

Del Rio Industrial Build-to-Suit



OFFERING MEMORANDUM

717 Farley Ln
Del Rio, TX 78840



Del Rio Industrial Build-to-Suit

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Exclusively Marketed by:



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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	717 Farley Ln Del Rio TX 78840
COUNTY	Val Verde
LAND ACRES	7.5
ZONING TYPE	OCL
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,788	27,519	27,663
2026 Median HH Income	\$53,807	\$0	\$52,419
2026 Average HH Income	\$62,522	\$0	\$67,824

- Unlock the potential of this prime investment opportunity with approximately 7.5 acres available for build-to-suit industrial development. This flexible site is ready to accommodate a variety of warehouse, distribution, or light industrial uses, offering endless possibilities for a lucrative return on investment.
- Seize the chance to work with an owner who is dedicated to delivering a custom build-to-suit solution tailored to your exact specifications. From clear height and dock configuration to office buildout and yard improvements, this opportunity allows you to design a facility that perfectly aligns with your business needs and goals.
- Embrace the strategic location of this property in a key logistics corridor near the U.S.–Mexico border, facilitating seamless cross-border trade, warehousing, and distribution operations. This prime positioning opens the door to a world of opportunities for businesses looking to optimize their supply chain and expand their market reach.

- Ideal for logistics, manufacturing, or storage users, this site offers a layout that supports outdoor storage, trailer parking, fleet yards, and high-throughput industrial activities. Whether you're looking to enhance your logistics operations, streamline manufacturing processes, or optimize storage capabilities, this property provides the perfect foundation for success.
- Take advantage of a flexible deal structure that suits your unique requirements, with ownership open to ground lease or build-to-suit agreements based on your specific needs. This adaptable approach ensures that you can secure a deal that aligns with your investment strategy and sets the stage for a prosperous future in the commercial real estate market.

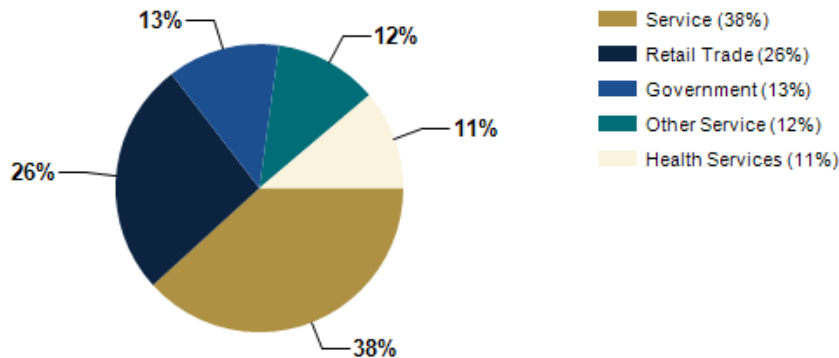
02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

- The property is located in the heart of Del Rio, a vibrant city in Val Verde County, Texas. Del Rio is known for its rich history, diverse culture, and strong community spirit.
- Nearby attractions include the Whitehead Memorial Museum, known for its exhibits on local history, and the Amistad National Recreation Area, offering outdoor recreational opportunities such as fishing and boating.
- Del Rio is home to Laughlin Air Force Base, a major United States Air Force installation, which contributes to the local economy and provides employment opportunities.
- The property is situated along Farley Lane, a well-connected road that provides convenient access to other parts of the city and major highways, enhancing its visibility and accessibility.
- The surrounding area features a mix of commercial establishments, residential neighborhoods, schools, and parks, creating a dynamic environment that attracts residents and visitors alike.

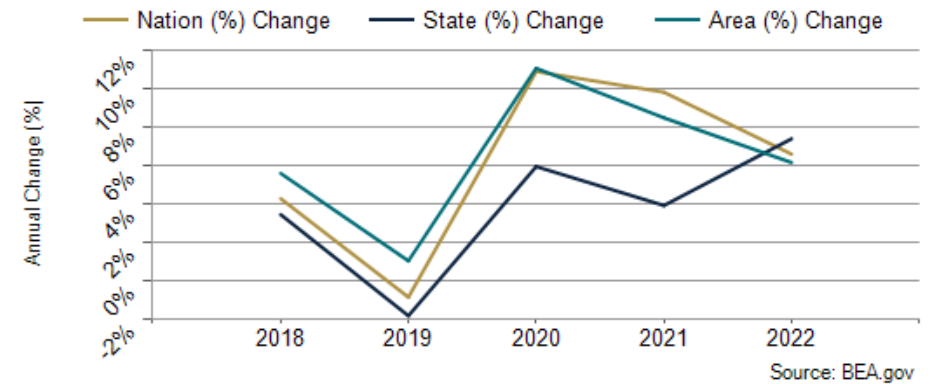
Major Industries by Employee Count

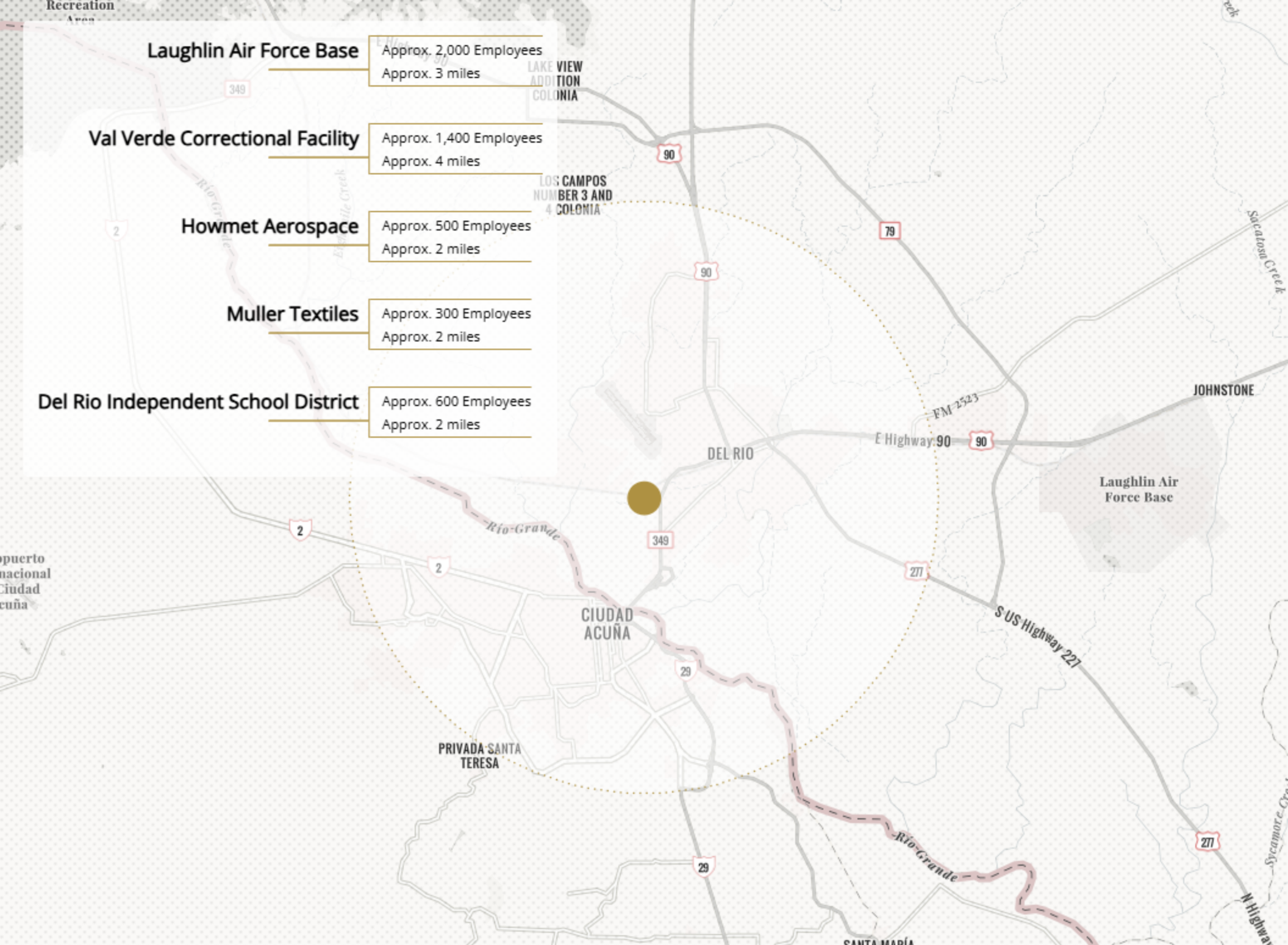


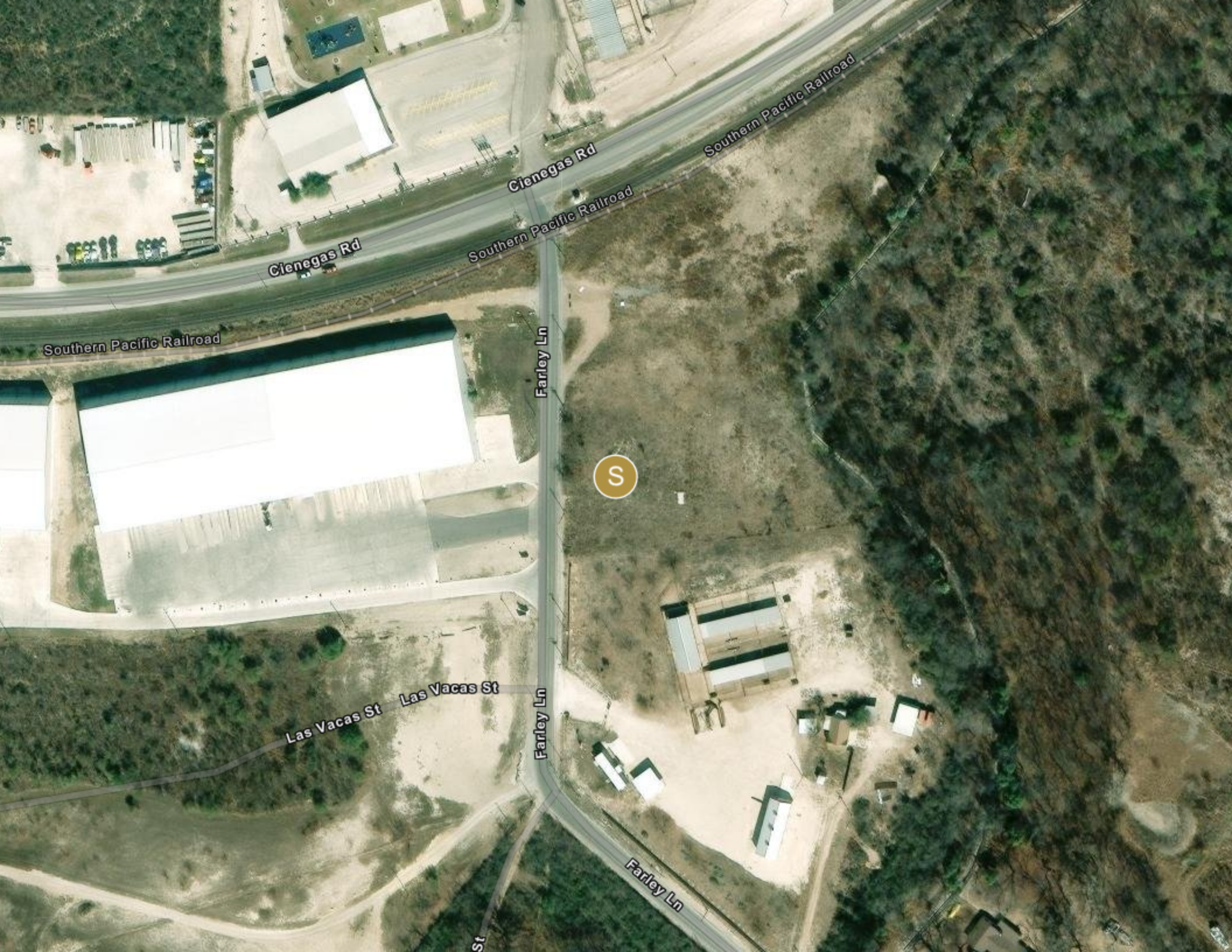
Largest Employers

Chick-fil-A Corporate	500,110,000
US Air Force	10,015,000
Texas Parks & Wildlife Department	5,011,000
H-E-B	10,000
US Department of Defense	10,000
Google	10,000
Everise	10,000
Mercedes-Benz Group	10,000

Val Verde County GDP Trend







Cienegas Rd

Cienegas Rd

Southern Pacific Railroad

Southern Pacific Railroad

Southern Pacific Railroad

Farley Ln

S

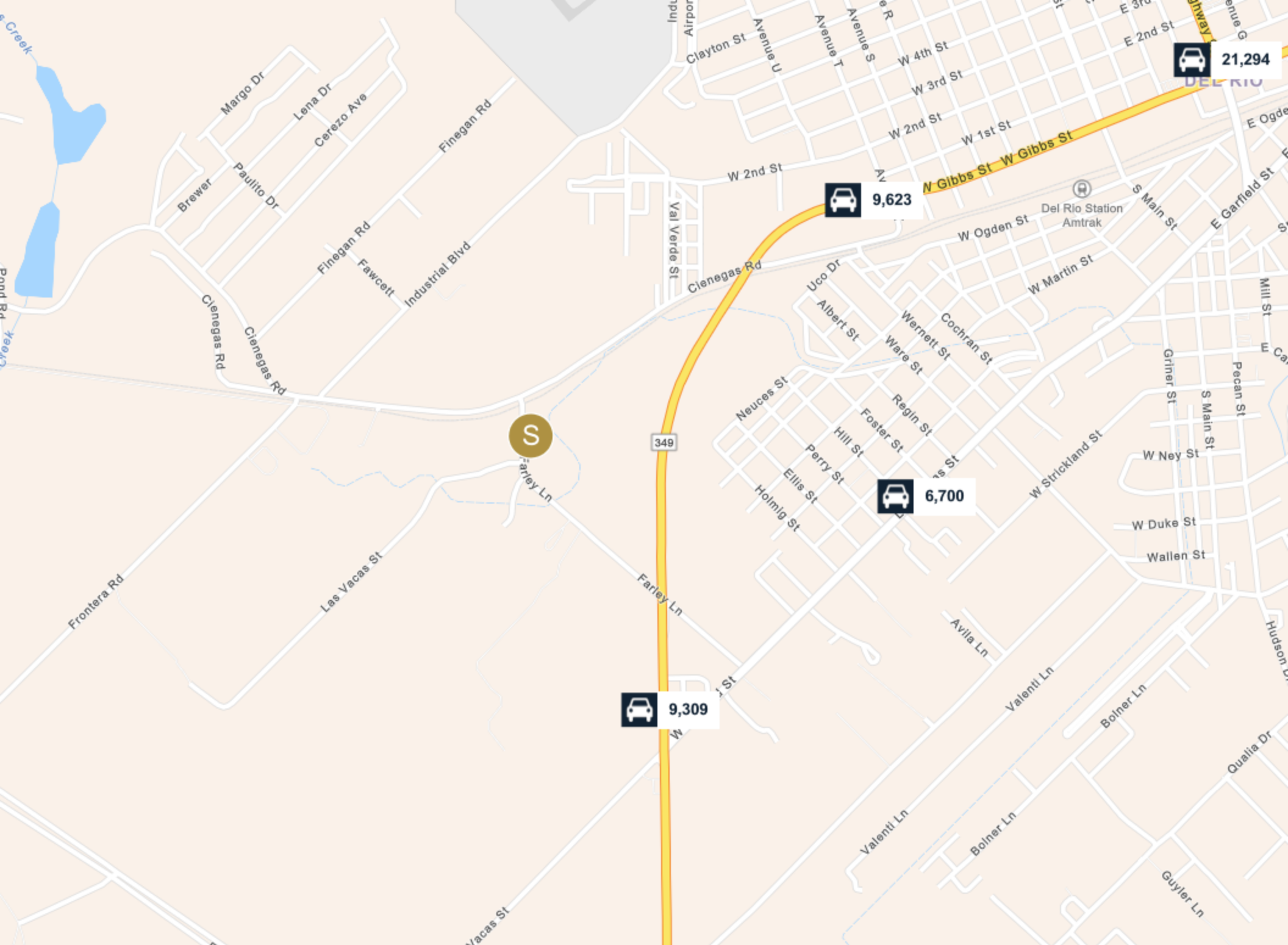
Las Vacas St

Las Vacas St

Farley Ln

Farley Ln

St

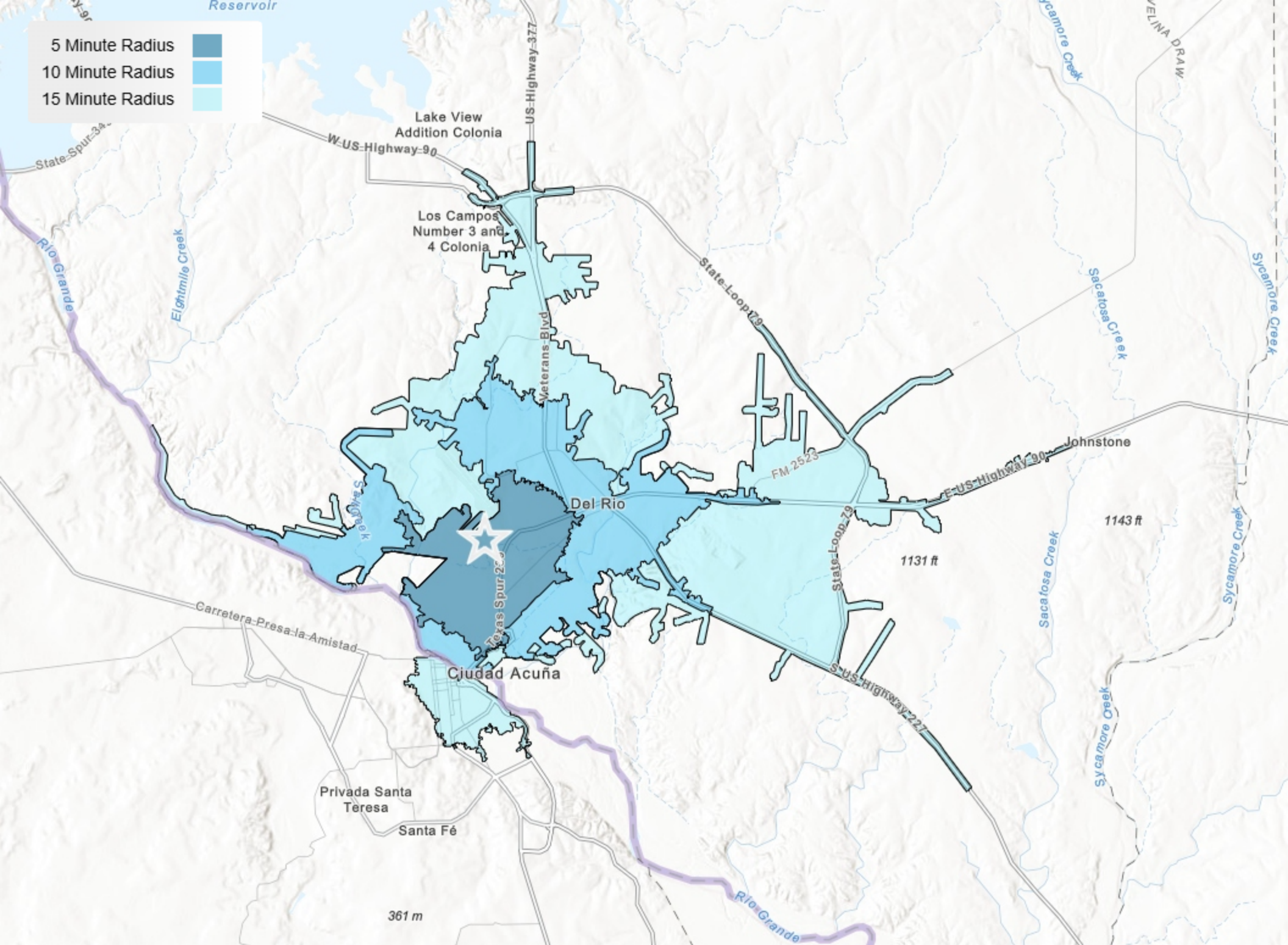


 21,294

 9,623

 6,700

 9,309





03 Property Description

Property Features

Property Images

PROPERTY FEATURES

LAND ACRES	7.5
# OF PARCELS	1
ZONING TYPE	OCL

NEIGHBORING PROPERTIES

NORTH	Industrial
SOUTH	Industrial
EAST	Undeveloped
WEST	Industrial









04

Company Profile

Company Bio

Advisor Profile

W.C. Miller Properties is a locally rooted, full-service real estate brokerage with a distinguished fifth-generation legacy dating back to 1874. With deep ties to the community and a long-standing reputation for integrity, our firm brings a uniquely local perspective to every commercial real estate assignment.

Our commercial division is the foundation of our business, specializing in retail, industrial, land, and investment properties. We provide comprehensive advisory services including acquisitions, dispositions, leasing, and asset strategy. By combining real-time market intelligence with hands-on experience, we help investors, developers, and business owners uncover opportunities, optimize performance, and execute with confidence.

What sets W.C. Miller Properties apart is our level of engagement within the markets we serve. We don't just operate here—we are embedded in the fabric of the community. Our team actively tracks regional development trends, zoning changes, infrastructure projects, and key economic drivers that directly influence property values and investment outcomes. This insight allows us to deliver strategies that national firms and out-of-area brokers simply cannot replicate.

We take a relationship-driven, advisory-first approach, prioritizing long-term partnerships over transactional volume. Whether representing a single asset or an entire portfolio, we provide tailored guidance, proactive communication, and a hands-on level of service that ensures no detail is overlooked.

Supported by our residential division, we offer a fully integrated platform that connects commercial opportunities with residential growth—providing clients with a broader strategic advantage in evolving markets.

At W.C. Miller Properties, we combine heritage, local expertise, and forward-thinking strategy to deliver results that drive both immediate performance and long-term value.



Chris Parreira
Broker Associate

Chris Parreira is a Real Estate Broker Associate with W.C. Miller Properties and a Mortgage Advisor with NEXA Mortgage, serving the Central Texas Hill Country. He specializes in commercial real estate sales and leasing, advising investors, owner-users, and developers on acquisitions, dispositions, and strategic capital positioning.

With experience spanning brokerage and financing, Chris approaches each assignment with an underwriting mindset—analyzing cash flow, risk exposure, and long-term value to position assets effectively in the market. His dual perspective allows him to understand both buyer behavior and capital constraints, helping transactions move efficiently from marketing to closing.

Known for clear communication, disciplined execution, and responsiveness, Chris is committed to representing clients with professionalism and strategic focus while delivering results in competitive markets.



Wes Miller
Broker Owner

Wes Miller is a fifth-generation Texas broker leading W.C. Miller Properties, a family firm established in 1874. With more than 25 years of specialized experience in commercial real estate, Wes provides comprehensive solutions for retail, industrial, land, and investment products through sales, leasing, and management. His focus includes helping clients acquire income-producing assets, optimize portfolios, and execute strategic transactions with precision and long-term vision.

Real estate is fundamentally a relationship business. Wes builds lifelong partnerships through transparent guidance, meticulous attention to detail, and an unwavering commitment to client success. His approach is hands-on and straightforward: listening closely to goals, offering clear strategic counsel, and delivering outcomes rooted in heritage and integrity.

An avid fly fisherman, Wes finds balance and perspective on the water. He currently serves as the 2026 President of the Four Rivers Association of Realtors®, where he advocates for professionalism, education, and community in the industry.

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