

# Vinateria Ranch



This property is being offered exclusively by Compass Real Estate Investments. This property can be enjoyed as a combination of grazing, recreational, homestead, and/or for industrial/commercial use. The property is currently low fenced on 4 sides. The property also has the potential for industrial or commercial use with over 1 mile of frontage on HWY 359 and over 1 mile of KCS rail frontage. The property is located right outside of the city limits of Laredo, making it ideal for industrial use or for the development of an industrial park dedicated to rail service. The greatest feature about this property is its close proximity to Laredo, with it being only 8 minutes from Loop 20. This property is in the growth path of Laredo with the new Detention Facility and new Outdoor Market right down the road. Asking price \$20,000.00 per acre

- Various small animals, deer, and hogs There are no structures to speak of on the property
- The property has one earthen tank located at the front of the property.
- There is City of Laredo water service available along HWY 359 as well as 3 phase electrical service along HWY 359
- Property can be sold in single or multiple tracts.
- 8 Miles East of Loop 20, on HWY 359
- There is City of Laredo water service available along HWY 359 as
- well as 3 phase electrical service along HWY 359
- Property and tracts are currently un-platted

Contact Jay Puig (956)237-8075 jay@compassSTX.com







## Information About Brokerage Services

Toxas law requires all real estato liconse holders to give the following information about brokerage services to prospective buyers, lenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, inclining acts performed by sales agents sounsured by the broker.
- A SALES AGENT must be appropried by a broker and works with clients on behalf of the broker.

#### A BROXER'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 properly 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 horiestly 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 self 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/lonant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum dulies 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 of

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 pant, set forth the brokens obligations as an inturmediary. A tricker who acts as an intermediary

- Must treat all parties to the transaction impartially and forly.
- May, with the parties' written contoni, 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.
- Mist not, whese specifically authorized in writing to do so by the party, disclose
  - first the owner will accept a price less than the written asking price.
  - that the buyer/lenant will pay a price greater than the price submitted in a written offer; end
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unloss required to do so by law.

AS SUBAGENT: A license holder acts as a subagon) when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyor but does not regresent 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 proker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE MOLDER 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 holige below and relain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer/Ten	nant/Sellen/Landlord Init	als Date		
Regulated by the Texas Real Estate Committee Committee Committee (Committee Committee	alsslon	Information ava	Information available at www.trec.texas.gov	

IRS Selection