



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

E. G. RANCH

LOCATION, LOCATION, LOCATION!!!

**(Lies within the Laredo City Limits, City Water & Sewer, Electricity,
Paved Access To Hwy 359, UISD School Site, City of Laredo Preliminary Zoning,
Ready for Development)**

474.21 Acres (Intact or in two parcels)

WEBB COUNTY, TEXAS

Ground Snapshots - Wintertime shots taken in February, 2010



LOCATION: This property is located inside the Laredo city limits two miles east of downtown Laredo which is the county seat of Webb County; or 141 miles west of Corpus Christi; or 150 miles southwest of San Antonio; or 311 miles southeast of Houston; or 424 miles southwest of Dallas. All distances are measured straight line as the crow flies.

BACKGROUND: This property is the final parcel out of an old Laredo family ranch that in its' heyday was used for a cattle operation. It has been in the family for many years and the City of Laredo has grown so

fast over the past decade that it is knocking on the door of this once proud ranch.

REASON FOR SALE: The property is vested in multiple family members and is being sold for estate planning purposes.

METHOD OF SALE: The Owners (Sellers) have given Thornton Ranch Sales exclusive written authorization to sell this fine property. The sellers will convey the property by Special Warranty Deed, provide a Standard Owners Policy of Title Insurance and furnish a current/recertified survey. The property is offered for sale for all cash or otherwise as herein described. The property is offered for sale in two tracts as shown on the Topographic Map on the last page of this sale brochure.

DESCRIPTION: This 474.21 acre tract sits just at the outskirts of the City of Laredo. Laredo having been previously dubbed the second fastest growing city in America, only behind Las Vegas, Nevada, is expanding to the north and southeast. It is bound on the south and west by the Rio Grande River. Laredo has experienced unprecedented growth over the past two decades due to business development, international trade (Laredo is the largest inland port in the United States), oil and gas exploration and development, cattle and agricultural industry, banking and its sister city relationship with Nuevo Laredo. There are two public school districts in Laredo; United Independent School District being one of them and this property lies within its boundaries. UISD is one of the fastest growing districts in Texas. There is already a ten acre site inside this property designated for a future UISD school. The topography of the ranch lends itself to development with flat to slightly rolling terrain. The ranch will be connected to Highway 359 via a paved county road being constructed by Webb County with completion scheduled within a few weeks. The planning and zoning department of the City of Laredo has already devised a plan for growth into this property with water, sewer, electricity and paved access available. The owners have been working with the city for eight years to achieve the goal of offering this property to the market ready for development.

MINERALS: The surface estate only is offered for sale. All sub-surface minerals and water rights shall be retained by owners.

IMPROVEMENTS: A recently renovated ranch house/lodge (2,050 sq. ft.) with a large covered pavilion with concrete floor. A 2 bedroom, 1 bath tenant house, barns, pens and other various structures that once served as the ranch headquarters. There are two lakes and the property is fenced on all sides.

TAXES: Based on current agricultural use the total ad valorem taxes for the calendar year 2009 were \$5,020.00. The property will be conveyed to the buyer with said agricultural use designation in place.

POSSESSION: Possession of the property subject to no leases of any kind shall be delivered to the buyer on the date of closing and funding.

PRICE (if sold intact): \$11,855,250.00** (\$25,000.00 per acre).

PRICE if sold in two tracts as shown on the attached Topo Map*:**

TRACT	ACRES*	X PRICE/ACRE	= TOTAL PRICE**	REMARKS
1	363.34	\$25,000.00	\$9,083,500.00	Water, sewer and electricity available
2	110.87	\$25,000.00	\$2,771,750.00	Lodge, house, barns, pens and lake. Water, sewer and electricity available.

*Approximate Acres

Price to be adjusted based on the actual number of surveyed acres that will be conveyed by a Special Warranty Deed and covered by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by Seller and Buyer. The price shall not include any furnishings, equipment, rolling stock or livestock.

*** NOTE: If THE Property is sold in Tracts 1 and/or 2 as shown on the attached topographic map, the entire Tract 1 must be sold and closed before the closing on Tract 2 can occur.

Additionally, the Seller will consider sub-dividing Tract 1 into parcels of 100 acres or more provided the first tract sold and released is contiguous to the east or south boundary line of said Tract 1 with subsequent

tracts to be contiguous to the first 100 acre tract sold.

TERMS: All cash at closing or any other terms acceptable to the seller including an installment sale with seller financing subject to seller's approval of buyers credit.

LOCAL AREA INFORMATION: Additional information on Laredo, Webb County, School Districts, State Parks, the Airport and miscellaneous information can be found on the following web sites:

Larado Chamber of Commerce: <http://main.laredochamber.net/>

City of Laredo: <http://www.cityoflaredo.com/>

Webb County: <http://www.webbcounty.com/>

Webb County Appraisal District: <http://www.webbcad.org/>

Laredo United Independent School District: <http://www.uisd.net/>

Lake Casa Blanca State Park: http://www.tpwd.state.tx.us/spdest/findadest/parks/lake_casa_blanca/

Falcon State Park (on the Rio Grande River downstream from Laredo): <http://www.tpwd.state.tx.us/spdest/findadest/parks/falcon/>

Laredo International Airport: <http://www.ci.laredo.tx.us/Airport/>

AIRPORT INFORMATION: The Laredo International Airport is located just 5 miles northwest of this property. Daily flight service is provided by American Airlines, Continental Airlines and Allegiant Air

MISCELLANEOUS INFORMATION: : There is a Federal Aviation Agency (FAA) Visual Onni Range (VOR) transmission station located on a high point on the property. The approximately one acre site and the long term lease for this facility may be available for inclusion in the sale at a price to be negotiated.

POSSIBLE USES FOR THIS PROPERTY: Although once a fine cattle and hunting ranch, this property now stands in the way of the expanded growth of the city. Subject to approval by the Laredo Planning and Zoning Commission some potential uses for this prime property are listed below:

- Residential: Single family, condominiums, apartments or a combination thereof.
- Commercial: Oil and gas industry, small business community, warehousing, etc.
- Manufacturing: Assembly, automobile, machinery, etc.
- Recreation: City, County or private recreational endeavors such as parks, play-grounds, ball parks, etc. all of which are needed in Laredo.

BROKER COMMENTS AND MISCELLANEOUS INFORMATION: Eight years of detailed, productive planning by and between the owner and the city of Laredo along with completed installation of city water and sewer service to this property make it a prime candidate for immediate development now or in the future.

SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: FRANK. J CARTER (956) 740 4849 at any time for showing coordination, service and support. Or you may contact Frank via email at: frankcarter220@yahoo.com. Or if frank is not available, contact LEN THORNTON (210) 656 1955.

NOTE: This offering is made subject to prior sale, change of price or withdrawal from the market at any time. The information contained herein is from sources deemed reliable but is not warranted or guaranteed by Thornton Ranch Sales.

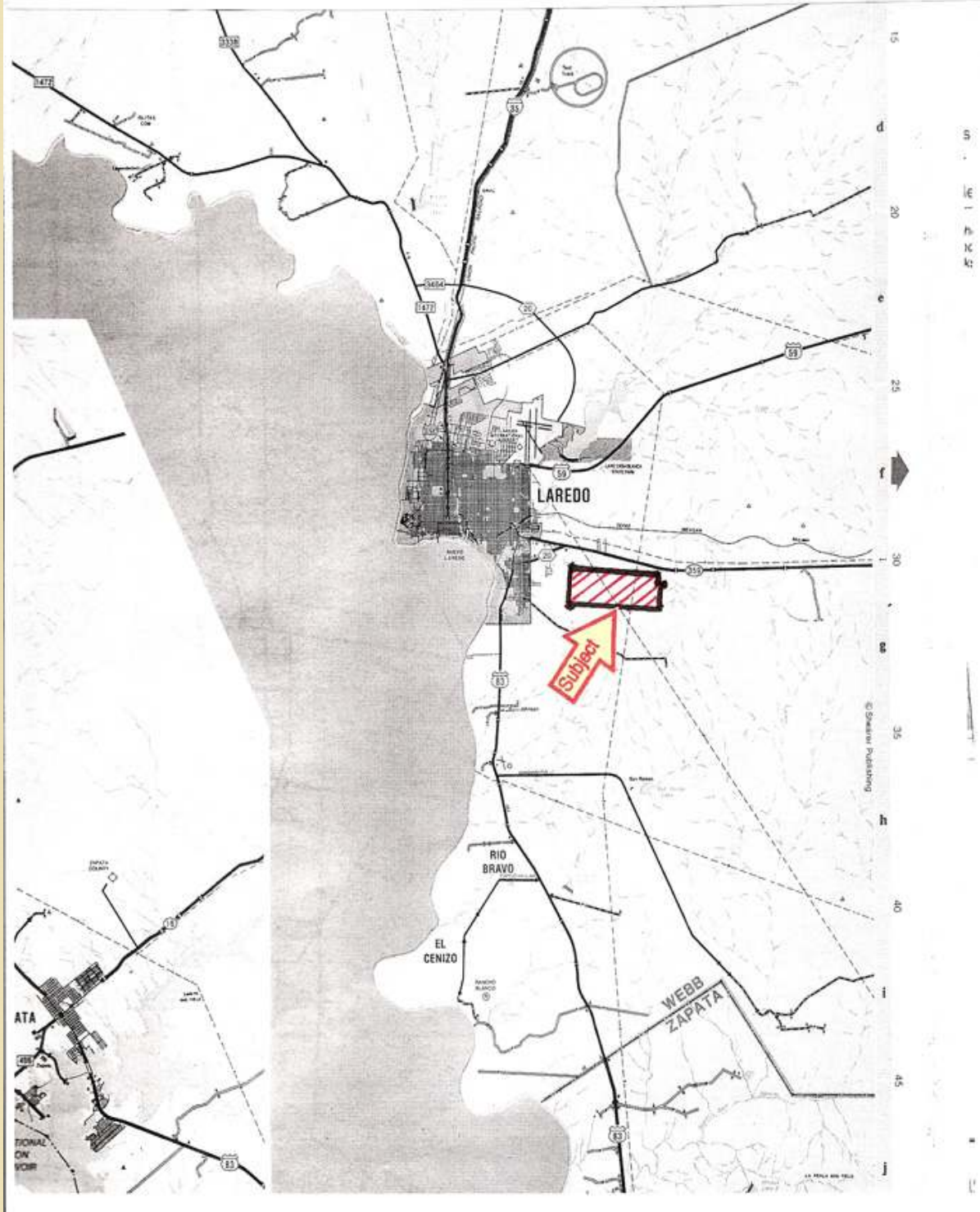
[For more information on this property see our Invitation to Buyers.](#)

MAPS:

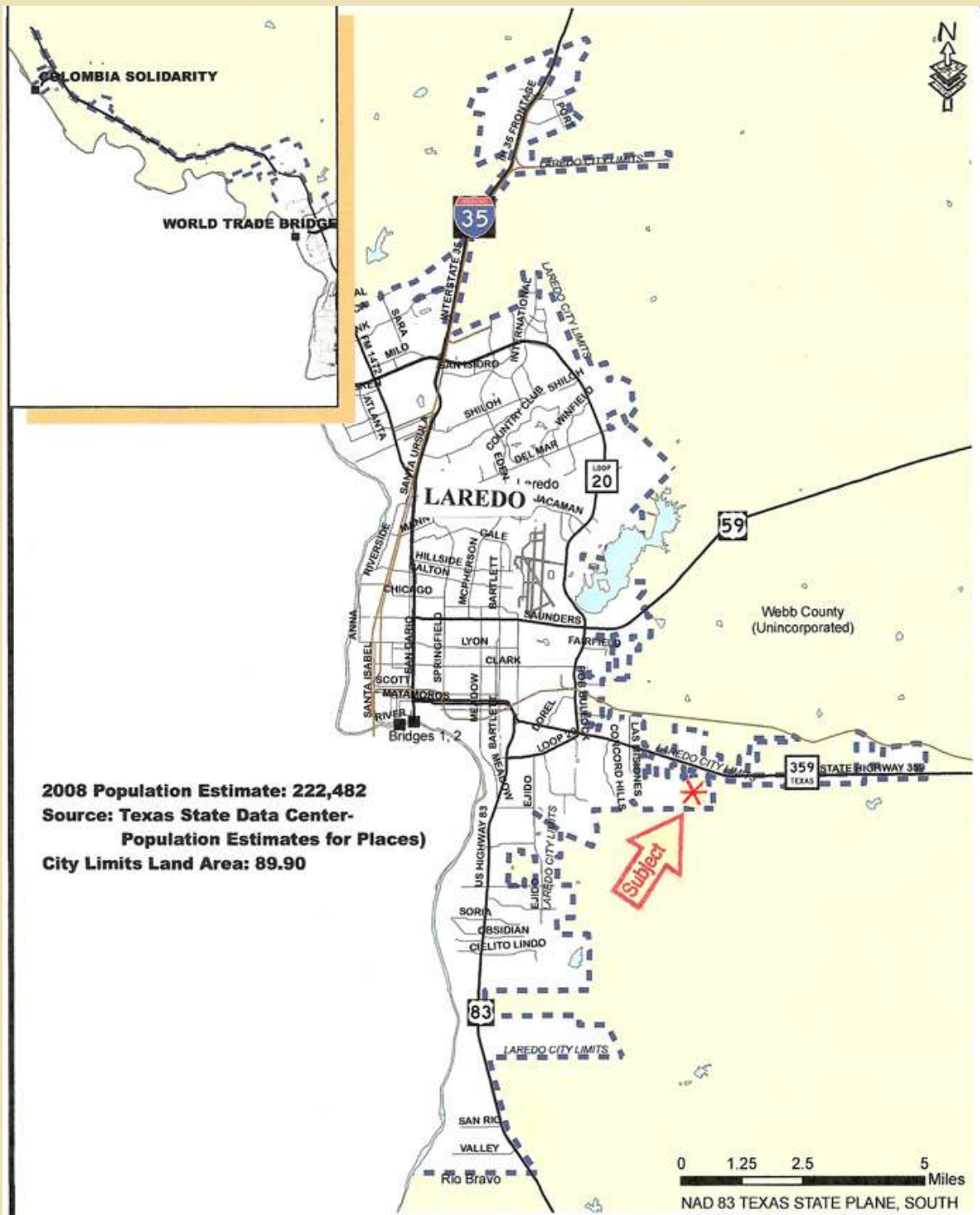
TEXAS HIGHWAY MAP



WEBB COUNTY ROAD MAP



CITY LIMIT MAP

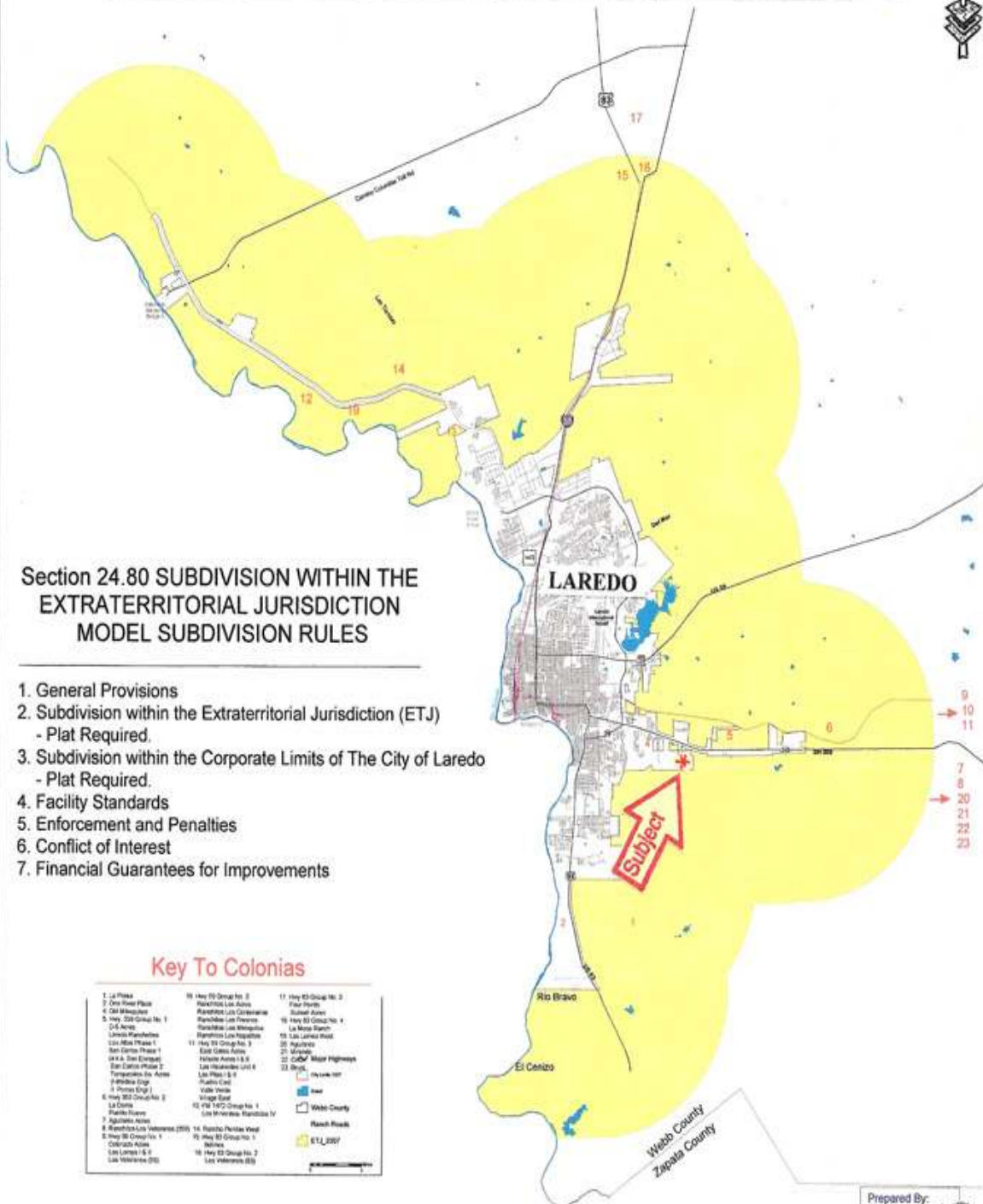


for additional information contact:
the Planning Department

2010 LAREDO CORPORATE LIMITS

Map Prepared by:
Building Development Services

5 Mile Extra Territorial Jurisdiction Boundary



Section 24.80 SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION MODEL SUBDIVISION RULES

1. General Provisions
2. Subdivision within the Extraterritorial Jurisdiction (ETJ) - Plat Required.
3. Subdivision within the Corporate Limits of The City of Laredo - Plat Required.
4. Facility Standards
5. Enforcement and Penalties
6. Conflict of Interest
7. Financial Guarantees for Improvements

Key To Colonias

1. La Plaza	18. Hwy 93 Group No. 3	19. Hwy 93 Group No. 3
2. San Abel Plaza	19. Rancho Los Arroyos	20. San Abel
3. San Mateo	20. Rancho Los Coronados	21. San Abel
4. Hwy 281 Group No. 1	21. Rancho Las Flores	22. San Abel
5. D.E. Arroyo	22. Rancho Las Margaritas	23. San Abel
6. Laredo Manzanillo	23. Rancho Las Margaritas	24. San Abel
7. San Abel Phase 1	24. Hwy 93 Group No. 3	25. San Abel
8. San Carlos Phase 1	25. San Carlos Arroyo	26. San Abel
9. S.A. San Enrique	26. Rancho Arroyo S. & S.	27. San Abel
10. San Carlos Phase 2	27. Las Alamosas Unit 4	28. San Abel
11. Transpaso de Arroyo	28. Las Alamosas Unit 4	29. San Abel
12. Alamo Engle	29. Las Alamosas Unit 4	30. San Abel
13. Hwy 281 Group No. 2	30. Las Alamosas Unit 4	31. San Abel
14. La Colina	31. Las Alamosas Unit 4	32. San Abel
15. Rancho Flores	32. Las Alamosas Unit 4	33. San Abel
16. Aguilera Arroyo	33. Las Alamosas Unit 4	34. San Abel
17. Rancho San Valentin (2015)	34. Rancho Perlas West	35. San Abel
18. Hwy 93 Group No. 1	35. Hwy 93 Group No. 1	36. San Abel
19. Colonial Arroyo	36. Rancho	37. San Abel
20. San Carlos S. & S.	37. Hwy 93 Group No. 2	38. San Abel
21. Las Valeritas (2015)	38. Las Valeritas (2015)	39. San Abel

Prepared By:

 The information on this map is based on the best available information through the office of the City of Laredo.

U.S.G.S. TOPOGRAPHIC MAP

