

Queens Court | Eagle Pass, TX 78852

Commerical Lots For Sale at Pilot Subdivision



±14 ACRES IN SIX (6) LOTS



**FOR PROPERTY INFORMATION &
SITE TOURS PLEASE CONTACT:**

ENRIQUE VOLKMER, SIOR
Real Estate Agent
enriquev@stx-cre.com | 210.889.6430

NAI STX

102 Del Ct, Ste 102
Laredo, Texas 78041

Queens Court, Eagle Pass, TX 78852

PROPERTY OVERVIEW



STRATEGIC LOCATION



High Traffic Count:
30,000
Cars a Day



8,000
Rooftops within 5mi
and growing



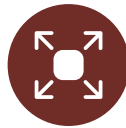
Located 3 miles from the
Camino Real International Bridge
with direct frontage on El Indio Hwy and
Loop 480 (Designated Truck Route)

SITE SUMMARY



6

Lots for Sale



**±1.7 to
±3.0 AC**

Available Size Range



**Site
Ready**

All city utilities in place

BUILT-IN DEMAND



±5M SF

Planned
Industrial Development:
Empire Industrial Park



**1,700-
2,300**

Service Members
at Camp Eagle



~400,000

Residents Within 30mi
Across US-Mexico Border



Open Now

Pilot Travel Center
Opening -
Q3 2026: McDonald's

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PROPERTY OVERVIEW | AVAILABILITY



PROPERTY DESCRIPTION

Queens Court is a commercial subdivision with 6 lots available for sale at the corner of Loop 480 and El Indio Highway in Eagle Pass, Texas. Situated on the designated truck route for all commercial traffic entering and exiting Mexico, and directly beside the Pilot Travel Center and a newly developed McDonald's, the subdivision offers development sites of ± 1.7 to ± 3.0 acres with full city utilities already in place.

The corner carries approximately 29,000 vehicles per day, making it well-suited for restaurants, quick-serve concepts, retail and commercial vehicle services, medical and urgent care, and professional offices. With the $\pm 5,000,000$ SF Empire Industrial Park planned adjacent, Queens Court is positioned to serve the workforce, commercial drivers, and residents of one of Eagle Pass' fastest-growing corridors.

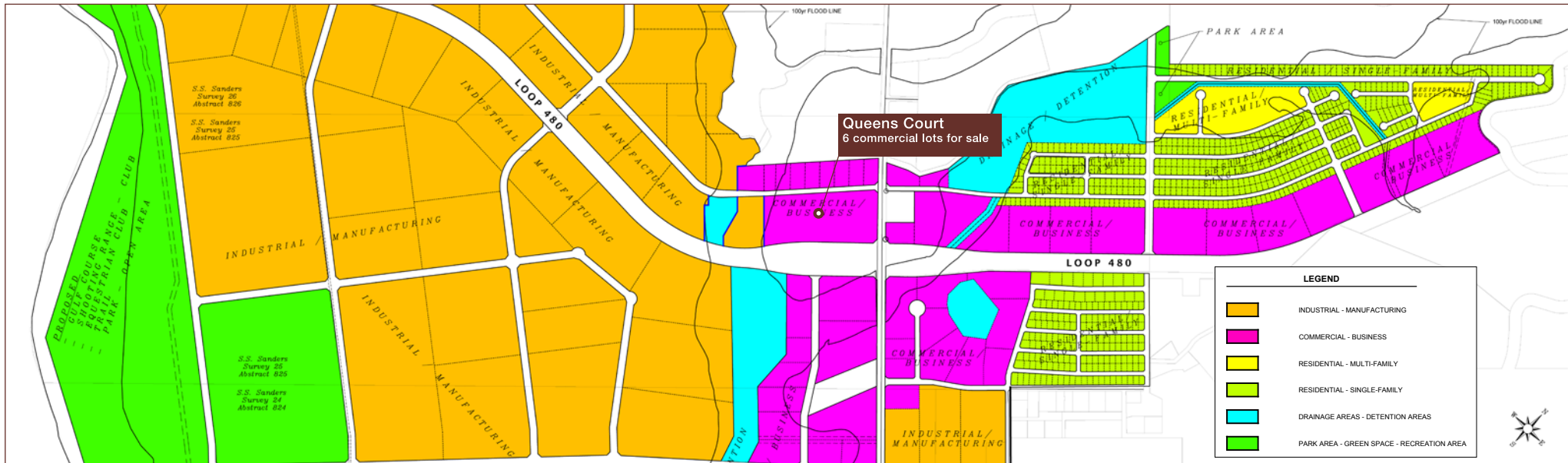
LOTS	ADDRESS	AC
LOT 1	260 Queens Court	± 3.013 AC
LOT 2	218 Queens Court	± 2.936 AC
LOT 3	170 Queens Court	± 2.626 AC
LOT 4	156 Queens Court	± 2.228 AC
LOT 5	114 Queens Court	± 1.667 AC
LOT 6	72 Queens Court	± 1.667 AC



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MASTER PLAN



Land Use Concept Plan prepared by Ramos Engineering, PLLC, Laredo, Texas. Not to scale. Concept plan only — land uses are conceptual, subject to change, and do not represent approved entitlements.

AT THE CENTER OF THE PLAN

Queens Court occupies the commercial frontage at the corner of Loop 480 and El Indio Highway, at the center of a master-planned tract of more than 2,276 acres. Industrial and manufacturing land lies immediately west, with single- and multi-family residential planned to the east. This places the subdivision between the workforce and the households it will serve.

2,276 AC

Total master-planned tract

6 uses

Industrial, commercial, residential, drainage, parkland

TIRZ

Public utilities reimbursable within the reinvestment zone



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AERIAL

NAISTX



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PILOT GAS STATION PHOTOS

NAISTX



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PHOTOS

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102 Del Ct, Ste 102,
Laredo, Texas 78041

956.712.8022

stx-cre.com

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