

LAREDO, TX - PAD SITE

3510 E. DEL MAR BOULEVARD

Laredo, TX 78045



LEASE RATE: NEGOTIABLE

TERMS: GROUND LEASE

LEASE TYPE: NET

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RIO GRANDE VALLEY

PROPERTY SUMMARY

3510 E. DEL MAR BOULEVARD

Laredo, TX 78045



PROPERTY DESCRIPTION

Situated in Laredo, Texas, this ground lease pad site presents an exceptional opportunity for retail development. Positioned strategically in proximity to Interstate 35, the site offers unparalleled visibility and accessibility. Surrounding the location are numerous established retailers, creating a dynamic commercial environment that enhances the site's potential for success. With its strategic placement, proximity to major transportation routes, and a thriving retail landscape, this pad site holds substantial promise for businesses seeking a strategic position to establish a retail presence and attract a diverse consumer base.

PROPERTY HIGHLIGHTS

- Proximity to I-35
- Exceptional visibility and accessibility
- High Traffic Area

OFFERING SUMMARY

Ground Lease Rate:	Negotiable
Lot Size:	1.586 Acres
Market:	Rio Grande Valley
Submarket:	Laredo

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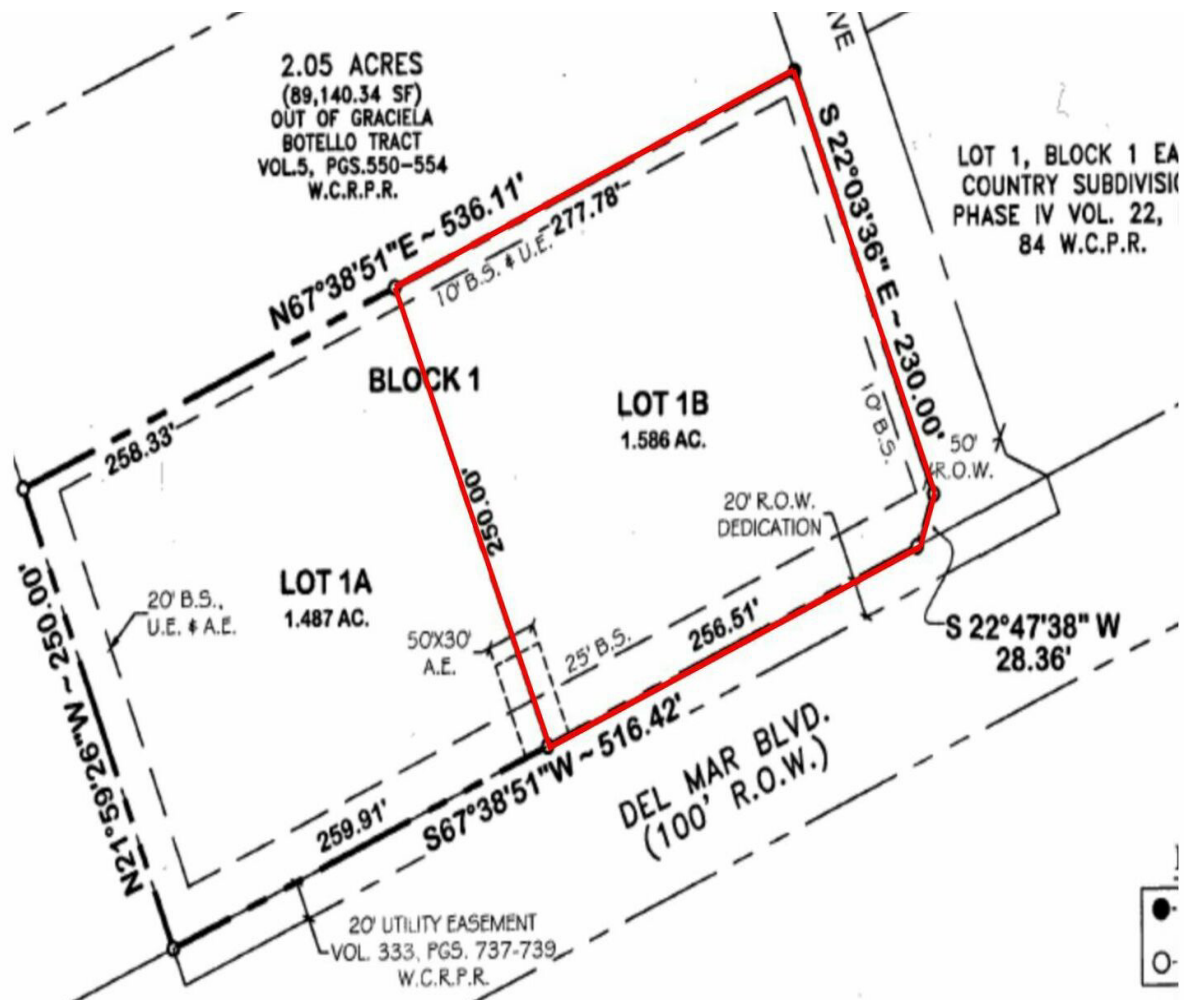


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SURVEY

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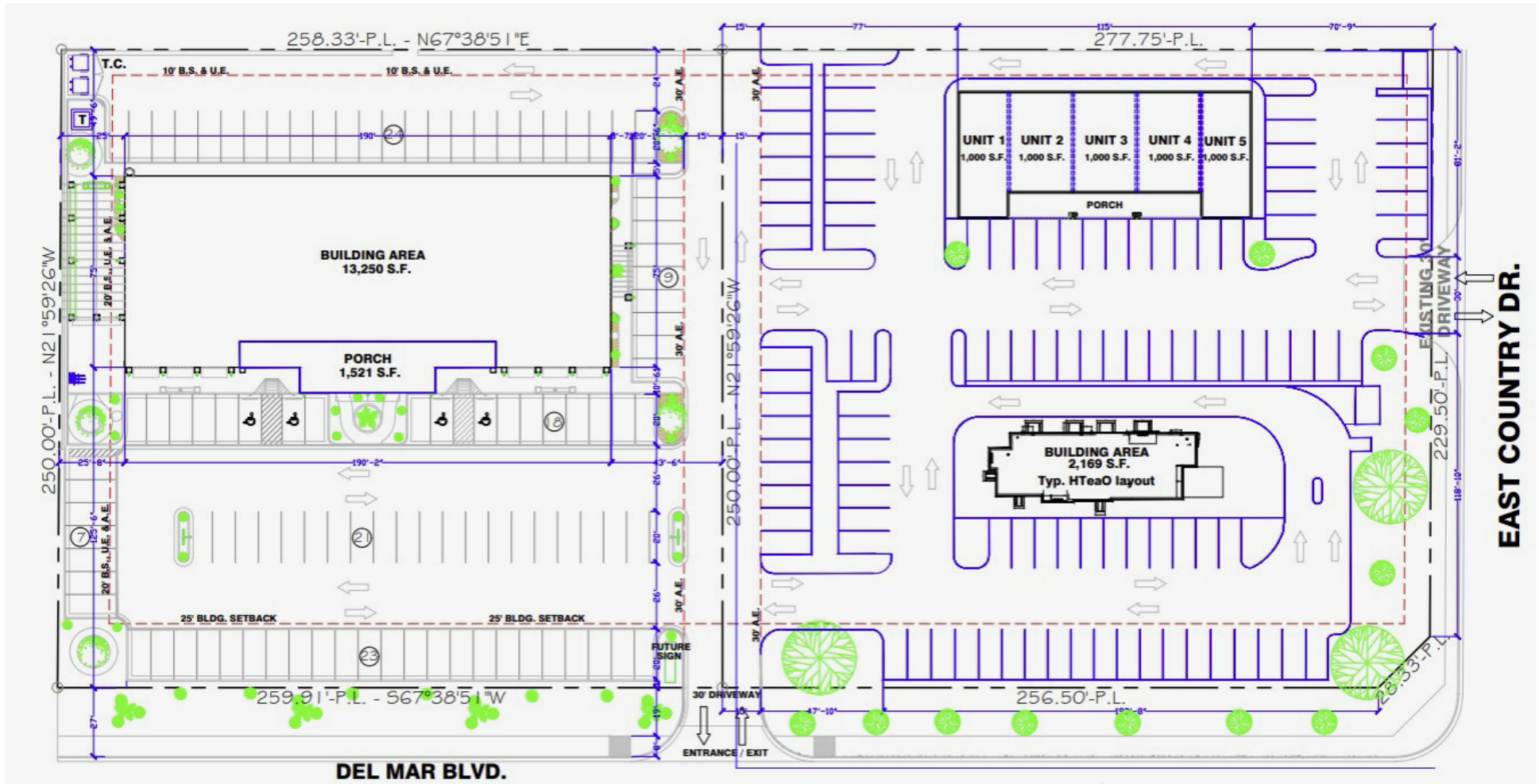


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CONCEPTUAL SITE PLAN

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INDUSTRIAL-FOCUSED AERIAL

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LOCATION MAP

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DEMOGRAPHICS

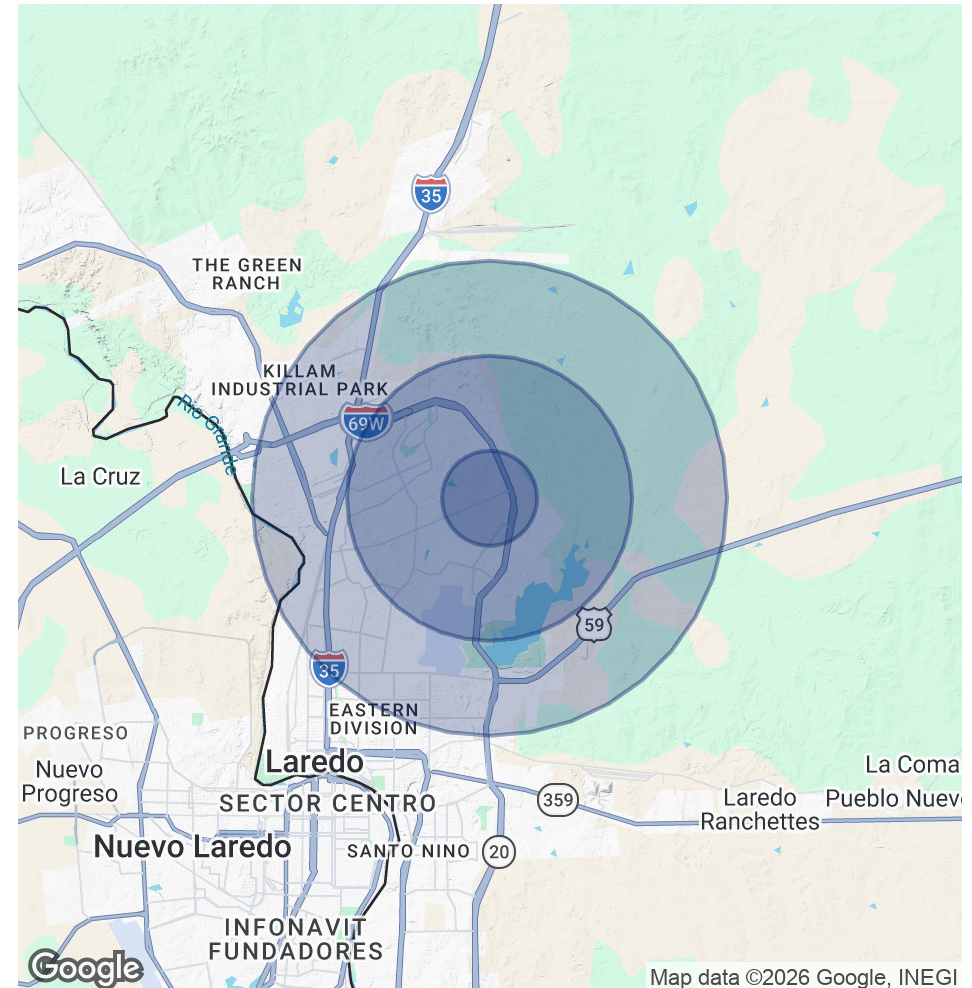
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,780	66,569	154,762
Average Age	37.9	33.9	31.4
Average Age (Male)	37.6	32.7	30.4
Average Age (Female)	36.6	34.2	32.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,049	21,898	49,409
# of Persons per HH	2.7	3	3.1
Average HH Income	\$98,236	\$88,766	\$67,475
Average House Value	\$229,142	\$201,660	\$159,041

2020 American Community Survey (ACS)



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