

LAREDO, TX INDUSTRIAL

FOR SALE

13110 Spivey Dr Laredo, TX 78045



SALE PRICE

\$11,750,000

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcgrandevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcgrandevalley.com

Diana Bakalem

(210) 983-3426

dbakalem@cblamansion.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

PROPERTY OVERVIEW

13110 SPIVEY DR

Laredo, TX 78045



PROPERTY DESCRIPTION

Located in Laredo, TX, this warehouse is strategically positioned less than 2 miles from the US-Mexico border, making it an essential link in the supply chain network. Currently occupied by Seegrove International, the property generates a net income of \$720,000, offering immediate, stable cash flow. Laredo's proximity to the border serves as a gateway for international trade and commerce. As the 13th largest Foreign Trade Zone (FTZ) for export activity in the U.S., Laredo is a prime location for warehouse and distribution operations.

PROPERTY HIGHLIGHTS

- Less than 2 miles from the US-Mexico border, offering easy access for international trade.
- Laredo is a key hub for commerce and logistics, facilitating cross-border trade.
- Easy connection to Interstate 69 West for seamless logistics.
- Equipped with 24 loading docks for efficient operations.

OFFERING SUMMARY

Sale Price:	11,750,000
Lot Size:	4.59 Acres
Building Size:	70,478 SF
Loading Docks:	24
NOI:	\$720,000.00
Cap Rate:	6%

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com

Diana Bakalem
(210) 983-3426
dbakalem@cblamansion.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY



LAREDO FACTS

#1 Inland Port on the U.S. – Mexico Border

#1 Railroad interchange point on U.S. – Mexico Border

Nation's third busiest port among more than 450 airports, seaports, and border crossings

Gateway for Air Cargo Transportation

Automotive Supply Chain Corridor

Only airport on the U.S. -Mexico border with 24/7 U.S. Customs preinspection services.

Over 4+ million commercial trucks crossings every year Ranked #1 City in the U.S. to start a business.

Laredo is the 13th largest Foreign Zone (FTZ) for warehouse and distribution in the U.S. for export activity; surpassing cities like Boston, Detroit, and El Paso.



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE
VALLEY

#1 IN LAND PORT ALONG US – MEXICO BORDER

Approximately 5,546,575 trucks crossed the border in 2022 north and southbound.

Home to 251 freight forwarders, 656 trucking/transportation companies, and 120 U.S. Customs Brokers.

1 Rail Bridge and 4 vehicle bridges: 2 commercial, 3 private vehicles.

Good shipped through Laredo travel to more than 60 countries.

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com

Diana Bakalem
(210) 983-3426
dbakalem@cblamansion.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY



INTERNATIONAL BRIDGES

Bridge 1 - Gateway to the America's Bridge Non-commercial and Pedestrian

Bridge 2 - Lincoln - Juarez International Bridge Non-commercial

Bridge 3 - Columbia Solidarity Bridge Non-commercial and Commercial

Bridge 4 - World Trade Bridge Commercial

Between the World Trade and Columbia, about 14,000 commercial trucks cross the bridges each day. This is only 40% of the capacity of these bridges.



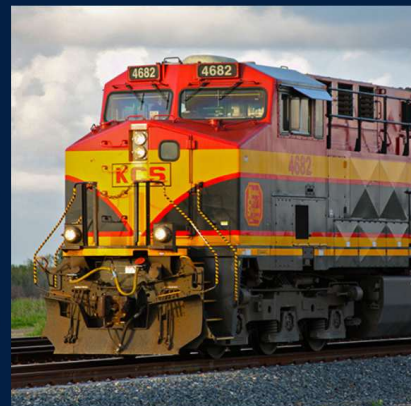
RAIL SERVICE

International rail service is provided by Union Pacific and Kansas City Southern

Union Pacific provides Intermodal³ service within 8 miles of most industrial parks as well as service to Dallas and the Midwest.

Railroad bridges - (1) KCSR International Rail Bridge

2021 Total Trucks Crossings: 5,070,857



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com

Diana Bakalem
(210) 983-3426
dbakalem@cblamansion.com

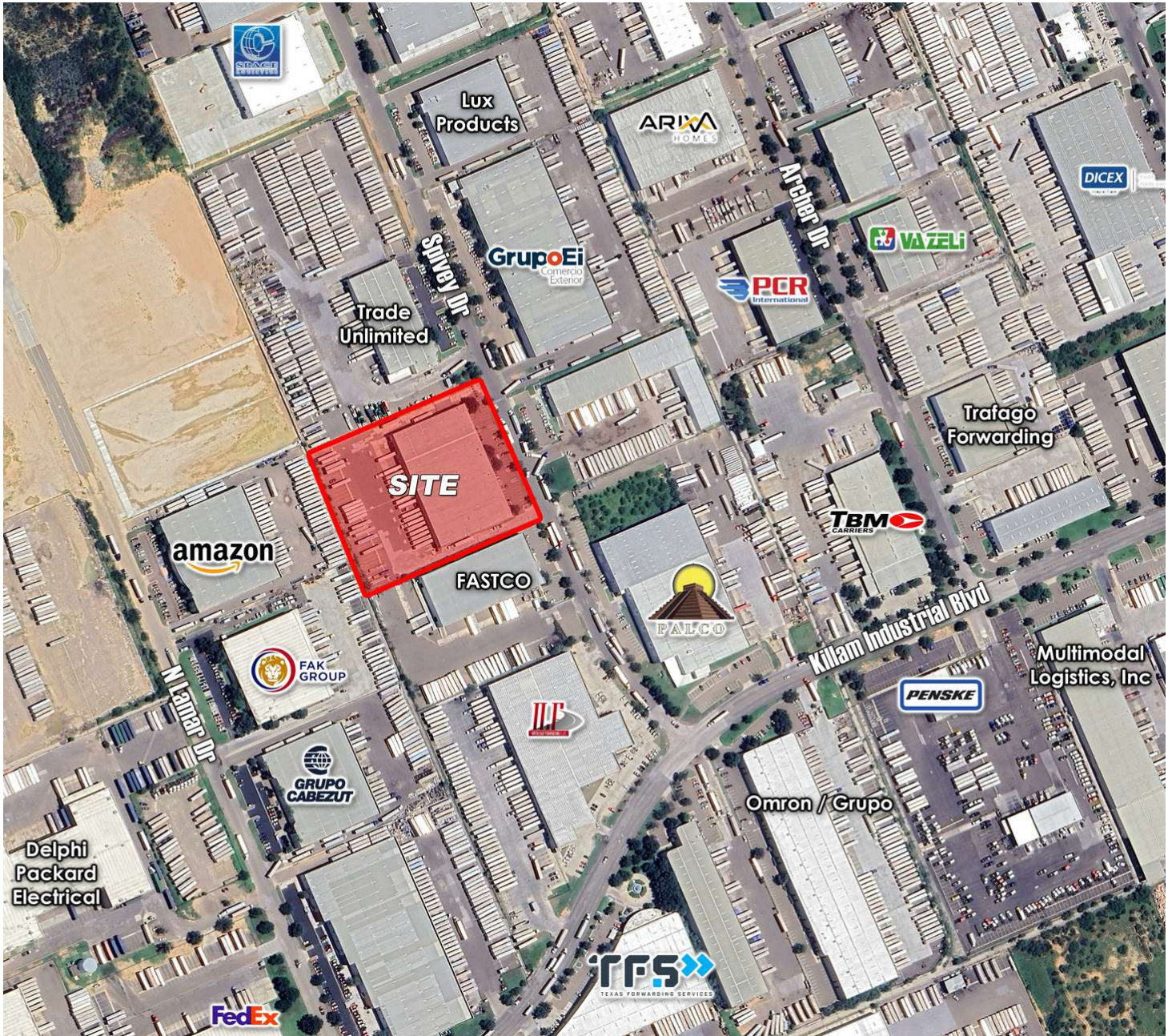


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL

13110 SPIVEY DR

Laredo, TX 78045



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com

Diana Bakalem
(210) 983-3426
dbakalem@cblamansion.com

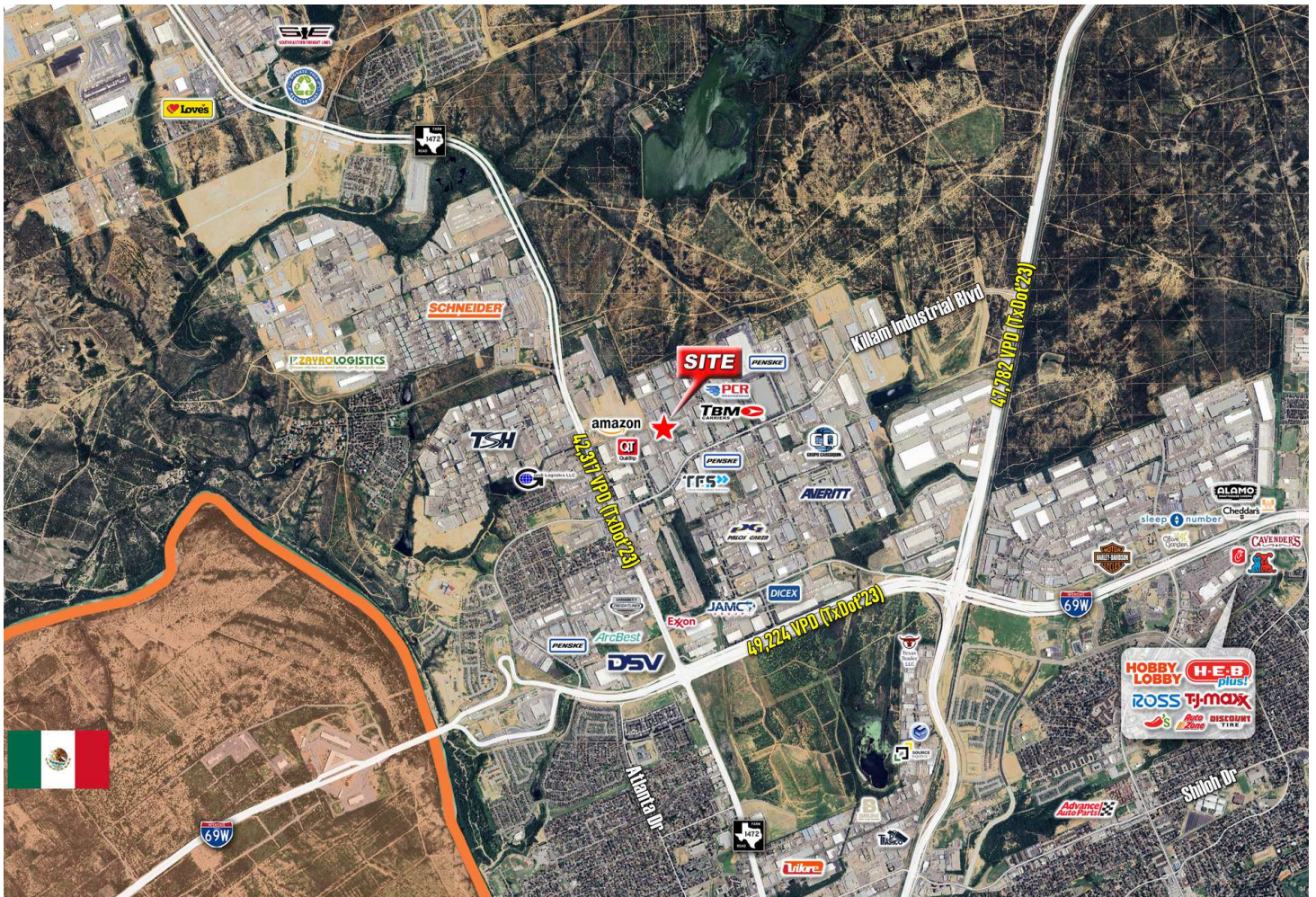


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL MAP

13110 SPIVEY DR

Laredo, TX 78045



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com

Diana Bakalem
(210) 983-3426
dbakalem@cblamansion.com

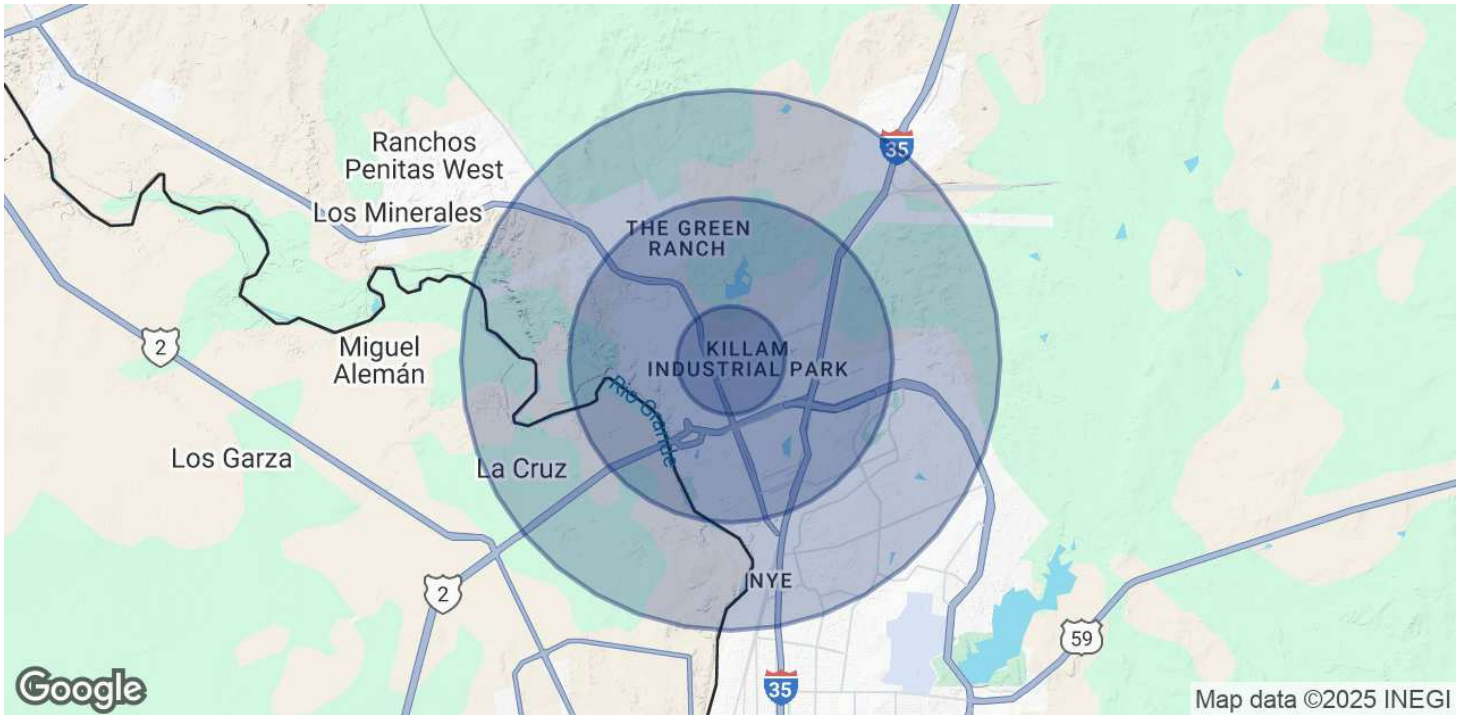


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

13110 SPIVEY DR

Laredo, TX 78045



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,914	30,804	81,126
Average Age	32	34	35
Average Age (Male)	31	33	34
Average Age (Female)	33	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	502	9,126	25,226
# of Persons per HH	3.8	3.4	3.2
Average HH Income	\$107,484	\$90,792	\$110,152
Average House Value	\$288,893	\$221,977	\$275,890

Demographics data derived from AlphaMap

Daniel Galvan, SIOR, CCIM
 (956) 451-2983
 dgalvan@cbcriograndevalley.com

Michael Pacheco
 (956) 739-5172
 mpacheco@cbcriograndevalley.com

Diana Bakalem
 (210) 983-3426
 dbakalem@cblamansion.com



**COLDWELL BANKER
 COMMERCIAL**
 RIO GRANDE VALLEY