein was obtained from sources believed reliable. STXCRE makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

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AERIAL



Queens Court, Eagle Pass, TX 78852 PILOT GAS STATION PHOTOS



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Queens Court, Eagle Pass, TX 78852 PHOTOS



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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.

2-10-2025



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.

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. **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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date