

## LAND FOR SALE

# CIELITO LINDO DEVELOPMENT #8

08 Cielito Lindo Blvd, Laredo, TX 78046



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,280,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	43.7 Acres
<b>ZONING:</b>	R1A
<b>PRICE / SF:</b>	\$2.25

## PROPERTY OVERVIEW

Great property located on the hard corner of Loop 20-South and Cielito Lindo Blvd. Property has ample Loop 20 and Cielito Lindo Blvd Road Frontage and is offered at 2.25 per square foot. Property adjoins Lamar Bruni Vergara Middle School and Veterans Memorial Elementary School. Take a LOOK at this great investment opportunity..

## PROPERTY HIGHLIGHTS

- Corner Lot of Loop 20 & Cielito Lindo
- Great Visibility
- High Traffic Count
- Future Growth Potential
- Utilities Available

**KW COMMERCIAL**  
6910 McPherson,  
Suite 3  
Laredo, TX 78041

**JENNIFER HAMILTON**  
Commercial Director  
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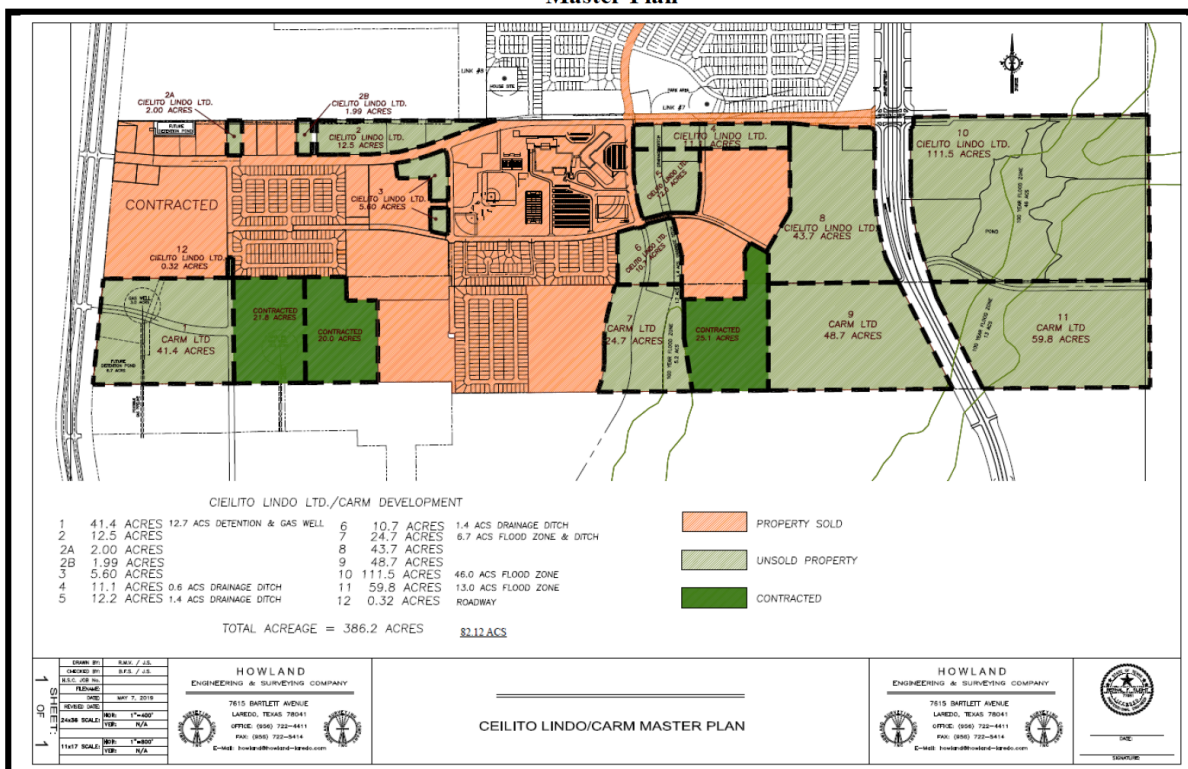


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## Master Plan



385.69 acres at Cielito Lindo Development - (190549)

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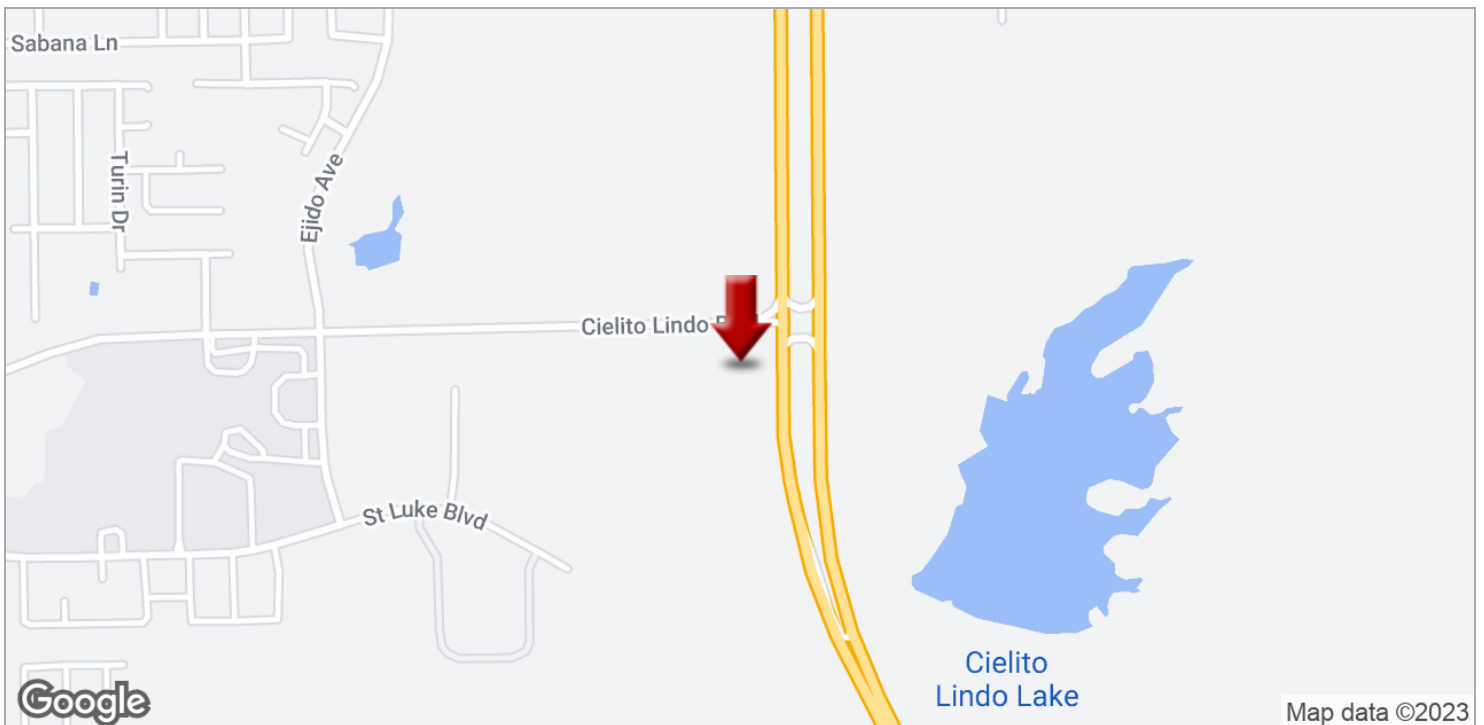
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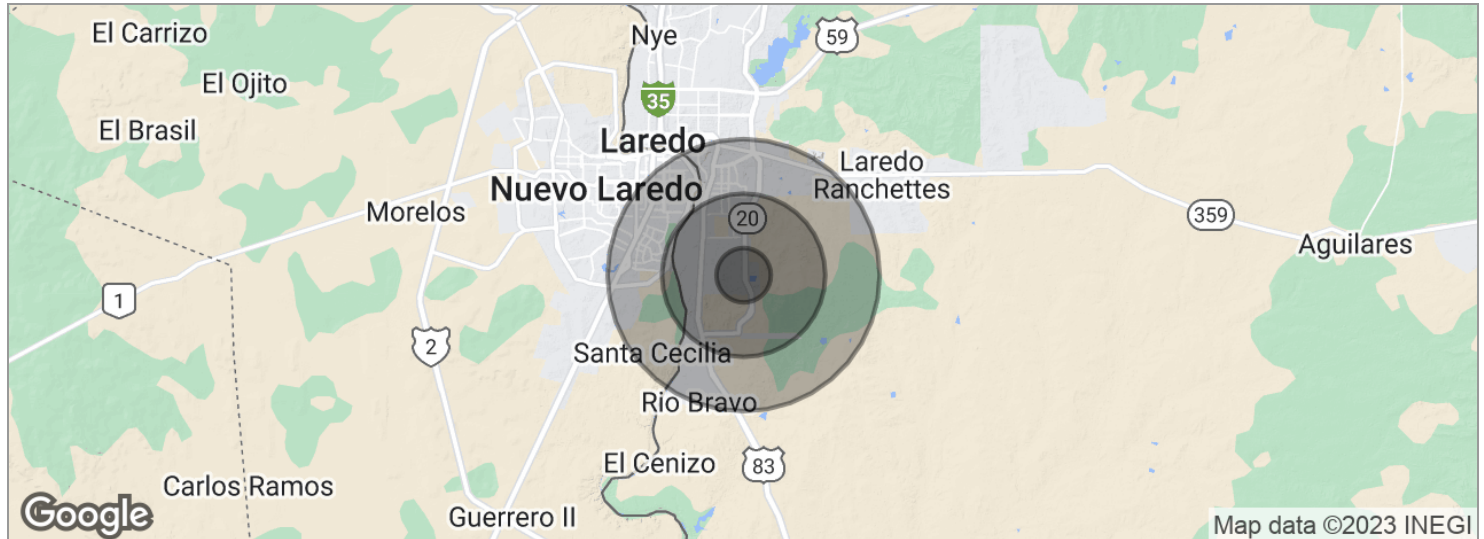
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,939	35,258	69,862
Median age	20.2	21.9	23.5
Median age (male)	17.9	19.8	21.2
Median age (Female)	25.0	23.7	25.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	656	7,876	16,530
# of persons per HH	4.5	4.5	4.2
Average HH income	\$36,158	\$39,440	\$39,870
Average house value		\$87,130	\$97,929

\* Demographic data derived from 2020 ACS - US Census

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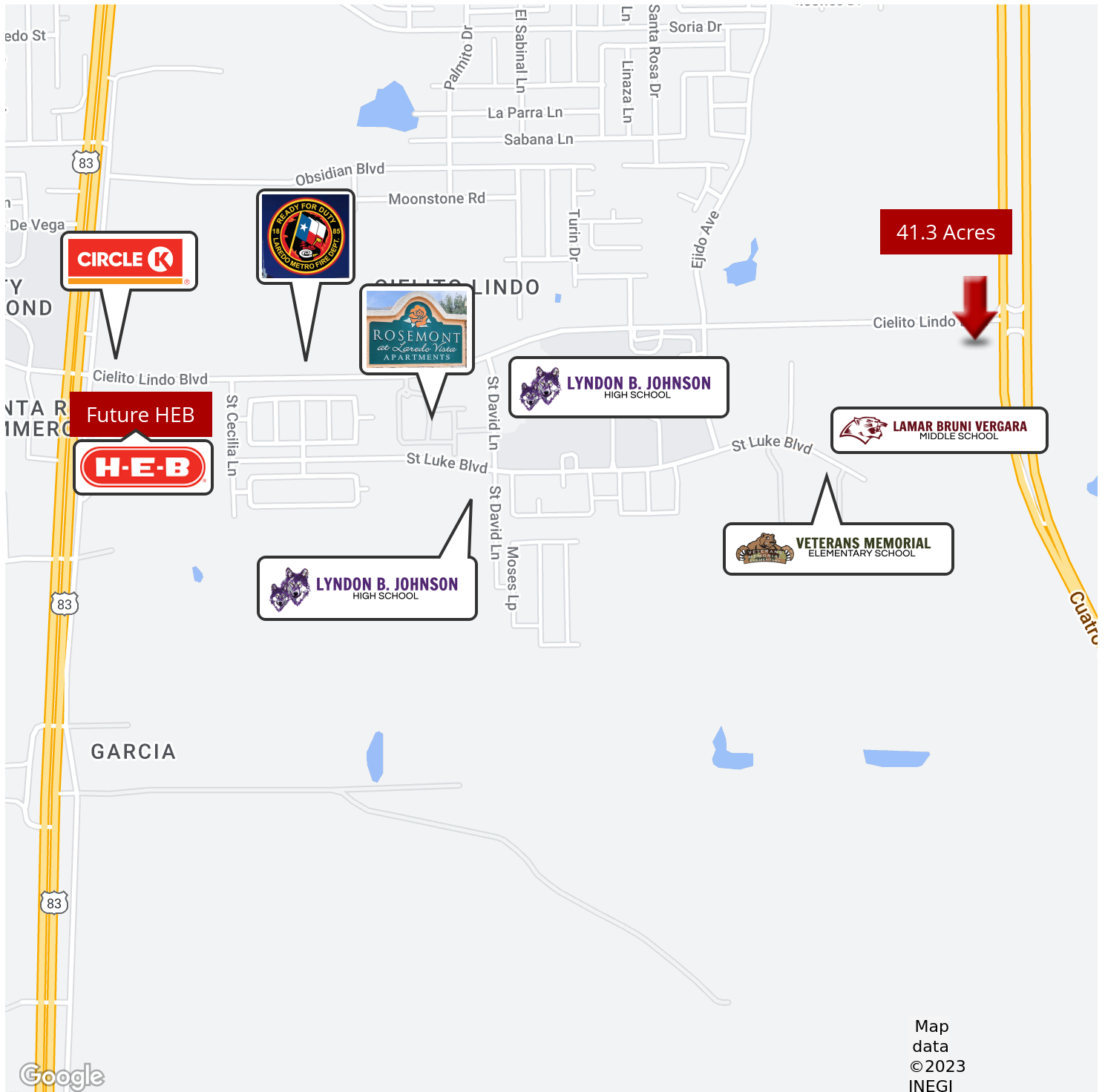
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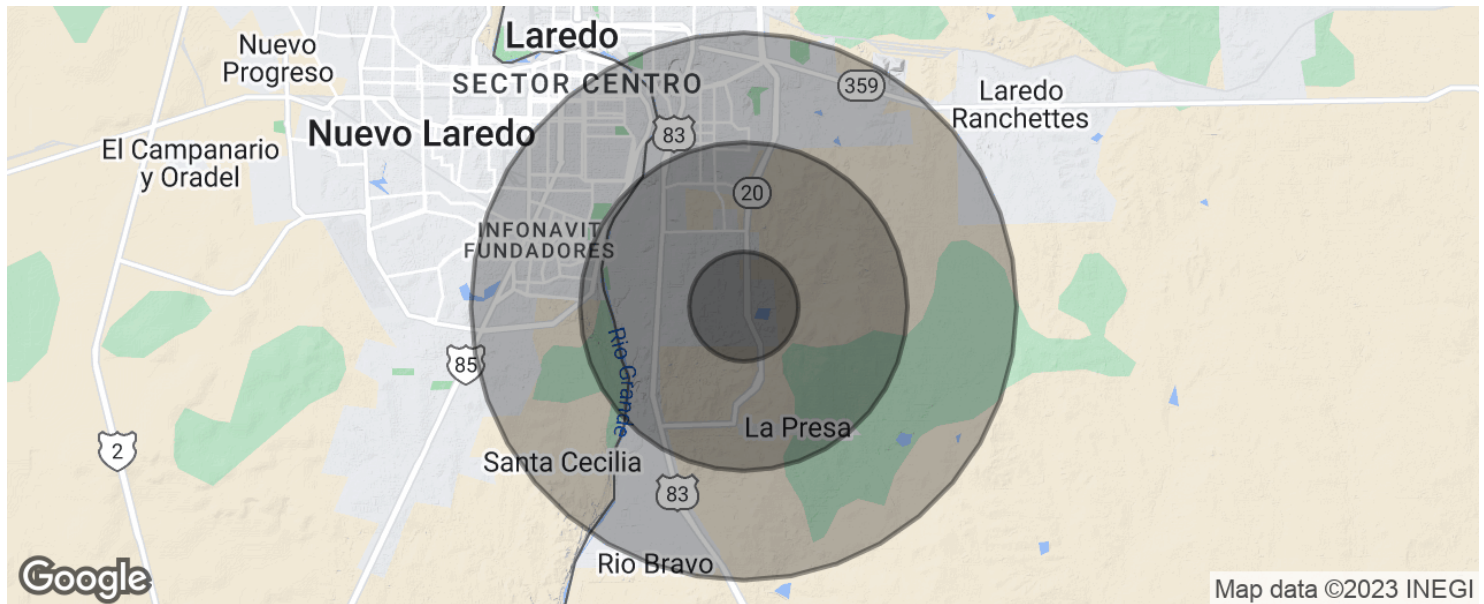
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## PROFESSIONAL BACKGROUND

Jennifer began her career in commercial real estate to help companies make smarter real estate decisions. As an entrepreneur herself, Jennifer has an extensive background in the details that make a business successful. She combines her skills garnered as a successful entrepreneur and a respected financial planner to provide exceptionally well-rounded real estate and business expertise to her clientele. Known as a diligent hard worker, Jennifer prides herself on her ability to assimilate information and present it to her clients in a way that's actionable and digestible. Jennifer's 20 plus years experience in the Insurance Industry, Financial & Estate Planning, and Real Estate Investing allows Jennifer to build a solid investment for her clients.

### LAREDO

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## Approved by the Texas Real Estate Commission for Voluntary Use

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

\_\_\_\_\_  
Buyer, Seller, Landlord or Tenant

\_\_\_\_\_  
Date