

EMAMI SQUARE

102 ARTHUR MILLER CT., LAREDO, TX 78041

±15,180 SF RETAIL SPACE FOR LEASE



Brand New First Retail Space Available in the Highly Sought-After Bartlett Extension



PROPERTY DESCRIPTION

Brand New First Retail Space Available in the Highly Sought-After Bartlett Extension

We are excited to introduce the first retail building in the vibrant Bartlett Extension, offering a premier opportunity to elevate your business. This brand new building promises to adhere to high-quality standards, making it ideal for businesses seeking to establish or expand their presence in this thriving area.

Benefiting from excellent access and visibility, the plaza is strategically located adjacent to the popular Alexander Subdivision, ensuring a steady flow of potential customers. This versatile space is suitable for a variety of ventures, including restaurants, retail shops, and commercial offices, and is designed to foster a collaborative environment among tenants, leading to mutual success.

With anticipated completion by the end of 2025, you can rest assured that your business will be ready to operate in parallel with the plaza's opening. Don't miss out on this exceptional opportunity—act now, as we have already leased half of the available suites! Contact us today to secure your place in this landmark retail destination.

PROPERTY HIGHLIGHTS

Lot Size: ±65,776 SF

Total Building SF: ±15,180 SF

AVAILABLE SPACE

Building #1 - 2 Units Available of 1,265 SF (Total Available 2,530 SF)

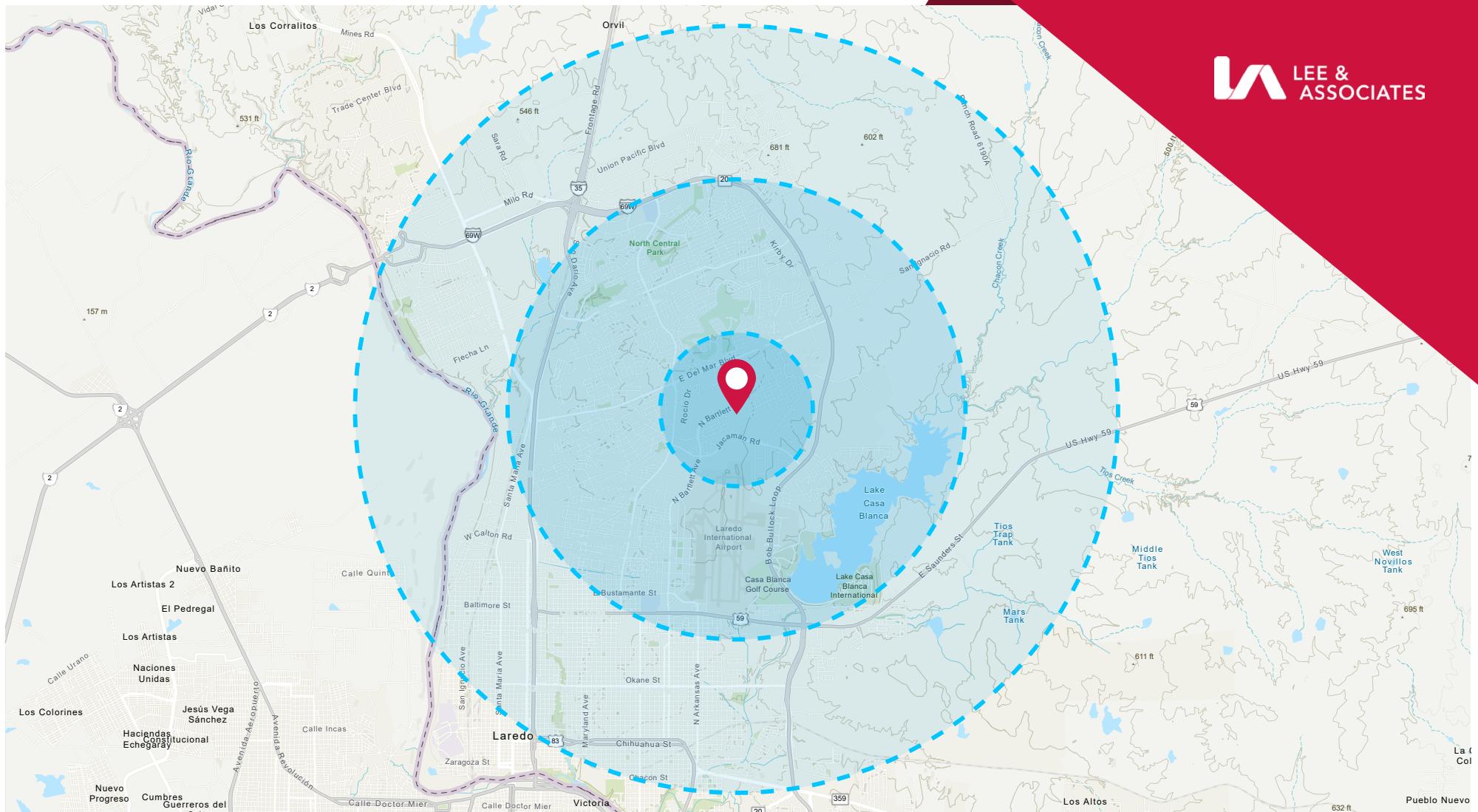
Building #3 - 4 Units Available of 1,265 SF (Total Available 5,060 SF).

RESERVED SPACE

Building #2 - 5,060 SF - RESERVED

Building #1 - 2,530 SF - RESERVED

- 90 Parking spaces
- B-4 zoning
- Under construction
- Utilities via City of Laredo
- Access to Bartlett Avenue via Arthur Miller Court



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households	325	818	3,182
Total Population	962	2,412	9,369
Average Household Income	\$123,605	\$120,555	\$122,317



ENRIQUE VOLKMER

Vice President

evolkmer@lee-associates.com

210.889.6430

713.744.7400

LEE-ASSOCIATES.COM/HOUSTON

10497 TOWN AND COUNTRY WAY | SUITE 700

HOUSTON, TX 77024

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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.

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.

DFW Lee & Associates, LLC - Houston Office, RS	9012596	contacthouston@lee-associates.com	(713)744-7400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493926	contacthouston@lee-associates.com	(713)744-7400
Designated Broker of Firm	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493926	contacthouston@lee-associates.com	(713)744-7400
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Enrique Volkmer	540138	evolkmer@lee-associates.com	(210)889-6430
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov