

UNIQUE PORT OF ENTRY ACCESS AT LAREDO INTERNATIONAL AIRPORT

BUILT TO SUIT OPPORTUNITY
SIZES FROM 2.5 ACRES
TO 51.7 ACRES

DEVELOPED BY:



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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VISION AND VALUE AT LRD

AFCO's Master Development Agreement with Laredo International Airport covers four parcels totaling 74 acres of land offering airside access and potential aircraft parking. Laredo is home to one of the few dual U.S.-Mexican customs facilities which allows cargo users to clear goods through a less congested port of entry – saving time and money.

PARCEL A - AT LAREDO INTERNATIONAL AIRPORT

GENERAL AVIATION OPPORTUNITY HIGHLIGHTS

Parcel A offers 2.5 acres build-to-suit opportunity ideal for General Aviation uses.

Adjacent to a large apron area on the southwest corner of the airport.

DEVELOPMENT POTENTIAL

- Can support tenant needs from 10,000 through 35,000 sf of facility space
- Flexible building and site configuration options
- Single or multi-use tenancy

DISTANCE FROM MAJOR THOROUGHFARES

- 0.54 miles to US 59
- 2.67 to I-35



PARCEL C - AT LAREDO INTERNATIONAL AIRPORT

CARGO OPPORTUNITY HIGHLIGHTS



Parcel C is a 9.3 acre build-to-suit opportunity ideal for landside facing industrial or office/warehouse flex cargo users.

DEVELOPMENT POTENTIAL

- 100,000 SF
- Opportunity for airfield access allows users to load and unload cargo directly off the airport
- Single or multi-use tenancy

DISTANCE FROM MAJOR THOROUGHFARES

- 1.97 miles to US 59
- 3.18 miles to I-35



PARCEL D - AT LAREDO INTERNATIONAL AIRPORT

CARGO OPPORTUNITY HIGHLIGHTS AND CONCEPTUAL PLAN

Parcel D offers 10.5 acres ideal for an air cargo facility and aircraft parking.

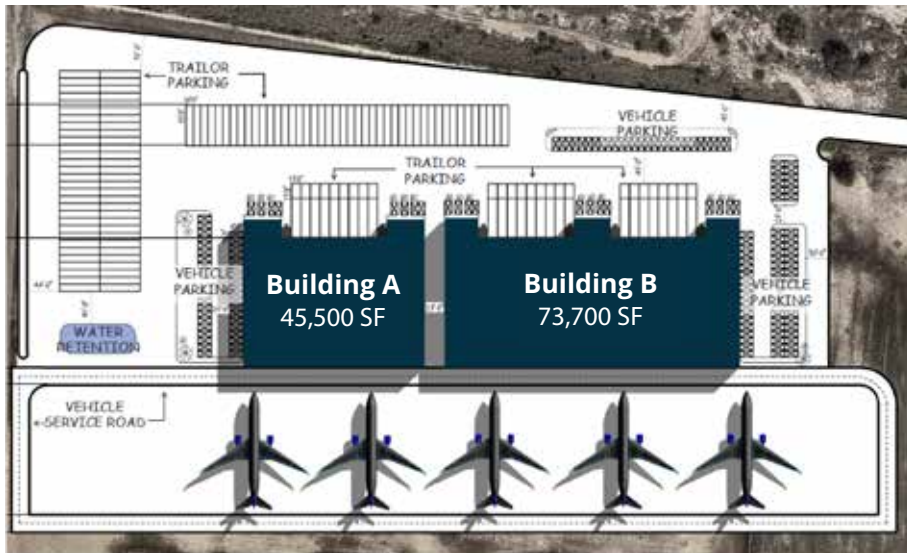
The site is runway adjacent and can provide parking for a variety of commercial cargo aircraft types.

DEVELOPMENT POTENTIAL

- Flexible building configuration and site planning options
- Single or multi-use tenancy

DISTANCE FROM MAJOR THOROUGHFARES

- 1.57 miles to US 59
- 5.08 miles to I-35



PARCEL F - AT LAREDO INTERNATIONAL AIRPORT

MRO/AIR CARGO/LOGISTICS OPPORTUNITY HIGHLIGHTS

Parcel F offers 51.7 acres for potential cargo, MRO, or related aviation support and logistics uses.

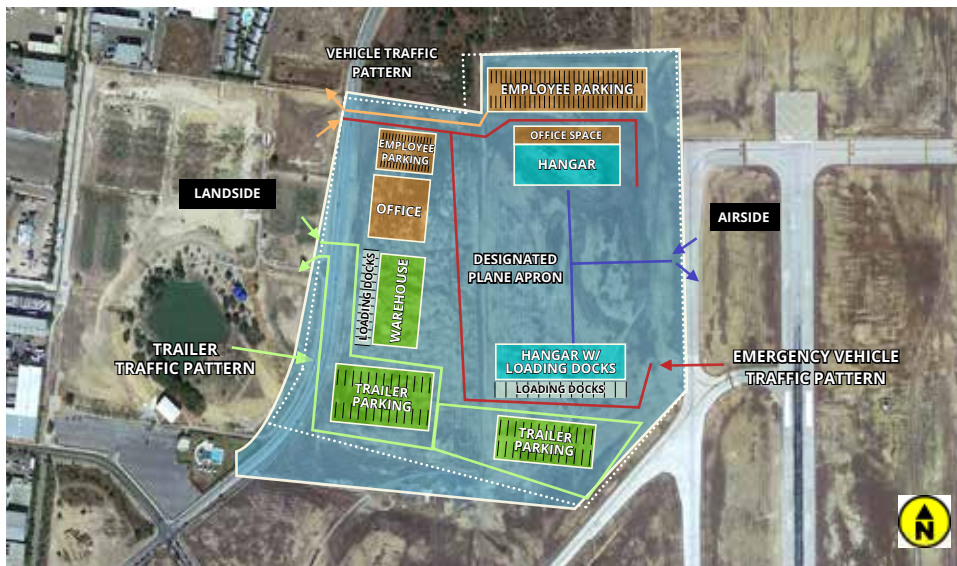
Runway adjacent and can include aircraft parking.

DEVELOPMENT POTENTIAL

- Flexible building configuration and site planning options up to 500,000 SF
- Single or multi-use tenancy

DISTANCE FROM MAJOR THOROUGHFARES

- 1.95 miles to US 59
- 3.15 miles to I-35



ABOUT AFCO

AFCO is a leader in on-airport facility investment, development, financing, leasing and management throughout the United States with unparalleled financial capacity and decades of delivering value to airports, airlines, and aviation related businesses.

AFCO's mission is to provide the very best in the development and management of airports and infrastructure for companies in the business of moving passengers, cargo, or freight.

Since 1990, AFCO has become a pioneer in U.S. aviation facilities development as a turn-key airport design, build, and property management company. Our work creates jobs and drives economic activity.

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2-10-2025

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.



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edward J. Villareal	467182	evillareal@stxcre.com	956-682-4242
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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