

For Lease



# 201 E. Clark Blvd, Laredo, TX

Retail Suites for Lease In Laredo, TX 78045

**NAI** Swisher & Martin Realty  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

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# 201 E. Clark Blvd. Property Details

## Property Features

Situated at 201 E. Clark Blvd, Laredo, TX 78040, this prime commercial property presents an excellent opportunity for businesses aiming for a high-visibility location in a bustling area. The property, located along one of Laredo's busiest commercial corridors, ensures substantial foot traffic and easy access to major highways and public transportation. The generous lot size and ample square footage provide flexibility for various business configurations, while on-site parking accommodates both customers and employees. The commercial zoning allows for diverse business operations, including retail, office space, and medical facilities.

Adding to its appeal, the property is surrounded by essential amenities such as major shopping centers, dining options, financial institutions, and healthcare facilities. This vibrant neighborhood supports a dynamic business environment, making it an ideal location for attracting a steady stream of potential clients. Laredo's robust economic growth further enhances the investment potential of this property, making 201 E. Clark Blvd a prime choice for businesses looking to establish a strong presence in a thriving market.



## Property Facts

<b>Address:</b>	201 E. Clark Blvd. Laredo, TX 78040
<b>Suite 1:</b>	Vacant - 1,242 SF
<b>Suite 2:</b>	Superior Appliance & Wholesale
<b>Suite 3:</b>	Superior Appliance & Wholesale
<b>Suite 4:</b>	Superior Appliance & Wholesale
<b>Suite 5:</b>	Family Dollar
<b>Lower Level</b>	Vacant 5.223 SF
<b>Year Built:</b>	1992
<b>Parking:</b>	Approximately 37 Spaces
<b>Zoning:</b>	B-3
<b>Lot Size:</b>	1.5498 Acres   67,509.288 SF
<b>Adjacent Lot:</b>	0.2214 Acres   9,645 SF

# 201 E. Clark Blvd. Property Photos



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201 E. Clark Blvd.  
Property Photos



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# 201 E. Clark Blvd. Location Map



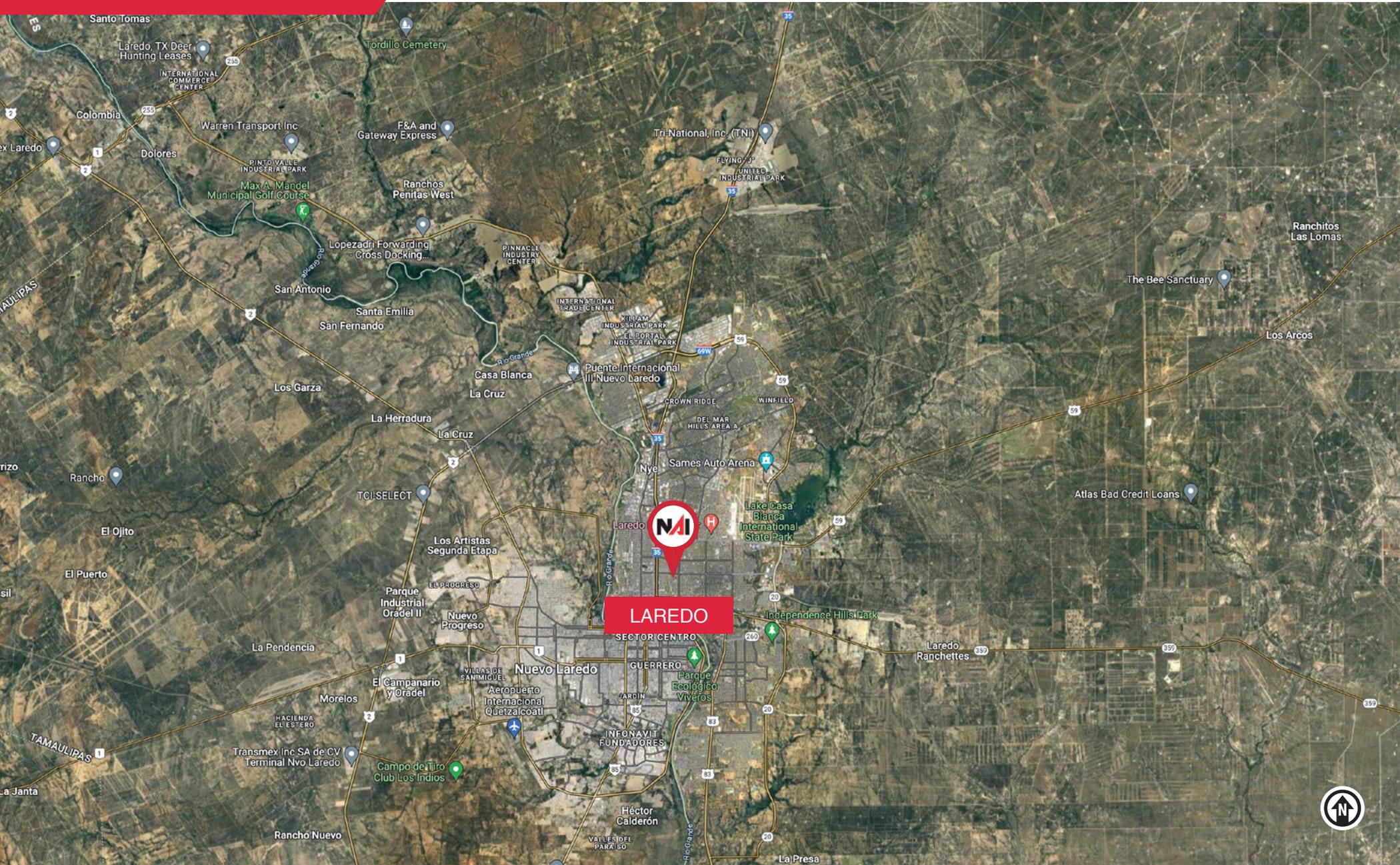
Logos in the top-left callout box include: Sams Club, Burlington, Walmart, Academy Sports + Outdoors, H-E-B, Ross Dress for Less, Harbor Freight, Lowe's, IHOP, HomeGoods, DIBC Bank, Planet Fitness, Target, Best Buy, Olive Garden, Dunkin', Bank of America, and Chick-fil-ly.

Logos in the top-right callout box include: Sams Auto Arena, BMG Xtreme Sports, Texas Wood Supply, Emmanuel Church, Medicare-Solutions, and Crane.

Logos in the bottom-right callout box include: Walmart, Chick-fil-ly, Chase, Target, PNC, and GameStop.

Logos in the bottom-center callout box include: Firestone, Old Navy, H-E-B, Wendy's, McDonald's, Dunkin', Nike Clearance Store, O'Reilly Auto Parts, Walgreens, Super King, and Dairy Queen.

# 201 E. Clark Blvd. Regional Map



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201 E. Clark Blvd.  
Laredo, Texas



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

**2** Railroads: Union Pacific & Kansas City Southern

**4** International Bridges

**2M** Commercial truck crossings yearly

**40M** Square Feet of logistical space

**\$326B** Total trade with the World in 2018

“

**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.**

”



**Neighborhood Retail Building**

Retail Plaza, built in 1992, is located in a high-density area with over 115,000 residents in a 3-mile radius.



**Heavy Daytime Population**

Center serves a large daytime population. It has excellent access and exposure on Clark Blvd. with exposure to over 15,000 VPD.



**Retail Trade Area**

Center is well positioned to draw traffic from big box retailers at the IH-35 and Clark Blvd. intersection, less than 1 mile away.

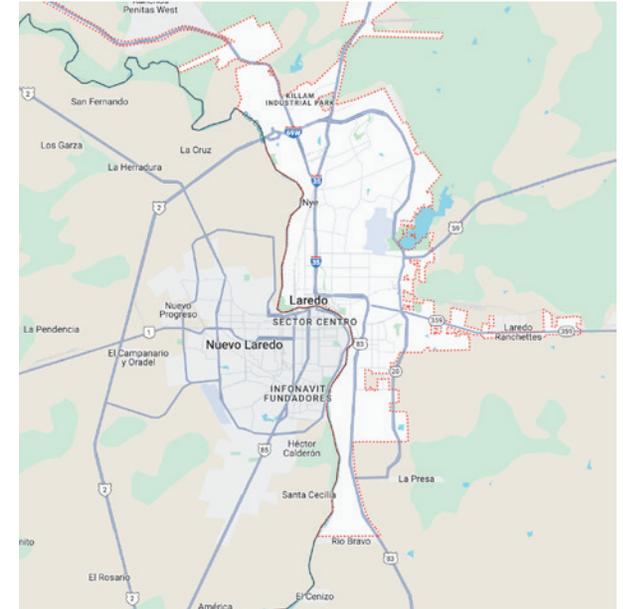
## Laredo, Texas

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.



201 E. Clark Blvd.  
America's Inland Port



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)

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## Presented by



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Joey Ferguson is a powerhouse real estate professional with over 15 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.