

1820 AGUILA AZTECA

FOR LEASE | 36,248 SF | AVAILABLE IMMEDIATELY

1820 AGUILA AZTECA, LAREDO, TX 78043



**PAD SITE
20,000 SF**

**TRAILER PARKING
FOR LEASE**

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

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

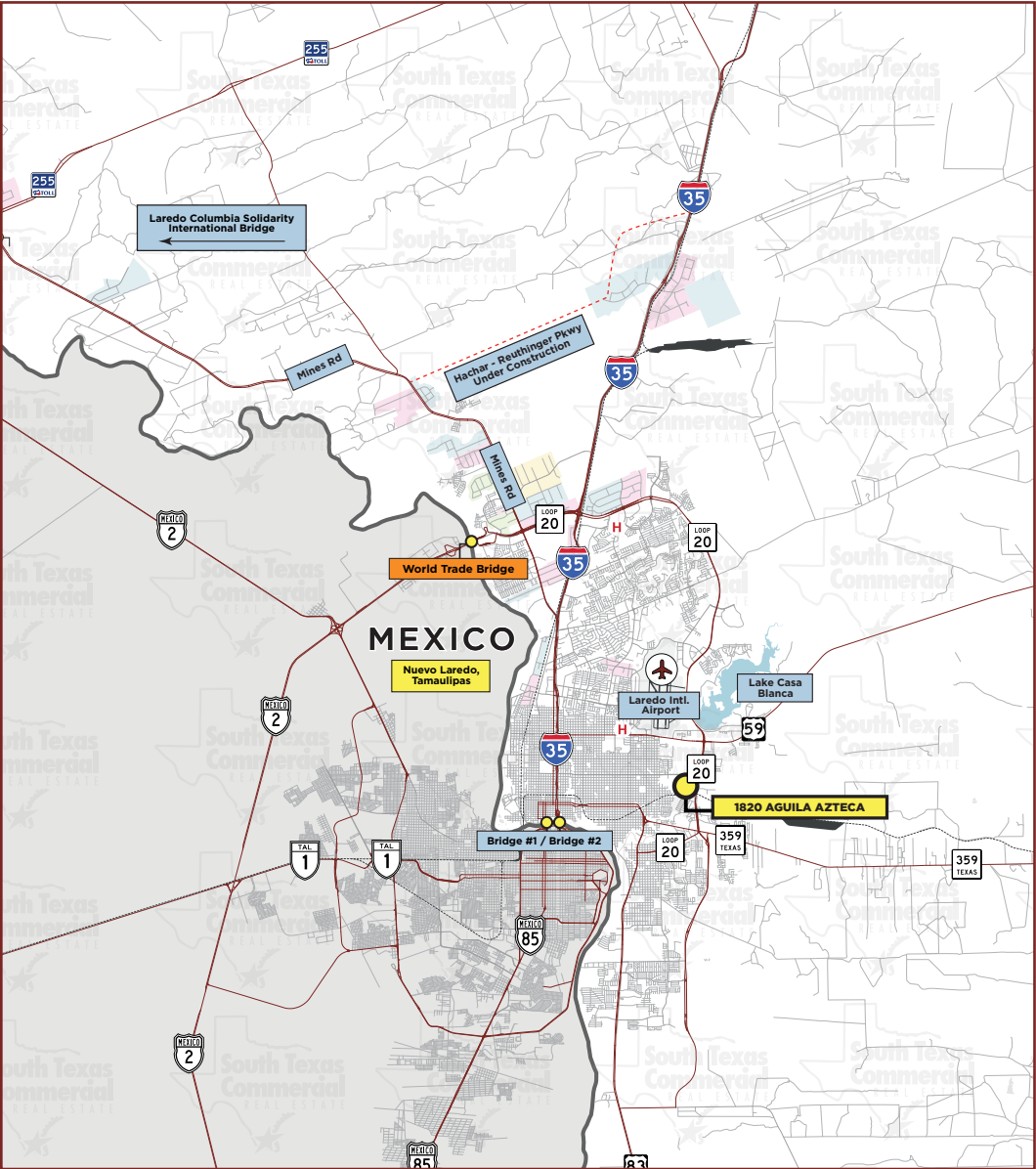


TABLE OF CONTENTS

EXISTING BUILDING PAGE 3

TRAILER PARKING PAGE 8

BUILT TO SUIT PAD PAGE 9

DEMOGRAPHICS PAGE 10

**Click on the tabs to advance a section of brochure*

OVERVIEW

1820 Aguila Azteca is a 108,500 SF warehouse with 36,248 SF of space for lease. Located in the heart of south-central Laredo, Texas, inside Ponderosa Industrial Park. Strategically located near a skilled labor pool. This property provides central access to local distribution with direct access to Loop 20, connecting IH 35 with easy routes to State Highway 59 and State Highway 359. The property boasts 6 dock-high doors and an operational rail spur with 5 additional dock-high doors serviced by Canadian Pacific-Kansas City Southern. An expansion pad is also available for future growth, depending on parking configuration.



BUILDING SPECIFICATIONS

Building Size :	± 108,500SF	Trailer Parking :	± 237 Trailer Parking
Available :	± 36,248 SF	Year Built/Renovated :	1999/2025
Office Space :	± 2,500 SF	Sprinklered :	Yes
Clear Height :	24'	Opportunity Zone :	Yes
Dock Doors :	6 Dock High Doors	Property Subtype:	Manufacturing
Grade Level Doors :	1 Door for Grade Level Access	Industrial Park :	Ponderosa Industrial Park
Rail Doors:	5 Doors for Rail Access	Lot Size:	±17.80 AC











FOR LEASE

SPECIFICATIONS

Proposed Warehouse: ±20,000 SF / BTS



DEMOGRAPHICS

DISTANCE	1 MILE	3 MILE	5 MILE
Total Households	4,102	29,955	55,523
Total Population	13,129	97,319	181,472
Average Income	\$67,044	\$70,154	\$74,194

WITH IN A 5 MILES RAIDUS....

 35
AVERAGE AGE

 60
RESTRAUANTS

 180
SHOPS

DRIVING TIMES

LOCATION	DISTANCE (MILES)	DISTANCE (MINUTES)
Laredo Intl. Airport	2.7 miles	5 minutes
Laredo Medical Center	3.0 miles	9 minutes
IH 35	4.0 miles	9 minutes
Laredo Intl. Bridge	4.5 miles	10 minutes
World Trade Bridge	10.9 miles	18 minutes







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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.

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:
 - 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.

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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date