

# For Sale



## 1018 & 1020 Meadow Ave.

Capital Investment Property Available for Purchase



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## Listed by

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# 1018 & 1020 Meadow Ave. Property Details

| Property Info  |                                             |
|----------------|---------------------------------------------|
| Address:       | 1018 & 1020 Meadow Ave.<br>Laredo, TX 78040 |
| Price:         | Contact Broker                              |
| Tenant:        | Subway                                      |
| Building Size: | 1,590 SF                                    |
| Lot Size:      | 12,893 SF   0.2959 Acres                    |

Located at 1018 & 1020 Meadow Avenue in Laredo, Texas, this commercial investment property offers investors the opportunity to acquire a well-positioned asset occupied by Subway, one of the most recognizable quick-service restaurant brands in the country. The property consists of approximately 1,590 SF of building space situated on a 12,893 SF (0.2959-acre) site.

The property is positioned within an established commercial and residential area of Laredo, providing convenient access and visibility within the surrounding trade area. Its infill setting is supported by nearby retail, service-oriented businesses, and residential neighborhoods, creating a location well suited for continued commercial use.

With an established tenant, recognizable national branding, and a strategically located site, 1018 & 1020 Meadow Avenue represents an attractive opportunity for investors seeking a commercial asset in the growing Laredo market. The offering combines an existing income-producing use with the underlying value of a commercially positioned property.



**Booming energy exports and shifting patterns in international commerce have made the Port of Laredo the nation's top center for trade, supplanting the longtime leader, the Port of Los Angeles.**



### Well-Positioned Retail Investment Property

Quick access to US Route 83 and close to the World Trade Bridge.



*Laredo, Texas is the*  
**Largest Inland Port on the US/Mexico Border**

2

Railroads: Union Pacific  
& Kansas City Southern

International  
Bridges

4

40M

Square Feet of  
logistical space

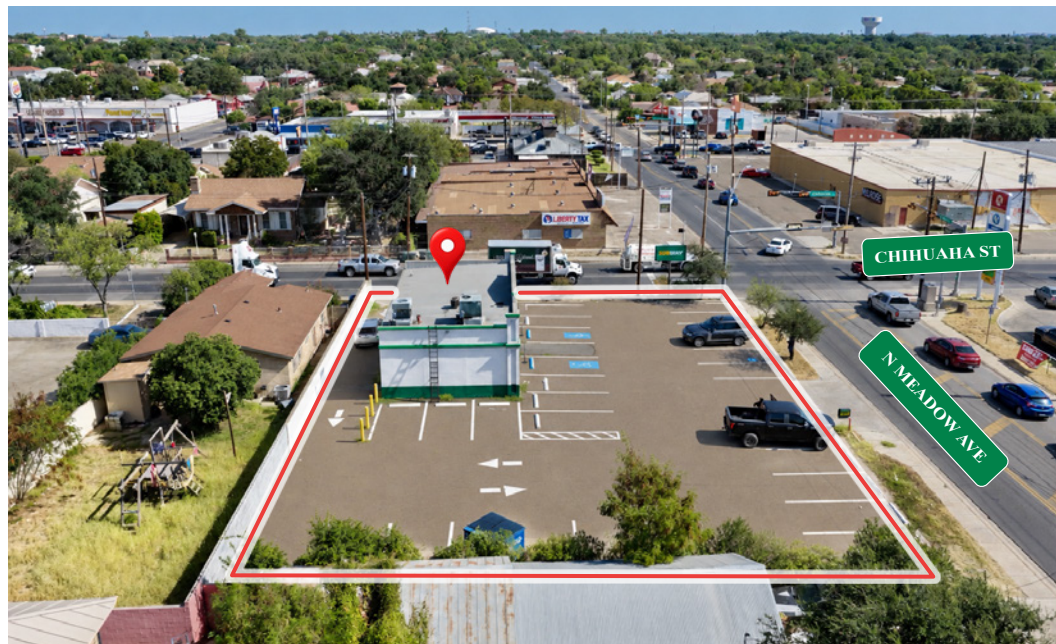
2M

Commercial truck  
crossings yearly

\$326B

Total trade with  
the World in 2018

1018 & 1020 Meadow Ave.  
Property Photos



1018 & 1020 Meadow Ave.  
Property Photos



1018 & 1020 Meadow Ave.  
Property Photos



## Tenant Profile



### ABOUT SUBWAY

Subway is one of the world's most recognized quick-service restaurant brands, specializing in made-to-order sandwiches, wraps, salads, and related menu offerings. Founded in 1965, the company has developed an extensive international restaurant network through its predominantly franchise-based operating model.

The brand serves a broad customer base and is known for its customizable menu, convenient service model, and established presence in neighborhood and commercial locations. Subway restaurants are commonly positioned in high-visibility retail corridors and other convenience-oriented locations that benefit from surrounding residential and daytime populations.

As an established national brand with decades of operating history and significant consumer recognition, Subway provides the property at 1018 & 1020 Meadow Avenue with a recognizable tenant identity and an established quick-service restaurant use.

### RECENT HIGHLIGHTS

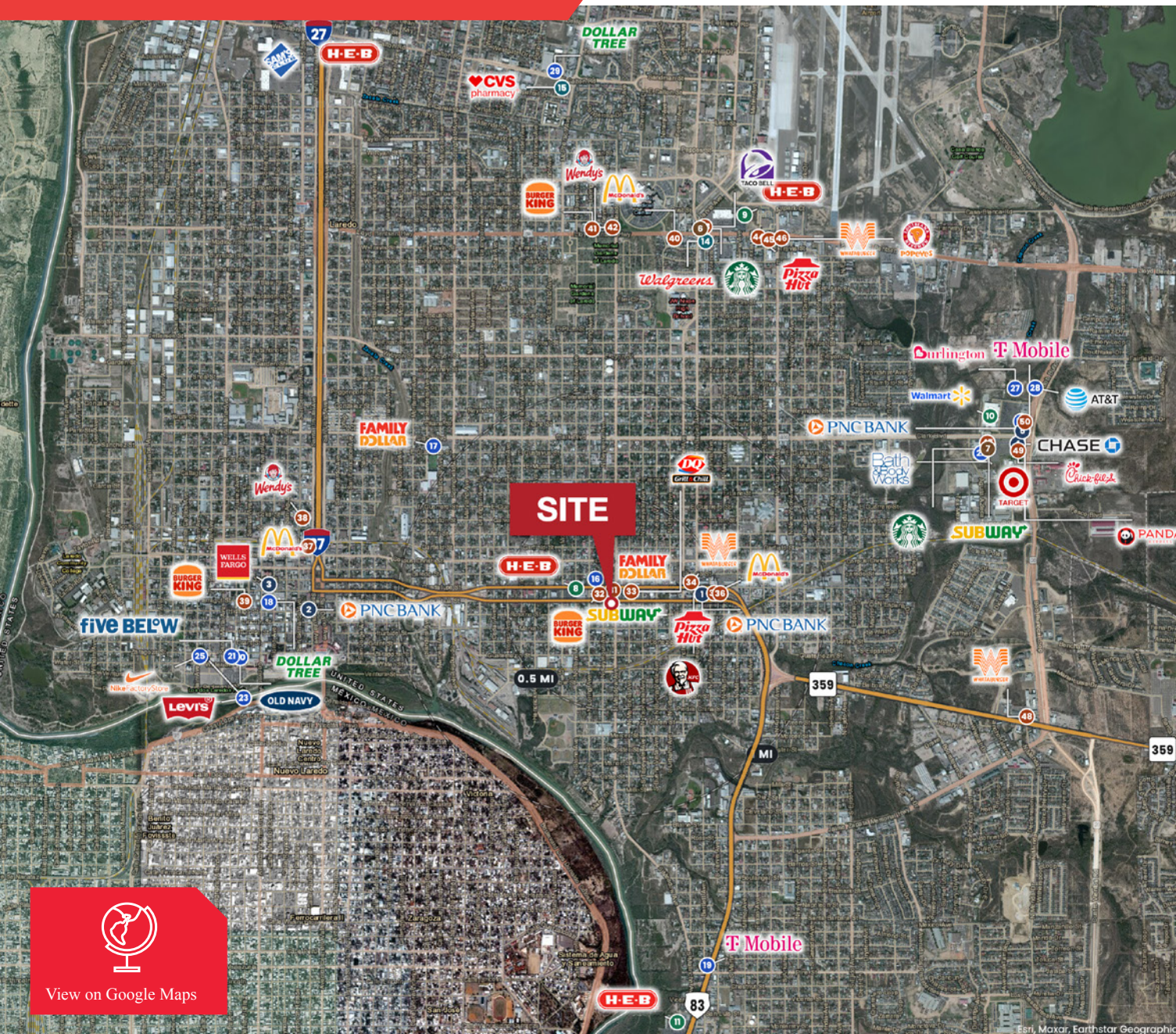
- **35,000+ Locations Worldwide** — Subway maintains one of the largest global restaurant footprints, with locations across more than 100 countries.
- **Restaurant Modernization** — Continued rollout of its Fresh Forward 2.0 restaurant design, building on more than 20,000 previously remodeled or newly developed locations.
- **Continued Digital Expansion** — Subway continues investing in digital ordering and delivery, including expanded delivery availability through major platforms and retail partnerships.

### Tenant Profile

|                        |                          |
|------------------------|--------------------------|
| <b>Ticker Symbol:</b>  | Private Company          |
| <b>Year Founded:</b>   | 1965                     |
| <b>Headquarters:</b>   | Miami, FL & Shelton, CT  |
| <b># of Locations:</b> | 35,000+ Worldwide (2026) |
| <b>Ownership:</b>      | Roark Capital            |



# 1018 & 1020 Meadow Ave. Location Map



## AREA AMENITIES

### BANKS

|   |             |                  |
|---|-------------|------------------|
| 1 | PNC Bank    | 0.4 mi East      |
| 2 | PNC Bank    | 1.4 mi West      |
| 3 | Wells Fargo | 1.6 mi West      |
| 4 | Chase       | 2.0 mi East      |
| 5 | PNC Bank    | 2.1 mi Northeast |

### COFFEE

|   |           |              |
|---|-----------|--------------|
| 6 | Starbucks | 1.8 mi North |
| 7 | Starbucks | 1.9 mi East  |

### GROCERY

|    |                     |                  |
|----|---------------------|------------------|
| 8  | H-E-B Pharmacy      | 0.2 mi Northwest |
| 9  | H-E-B Pharmacy      | 1.9 mi North     |
| 10 | Walmart Supercenter | 2.0 mi Northeast |
| 11 | H-E-B               | 2.0 mi South     |
| 12 | H-E-B Pharmacy      | 2.9 mi Northwest |
| 13 | Sam's Club          | 3.0 mi Northwest |

### HEALTHCARE

|    |              |              |
|----|--------------|--------------|
| 14 | Walgreens    | 1.8 mi North |
| 15 | CVS Pharmacy | 2.4 mi North |

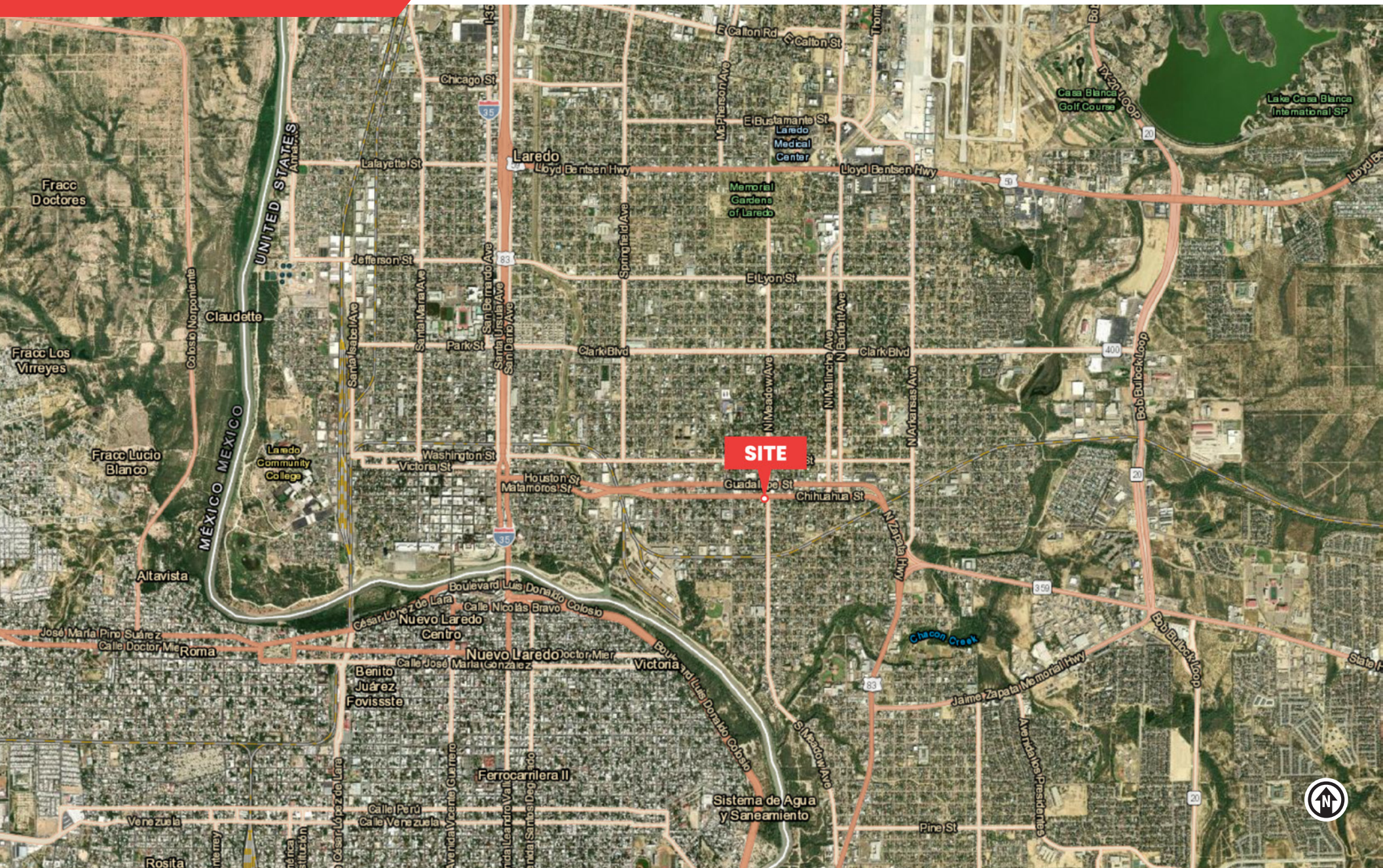
### MAJOR RETAIL

|    |                      |                  |
|----|----------------------|------------------|
| 16 | Family Dollar        | 0.1 mi Northwest |
| 17 | Family Dollar        | 1.1 mi Northwest |
| 18 | Dollar Tree          | 1.6 mi West      |
| 19 | T-Mobile             | 1.8 mi South     |
| 20 | Old Navy Outlet      | 1.8 mi West      |
| 21 | Five Below           | 1.8 mi West      |
| 22 | Target               | 1.9 mi East      |
| 23 | Levi's               | 1.9 mi West      |
| 24 | Bath & Body Works    | 1.9 mi Northeast |
| 25 | Nike Clearance Store | 1.9 mi West      |
| 26 | T-Mobile             | 2.1 mi Northeast |
| 27 | Burlington           | 2.1 mi Northeast |
| 28 | AT&T                 | 2.2 mi Northeast |
| 29 | Dollar Tree          | 2.5 mi North     |

### RESTAURANTS

|    |                  |                  |
|----|------------------|------------------|
| 30 | Subway           | 0 ft East        |
| 31 | Pizza Hut        | 335 ft North     |
| 32 | Burger King      | 377 ft Northwest |
| 33 | DQ Grill & Chill | 0.1 mi Northeast |
| 34 | Whataburger      | 0.4 mi East      |
| 35 | McDonald's       | 0.5 mi East      |
| 36 | KFC              | 0.5 mi East      |
| 37 | McDonald's       | 1.4 mi West      |
| 38 | Wendy's          | 1.5 mi West      |
| 39 | Burger King      | 1.7 mi West      |
| 40 | McDonald's       | 1.7 mi North     |
| 41 | Burger King      | 1.8 mi North     |
| 42 | Wendy's          | 1.8 mi North     |
| 43 | Taco Bell        | 1.8 mi North     |
| 44 | Pizza Hut        | 1.8 mi North     |
| 45 | Whataburger      | 1.9 mi Northeast |
| 46 | Popeyes          | 1.9 mi Northeast |
| 47 | Subway           | 1.9 mi Northeast |
| 48 | Whataburger      | 2.0 mi East      |
| 49 | Chick-fil-A      | 2.0 mi East      |
| 50 | Panda Express    | 2.1 mi Northeast |

1018 & 1020 Meadow Ave.  
Regional Map



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## Laredo, Texas

Laredo, Texas, stands as a beacon of economic vitality and opportunity in the heart of South Texas. With its strategic location along the US-Mexico border, Laredo has long been a hub of international trade and commerce. The city's economy thrives on its robust trade relationships, bolstered by its status as the largest inland port in the United States. As a result, Laredo enjoys a diverse and dynamic marketplace, attracting businesses and investors from across the globe.

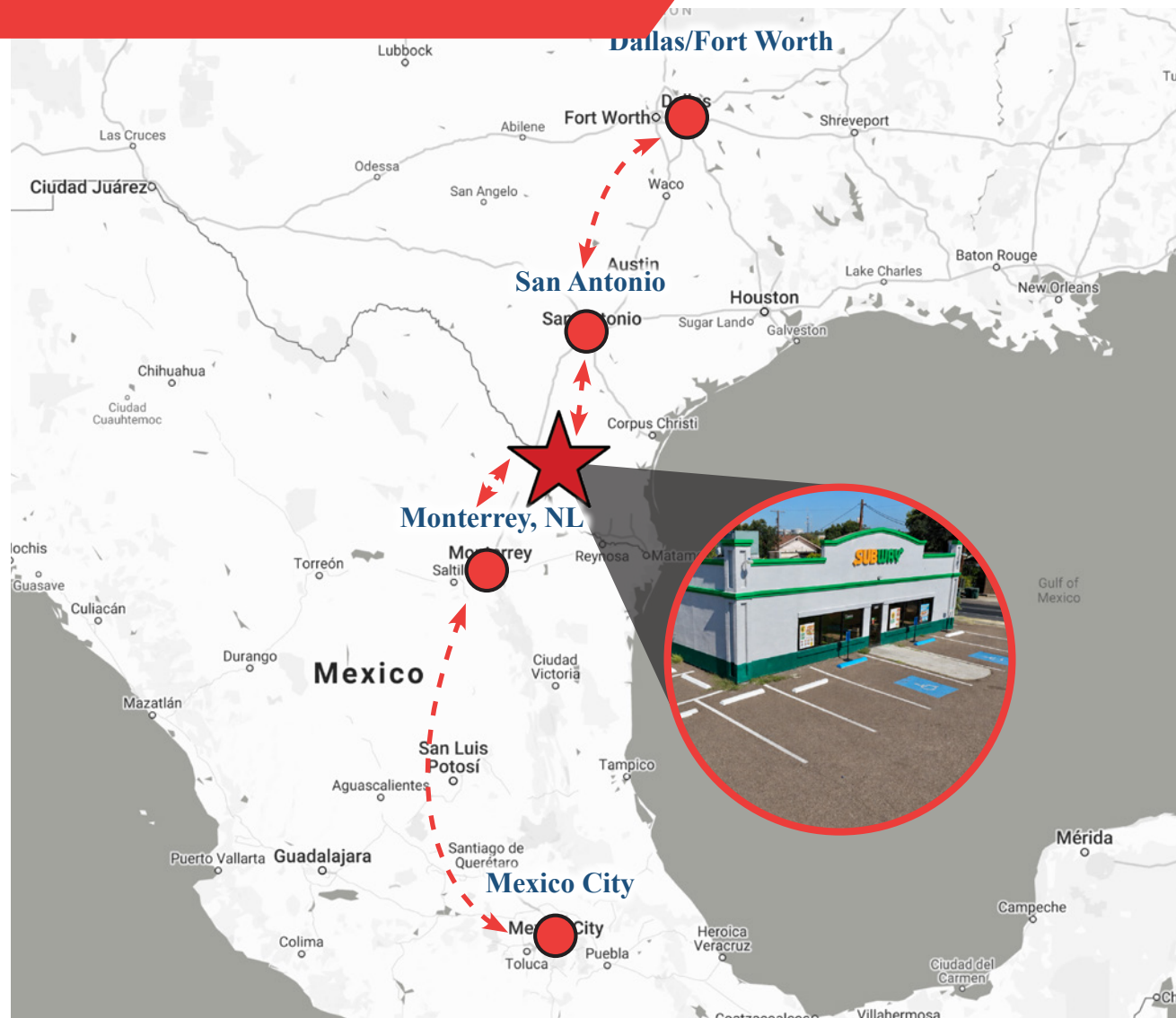
The real estate sector in Laredo reflects this buoyant economy, with steady growth and demand across residential, commercial, and industrial properties. The city's favorable business climate, coupled with its proximity to major transportation routes, makes it an attractive destination for both local entrepreneurs and multinational corporations looking to establish or expand their operations. As a result, property values have appreciated steadily, presenting lucrative opportunities for investors and homeowners alike.

Laredo's retail landscape is equally vibrant, with a thriving mix of local boutiques, national chains, and specialty stores catering to diverse consumer preferences. The city's multicultural heritage adds to the richness of its retail offerings, with a wide array of authentic Mexican goods and cuisine contributing to the unique shopping experience. Additionally, Laredo benefits from a steady stream of cross-border shoppers from Mexico, further stimulating its retail sector and bolstering its reputation as a shopping destination.

Furthermore, Laredo's robust job market and low unemployment rate underscore its resilience and economic strength. The city's diverse economy, which encompasses sectors such as logistics, healthcare, education, and manufacturing, provides ample employment opportunities for residents and newcomers alike. With a skilled workforce and a supportive business environment, Laredo continues to attract talent and investment, positioning itself for sustained growth and prosperity in the years to come.



1018 & 1020 Meadow Ave.  
America's #1 Inland Port



1018 & 1020 Meadow Ave.

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AMERICA'S INLAND PORT

**#1** Inland Port in the U.S.

**#3** Largest Customs District in the U.S.

**12,000** Commercial crossings each day

**over 650** Rail crossings each day

**\$126B** in exports per year

**\$177.37B** in imports per year

**97%** of US/Mexico Trade was handled in Laredo

**\$25M** Industrial/Warehouse Building Permits (1st Qtr 2019)

**SWISHER & MARTIN**  
REALTY

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## Presented by



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Joey Ferguson is a powerhouse real estate professional with over 25 years of experience in the business. He has been named a Top Producer seven years running since 2009, and is recognized as one of the top real estate agents in Laredo, TX and the surrounding area. Clients describe Joey Ferguson as “extremely knowledgeable,” and he is known to push on behalf of his clients to bring results. Joey’s specialties include buyer’s agent, listing agent, consulting, and commercial real estate. He is well versed in every aspect of the real estate world, and serves his clients with exceptional customer care. Joey Ferguson is a worldclass gentleman and a highly skilled salesman.

As a married family man with four wonderful children - three girls and a boy - Joey understands what it means to put family first. Working with clients and guiding them through the process of purchasing or selling residential and commercial real estate are Joey’s areas of expertise. He is always honest and ethical, never putting you, your family or your business in a position of unfair compromise. And as a REALTOR, Joey goes above and beyond the even the highest expectations of top real estate agents. He has been a part of the Laredo community since 2001 and has taken the real estate market by storm with remarkable sales ability. Joey loves learning about and using new technology, and appreciates beautiful historical architecture. In his spare time,

Joey loves to hang out with his kids and play on their PS4 with them. He also leads an active lifestyle, enjoying football, soccer, biking, jogging, swimming and a variety of outdoors sports. Joey’s personal life is as well rounded as his professional life.



## Information About Brokerage Services

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

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                                                                 |                              |                                           |                               |
|-----------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------|-------------------------------|
| <b>NAI Swisher &amp; Martin Realty</b><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <b>443600</b><br>License No. | <b>cristy@swishermrealty.com</b><br>Email | <b>(956)725-3800</b><br>Phone |
| <b>DSS Development Corporation</b><br>Designated Broker of Firm                                                 | <b>443600</b><br>License No. | <b>cristy@swishermrealty.com</b><br>Email | <b>(956)725-3800</b><br>Phone |
| <b>Cristina Swisher</b><br>Licensed Supervisor of Sales Agent/<br>Associate                                     | <b>414292</b><br>License No. | <b>cristy@swishermrealty.com</b><br>Email | <b>(956)725-3800</b><br>Phone |
| <b>Joey Ferguson</b><br>Sales Agent/Associate's Name                                                            | <b>492776</b><br>License No. | <b>joeyferguson@outlook.com</b><br>Email  | <b>956.324.5639</b><br>Phone  |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1  
TXR 2501