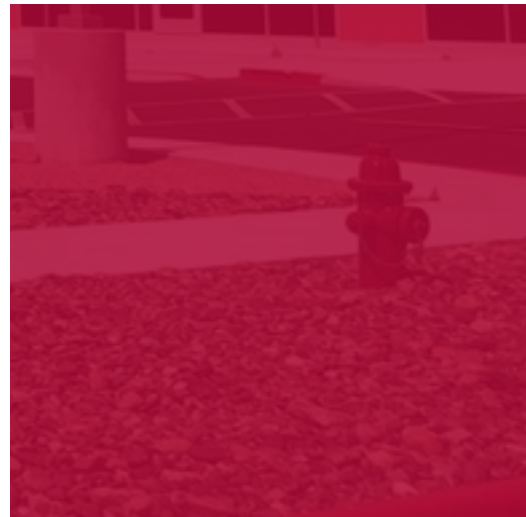


RETAIL PROPERTY FOR LEASE

LAREDO TOWN CENTER



5203
BOB BULLOCK LOOP
LAREDO, TX



Located directly across from Laredo International Airport, Laredo Town Center contains over 100,000 sf of Retail and 1+ acre pad sites available for purchase. Pad Sites start at \$9.00 sf and offer cross access with users. Join Co-tenants Ross Dress for Less, Shoe Show, DD's and Dollar Tree. Under Construction - 1QTR2020 - Ashley furniture's new Store and Cricket Wireless on Pad 3 [small shop



FOR LEASE LAREDO TOWN CENTER EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Call for Details
Building Size:	100,000 SF
Available SF:	1,400 - 8,544 SF
Lot Size:	20 Acres
Number Of Units:	6
Year Built:	2018
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Laredo

PROPERTY OVERVIEW

Located directly across from Laredo International Airport, Laredo Town Center contains over 100,000 sf of Retail and 1+ acre pad sites available for purchase. Pad Sites start at \$9.00 sf and offer cross access with users. Join Co-tenants Ross Dress for Less, Shoe Show, DD's and Dollar Tree. Under Construction - 1QTR2020 - Ashley furniture's new Store and Cricket Wireless on Pad 3 [small shop space available]. TXDOT Traffic Counts boast 56,283 at this North/South Major Thoroughfare.

PROPERTY HIGHLIGHTS

- **Power Center**
- **Located Across from Laredo International Airport**
- **58,283 CPD - TXDOT**
- **Major North/South Thoroughfare**

FOR LEASE
LAREDO TOWN CENTER

ADDITIONAL PHOTOS



Proposed Building Elevation



Proposed Building Elevation



Proposed Building Elevation

FOR LEASE LAREDO TOWN CENTER

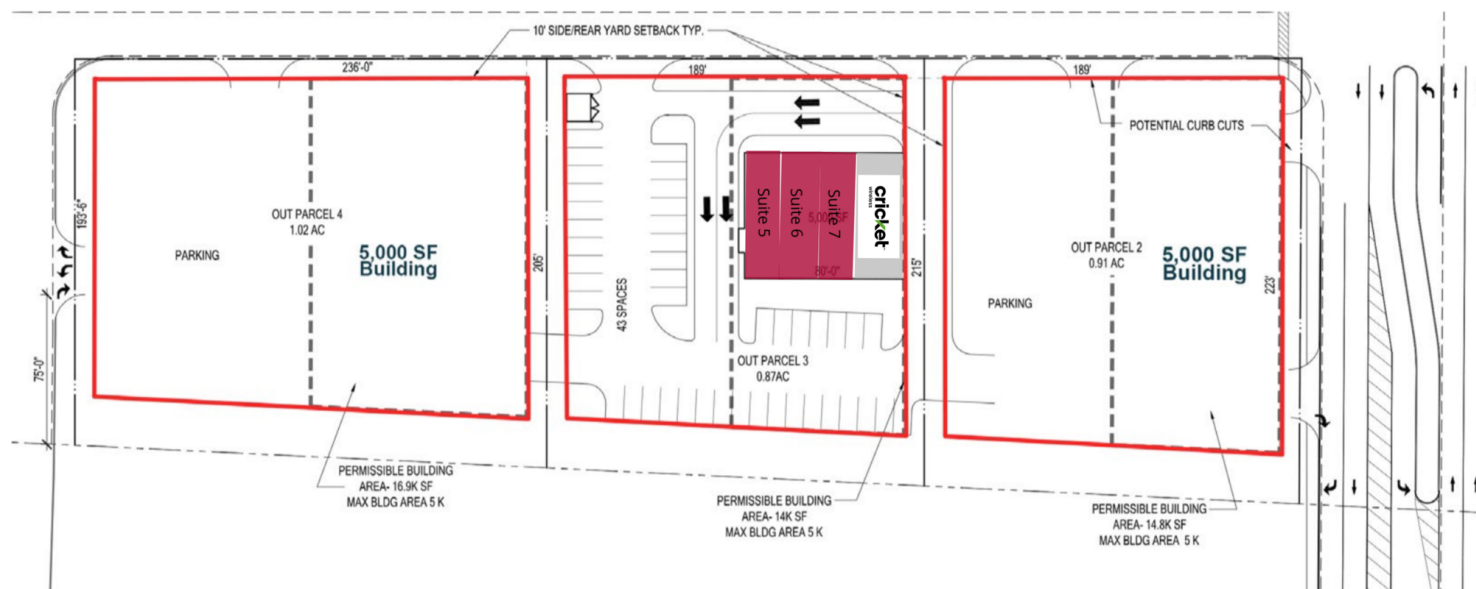
AVAILABLE SPACES

LEASE TYPE | [\$4.75 NNN }

TOTAL SPACE | 1,260 - 3,740 SF

LEASE TERM | 60 months

LEASE RATE | Call for Details



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 5 - Outparcel 3	Available	1,400 - 5,600 SF	[Est. \$5.00 NNN]	Call for Details	20 x 70 sf - New Construction - Landlord will Vanilla Box
Suite 6 - Outparcel 3	Available	1,400 - 5,600 SF	[Est. \$5.00 NNN]	Call for Details	20 x 70 sf - New Construction - Landlord will Vanilla Box
Suite 7 - Outparcel 3	Available	1,400 - 5,600 SF	[Est. \$5.00 NNN]	Call for Details	20 x 70 sf - New Constructon - Landlord will Vanilla Box
Suite 8 - Outparcel 3	Unavailable	1,400 SF	[Est. \$5.00 NNN]	-	20 x 70 sf - New Cricket Wireless Store

FOR LEASE LAREDO TOWN CENTER

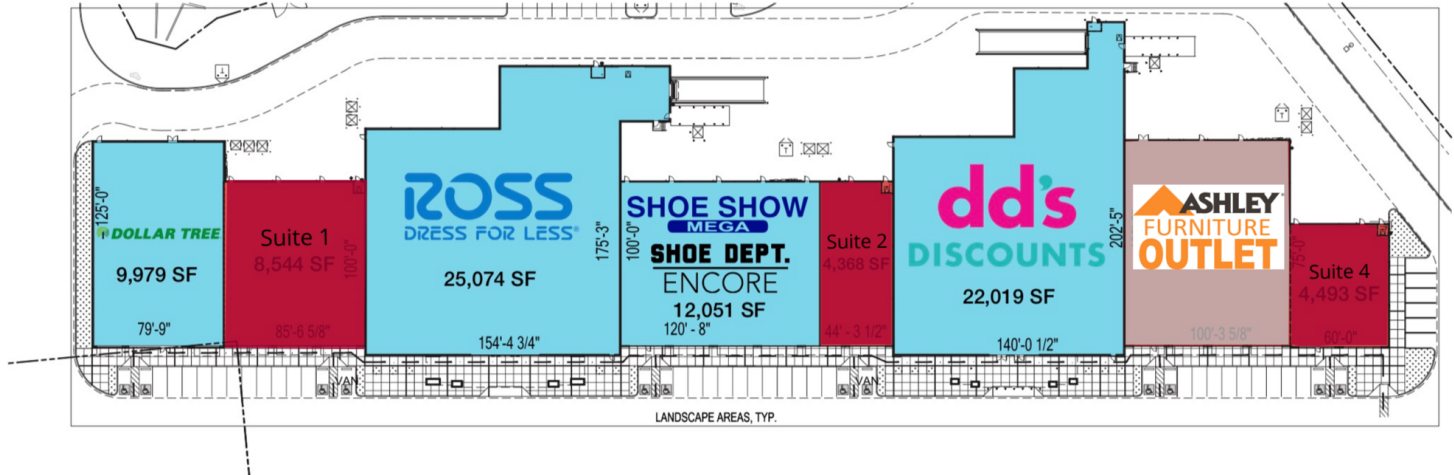
AVAILABLE SPACES

LEASE TYPE | [\$4.75 NNN]; [Est. \$5.00 NNN]; [Est. \$5.00 NNN]

TOTAL SPACE | 1,400 - 8,544 SF

LEASE TERM | 60 months

LEASE RATE | Call for Details



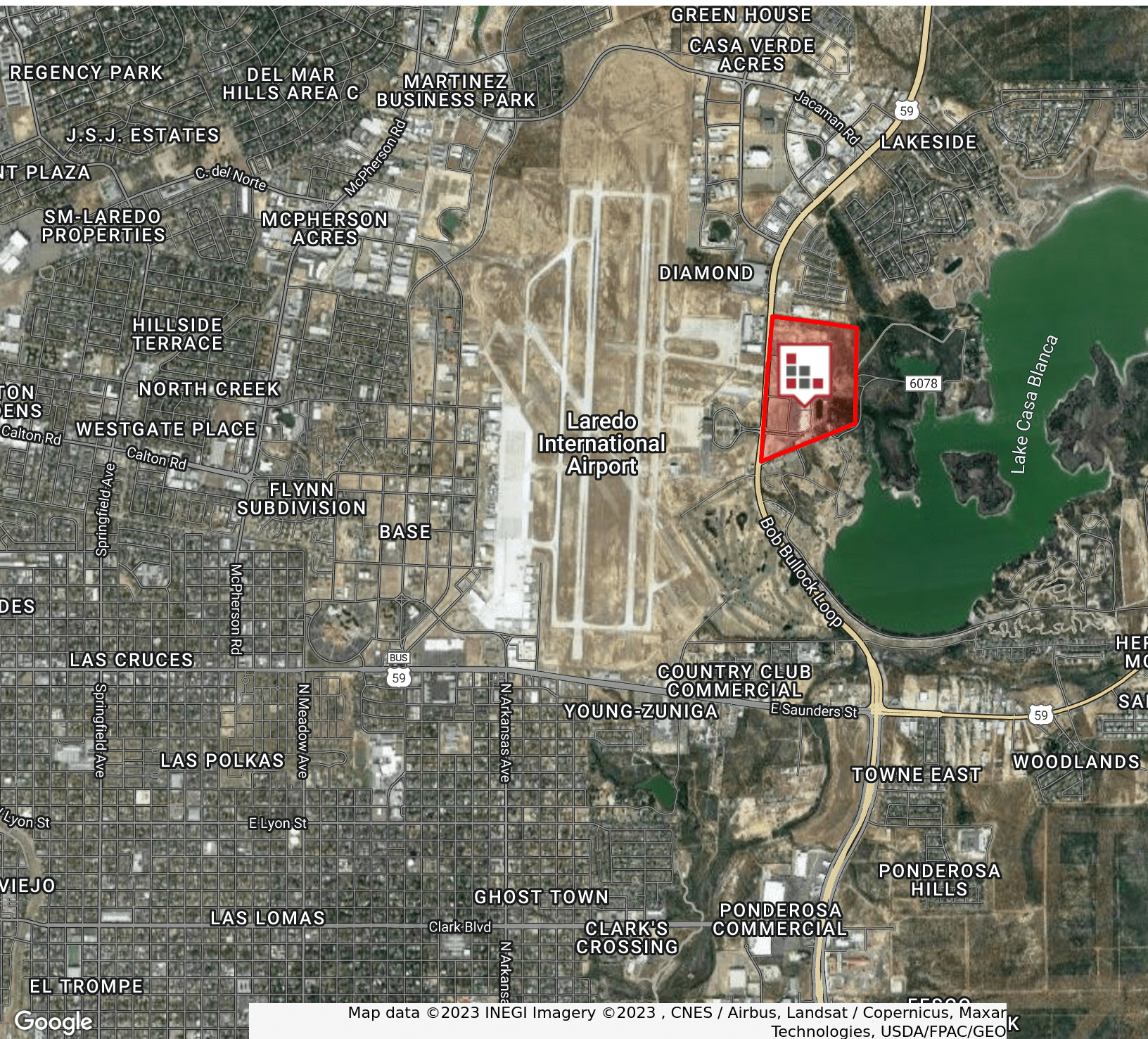
UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1	Available	8,544 SF	[\$4.75 NNN]	Call for Details	85 x 100 Conveniently located between Dollar Tree and Ross Dress For Less.
Suite 2	Available	4,368 SF	[\$4.75 NNN]	Call for Details	44 x 100 - Conveniently located between Shoe Show and dd's Discount.
Ashley Outlet Furniture Store	-	6,250 - 17,018 SF	[\$4.75 NNN]	-	NEW - Ashley Furniture Outlet Store
Suite 4	Available	2,250 SF	[\$4.75 NNN]	Call for Details	2,250 SF End Cap Availability at this Power Center.

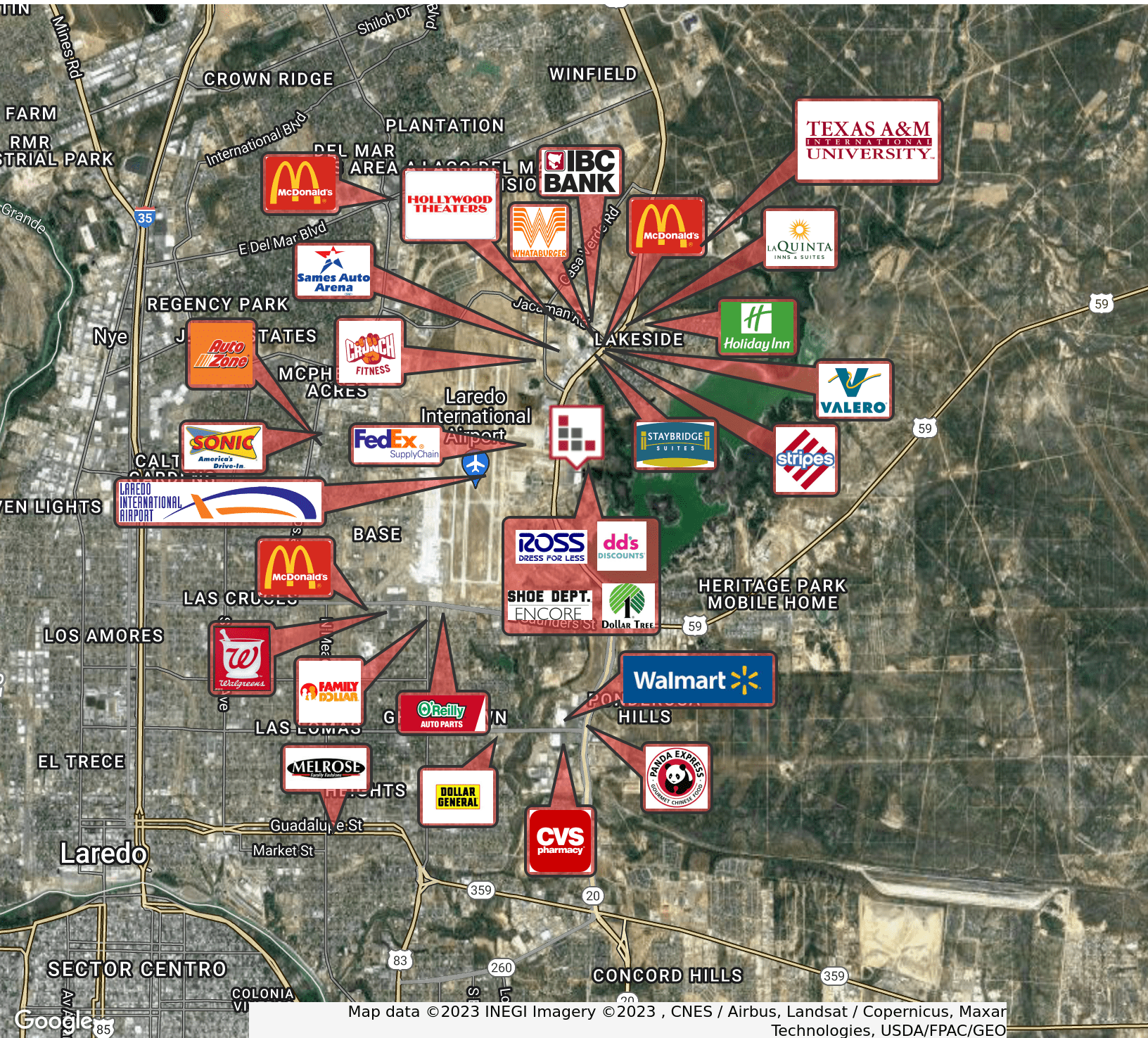
FOR LEASE LAREDO TOWN CENTER

LOCATION MAPS



FOR LEASE LAREDO TOWN CENTER

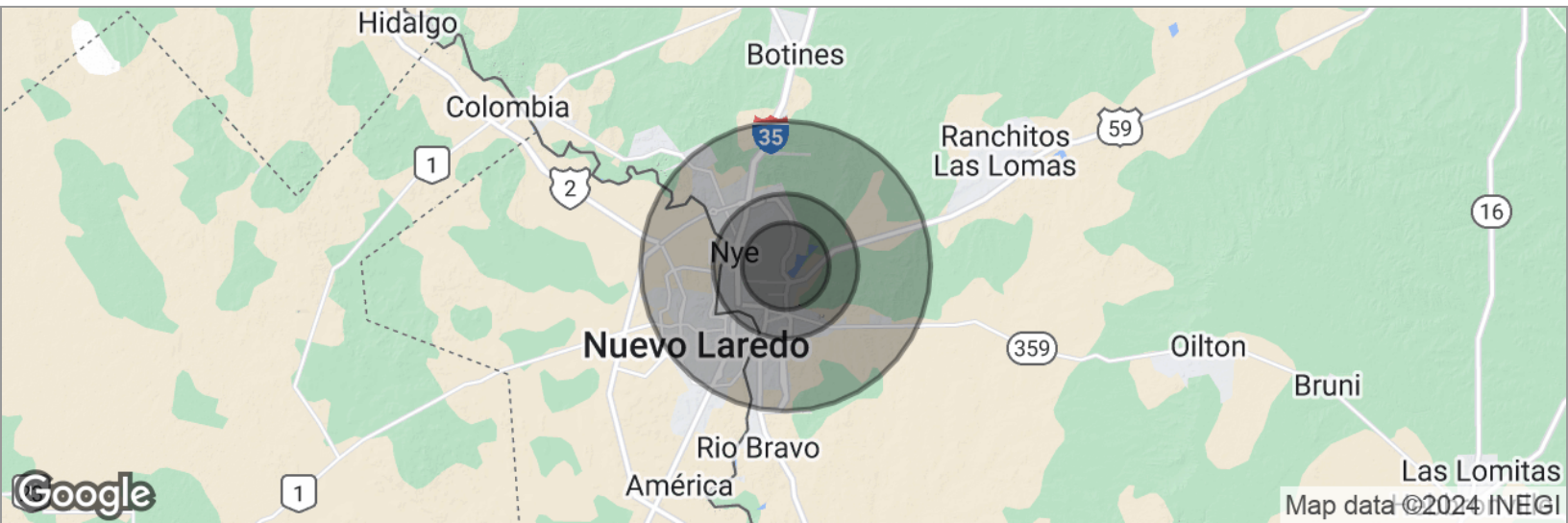
RETAILER MAP



Map data © 2023 INEGI Imagery © 2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

FOR LEASE LAREDO TOWN CENTER

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	59,318	180,046	253,418
Median age	29.8	29.2	28.0
Median age (Male)	28.2	27.6	26.3
Median age (Female)	31.8	30.6	29.4

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	17,554	50,547	68,549
# of persons per HH	3.4	3.6	3.7
Average HH income	\$60,738	\$52,486	\$50,936
Average house value	\$180,692	\$162,621	\$147,879

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	92.6%	94.8%	95.4%
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RACE (%)

White	84.5%	84.4%	83.9%
Black	0.5%	0.5%	0.4%
Asian	1.7%	0.9%	0.8%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.2%	0.3%
Other	11.5%	12.6%	13.4%

* Demographic data derived from 2020 ACS - US Census