

DOWNTOWN LAREDO RETAIL PORTFOLIO (4)

1215 Farragut St, 1219 Farragut St, 611 Salinas Ave, & 1220 Hidalgo St Laredo, TX 78040

PROPERTY INFORMATION

ASKING PRICE: Call for more information

Property Highlights:

Frontage to City of Laredo's El Metro Central Bus Station on Salinas Ave, Farragut St, & Hidalgo St

10 Rentable Units Total (plus all of 2nd floor at 1220 Hidalgo St; vacant)

80% Occupancy (2 units vacant; 1 owner-user)

Anchor tenant: OXXO Convenience Store (on Farragut & Salinas)

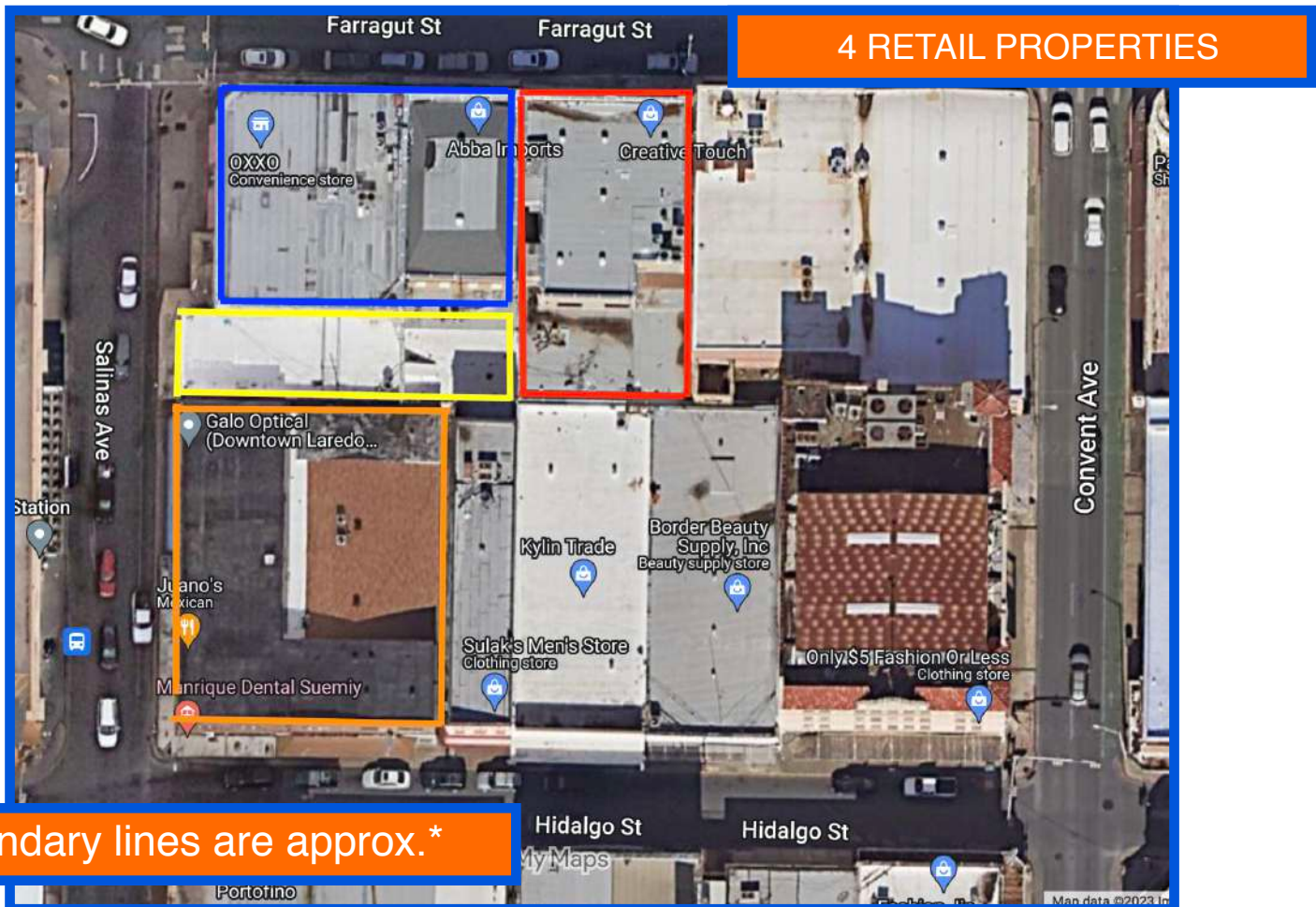
1215 Farragut St: H-CBD Zoning

1219 Farragut St: CBD Zoning

611 Salinas Ave: CBD Zoning

1220 Hidalgo St: CBD Zoning

SOLD ALTOGETHER / 4 contiguous properties



FOR MORE INFORMATION CONTACT:
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MORE PROPERTY INFO

All information below is approximate and should be independently verified. Information below has been obtained from the Webb County Appraisal District's website

1215 Farragut St: H-CBD Zoning

Retail Space: 5,023sf

Storage Space: 2,835sf

Overall Sq Ft: 7,858sf

Lot Size: 6,173sf

Owner-Operated (willing to lease back for 2yrs at \$2,500/mo)

1219 Farragut St: CBD Zoning

Retail Space: 6,246sf

Storage Space: 6,246sf

Basement: 2,100sf

Overall Sq Ft: 14,592sf

Lot Size: 9,381sf

4 tenants; 0 vacancies

611 Salinas Ave: CBD Zoning

Overall (Retail) Sq Ft: 3,067sf

1 rental space; currently VACANT

1220 Hidalgo St: CBD Zoning

Retail Space: 8,466sf

Storage Space: 4,590sf

Overall Sq Ft: 13,056sf

Lot Size: 10,102sf

3 tenants; 1 vacancy =. Total of 4 (plus vacant 2nd floor)

All of 2nd floor is vacant and has access from Hidalgo St

MASTER TOTAL Retail Sq Ft: 22,802sf

MASTER TOTAL Storage Sq Ft: 13,671sf

MASTER TOTAL Basement Sq Ft: 2,100sf

MASTER TOTAL Overall Sq Ft: 38,573sf

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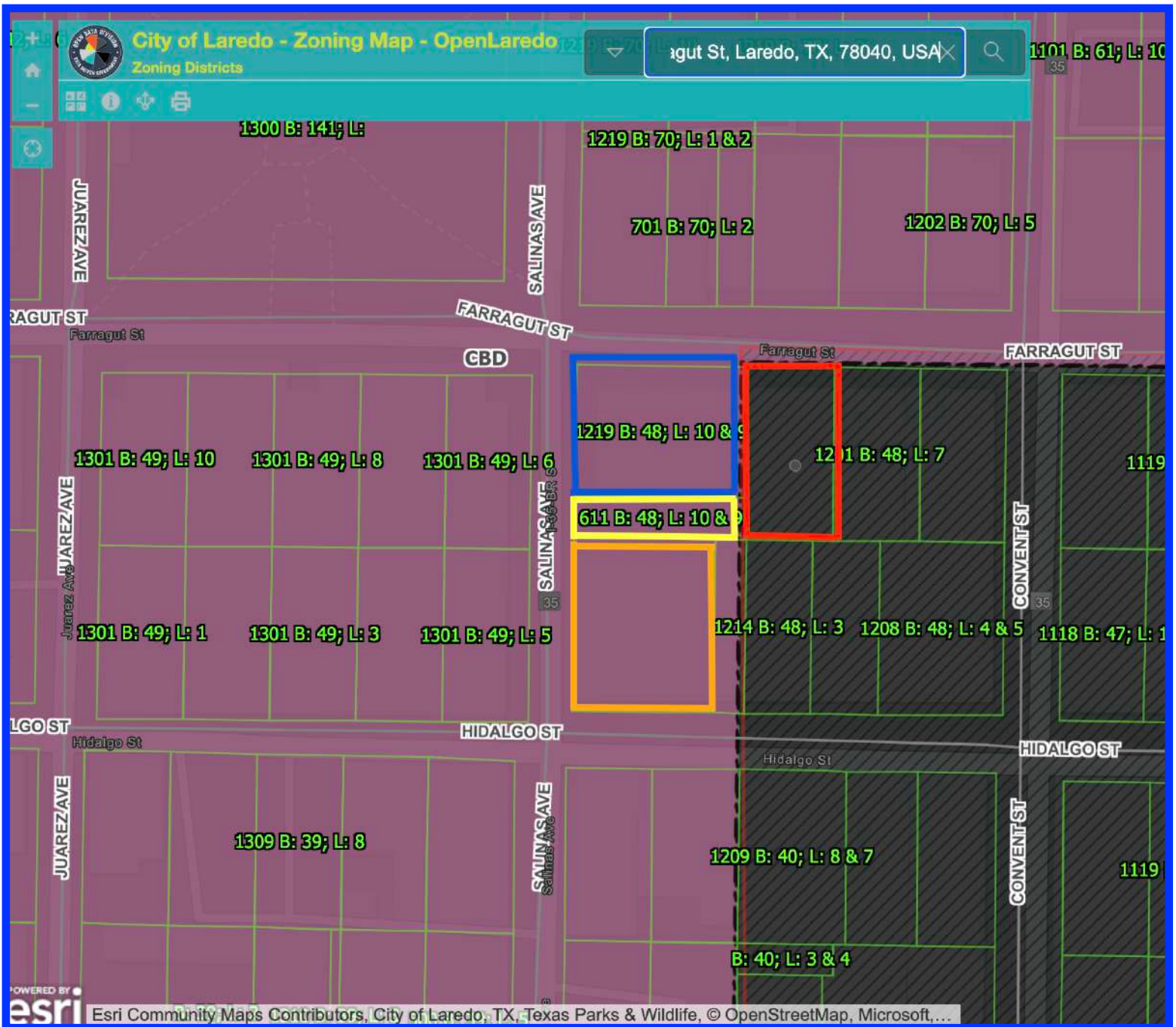
City of Laredo ZONING Map

Red = 1215 Farragut St

Blue = 1219 Farragut St

Yellow = 611 Salinas Ave

Orange = 1220 Hidalgo St



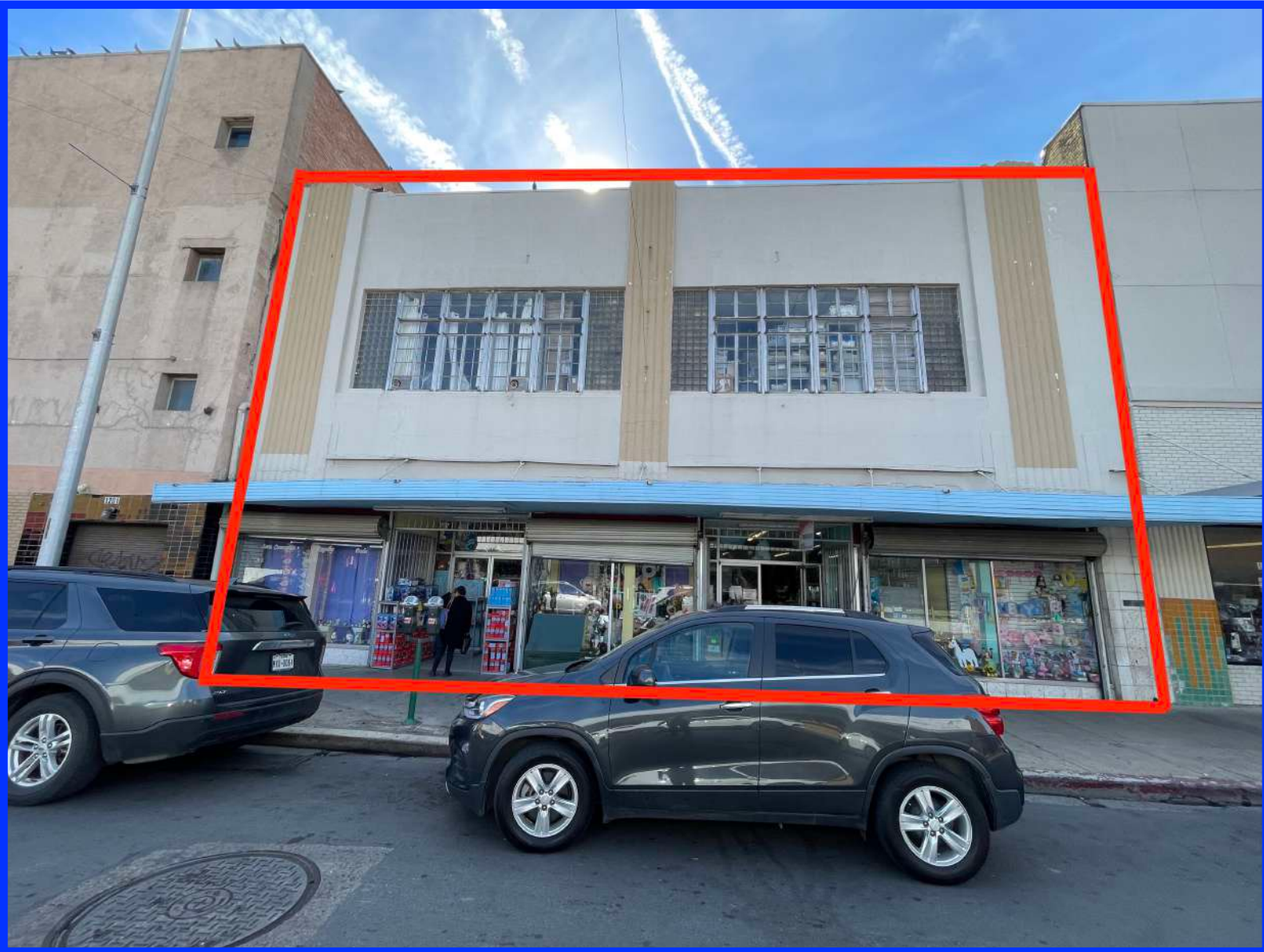
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1215 FARRAGUT ST LAREDO, TX 78040
LOT 8 BLK 48 WD | 1 UNIT (100% OCCUPANCY) | Overall Sq Ft: 7,858sf



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1219 FARRAGUT ST LAREDO, TX 78040

N54X85' OF 9-10 BLK 48 WD | 4 TENANTS (100% OCCUPANCY) |

Overall Sq Ft: 14,592sf



TENANT 1



TENANT 2



TENANT 4

TENANT 3

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611 SALINAS AVE LAREDO, TX 78040

**S27 1/4' LOT 10 & S27 1/4' OF LOT 9 BLK 48 WD | 1 SPACE (VACANT) |
Overall (Retail) Sq Ft: 3,067sf**



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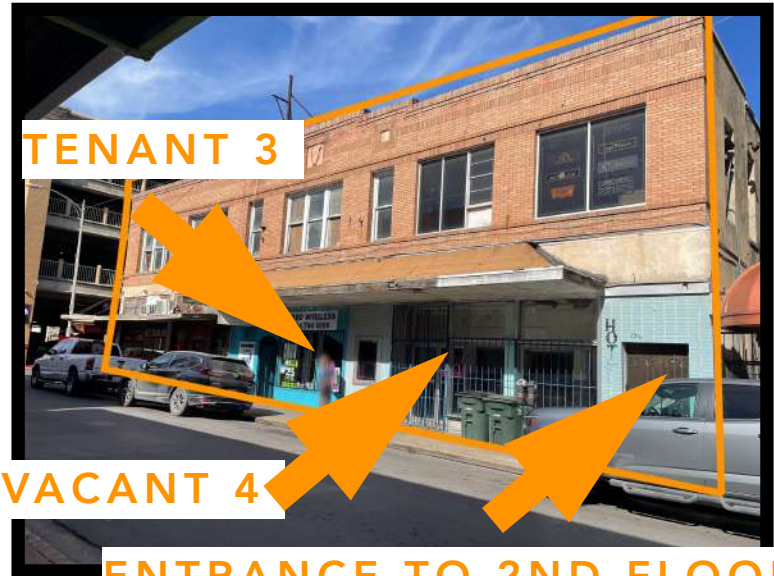


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1220 HIDALGO ST LAREDO, TX 78040

LOT 1 & W351/2' OF 2 BLK 48 WD | 4 SPACES on 1st floor (1 vacant); 1 large SPACE on 2nd floor: VACANT | Overall Sq Ft: 13,056sf



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In the HEART of Downtown Laredo

Blue = Jarvis Plaza

Purple = El Metro Central Bus Station

Green = Subject Properties



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