

For Lease

Development Site

New 600 Lot Residential Development

**MONTRELA CAPITAL**  
Self Storage Units under construction

Cielito Lindo Blvd – 9,572 VPD



# 313 Cielito Lindo Blvd.

2.62 Acres / 36,614 SF in Laredo, TX 78046

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

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9114 McPherson Rd., Ste 2518, Laredo, TX 78045  
956.725.3800 | [swisherandmartinrealty.com](http://swisherandmartinrealty.com)





9114 McPherson Rd., Ste 2518  
Laredo, TX 78045  
956.725.3800 | [joeyferguson.com](http://joeyferguson.com)

## Listed by

**Joey Ferguson**, Senior Associate

tel +1 956.725.3800

cell +1 956.324.5639

[joeyferguson@outlook.com](mailto:joeyferguson@outlook.com)

[linkedin.com/in/joey-ferguson/](https://www.linkedin.com/in/joey-ferguson/)

[joeyferguson.com](http://joeyferguson.com)



## Property Features

Situated on a sprawling 5.28-acre lot, 313 Cielito Lindo Blvd offers a prime opportunity for businesses seeking a versatile location. This pad site caters to a diverse array of enterprises, from convenience stores (C-Stores) and quick-service restaurants (QSR) to retail suites and self-storage units. Its strategic positioning on Cielito Lindo Blvd ensures maximum visibility and accessibility, drawing in a steady flow of potential customers. With ample space for development and expansion, tenants have the flexibility to customize their establishments to suit their unique requirements. The property's proximity to bustling commercial areas and residential neighborhoods presents a promising environment for business growth and success.

Property Facts	
<b>Address:</b>	313 Cielito Lindo Blvd Laredo, TX 78046
<b>Property Type:</b>	Gym and Retail Plaza
<b>Lot Size:</b>	2.62 Acres / 36,614 SF
<b>Building A:</b>	Planet Fitness – 18,000 SF (Opening Summer of 2025)
<b>Building B Retail Plaza:</b>	Continuous 18,614 SF / Minimum Divisibility – 1,200 SF

“**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.**”



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



**Serves Desirable Hispanic Market in Two Markets:  
Laredo and Nuevo Laredo**

**Hispanic consumers in the U.S. represent more than \$2 trillion in consumer spending power...**

**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

- » **24%** more likely than the average American to eat at any QSR in the past 30 days
- » **34%** of the growth in apparel spending is expected to come from Hispanic households over the next five years
- » **66%** of the spending growth in auto parts, equipment and accessories will come from Hispanic households in the next five years – with spending likely to exceed \$1.25 billion

The in-depth report can be found [here](#).





# 313 Cielito Lindo Blvd. Property Photos





# 313 Cielito Lindo Blvd. Property Photos





# 313 Cielito Lindo Blvd. Location Map



Residential Development (Single Family)	
1 Lagos Del Valle IV & V	69 Lots
2 Los Presidentes	185 Lots*
3 Wright Ranch	683 Lots*
4 Lomas Del Sur XV & VII	121 Lots**
5 Cuatro Vientos Sur	620 Lots*
6 Eleden	2,419 Lots*
7 Cielito Lindo	1,149 Lots*
8 600 Lot Residential Development	600 Lots*

\*At full development \*\*Under Construction

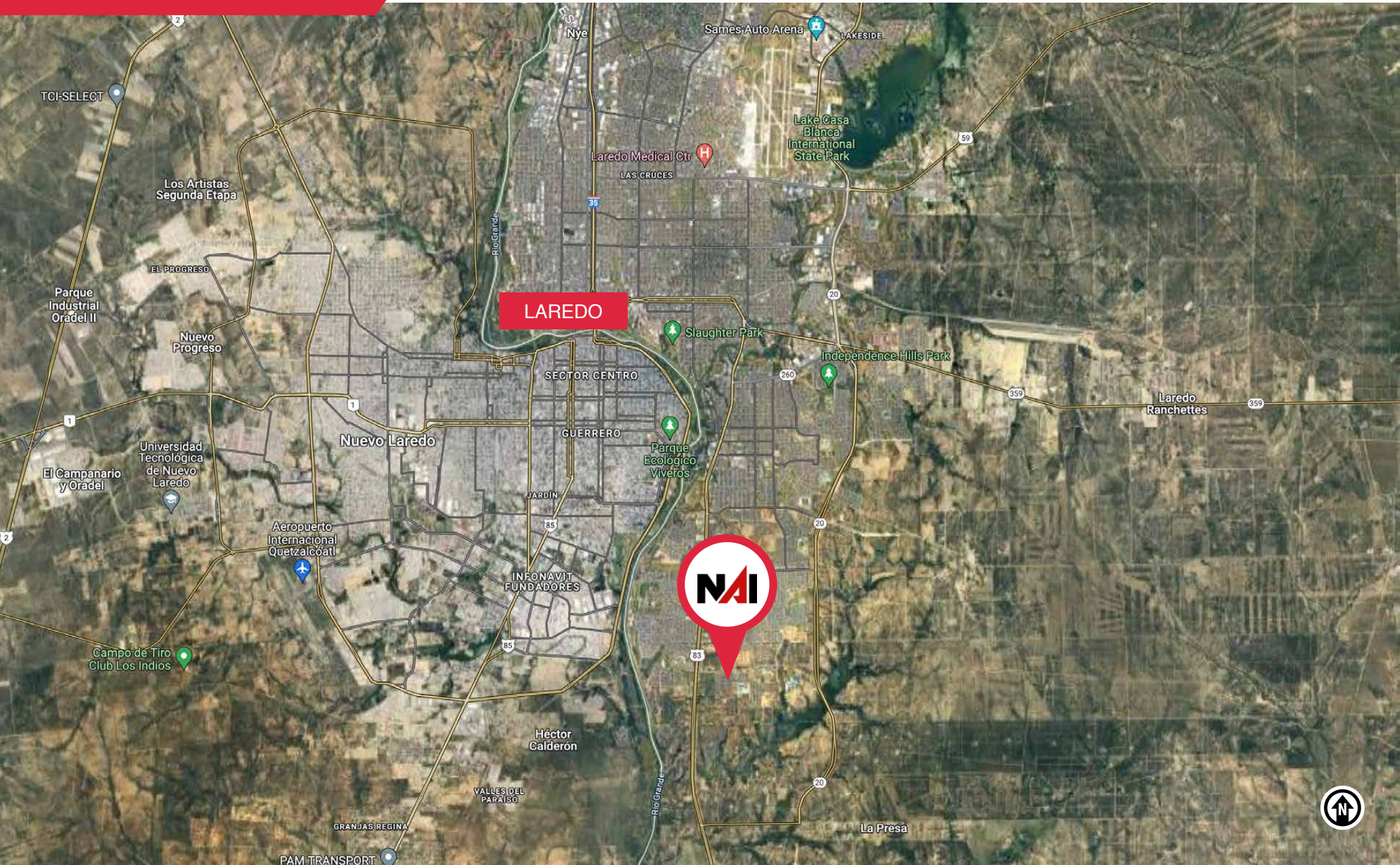
 Educational Development (3 Years & Newer)

 Multi-Family Development (5 Years & Newer)





# 313 Cielito Lindo Blvd. Regional Map





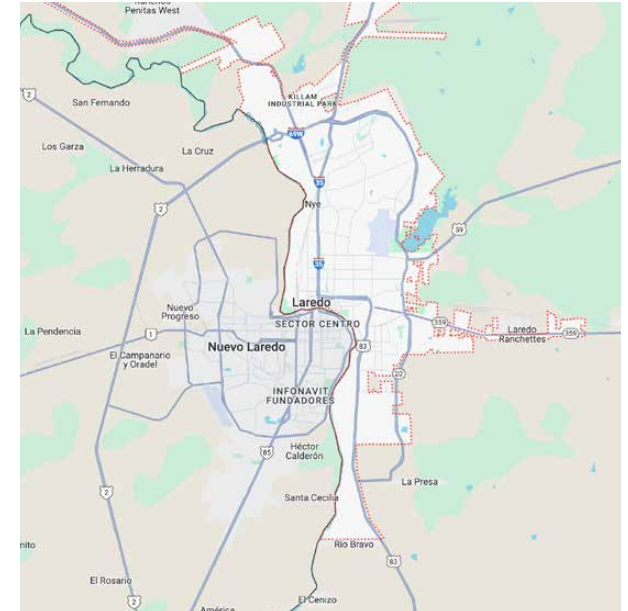
## Laredo, Texas

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.






*The Hispanic market, including high-spending parents, are heavy mobile and social network users....they have high expectations and the spending power that commands attention.*

*-Steven Barrz, "How Retailers Are Vying For Hispanic Parents' Attention (12/19/18)"*

**56M**   
United States  
Hispanic Population  
(2016)

**10M** United States  
Hispanic Population  
(1970's)

 **18%**  
of the U.S. Population  
is Hispanic (2016)

**\$1.8T**   
Forecast Purchasing Power  
of the Hispanic Population  
(2021)

Population	1 Mile	2 Mile	3 Mile
2020 Estimated Population	18,259	58,269	105,948
2025 Projected Population	18,895	60,576	111,226
2020 Est. Median Age	33.6	31.4	31.2
Households/Housing	1 Mile	2 Mile	3 Mile
2020 Estimated Households	6,203	18,790	34,065
2025 Projected Households	6,508	19,797	36,244
2020 Est. Total Housing Units	6,479	19,895	36,380
2020 Est. Owner-Occupied	49.4%	47.6%	47.2%
2020 Est. Renter-Occupied	46.4%	46.9%	46.4%
2020 Median Home Value	\$130,995	\$150,308	\$142,797
2020 Median Rent	\$651	\$624	\$646
Businesses/Employees	1 Mile	2 Mile	3 Mile
2020 Est. Total Businesses	1,275	2,959	5,253
2020 Est. Total Employees	11,678	27,872	49,626
2020 Est. Average Household Income	\$55,529	\$54,342	\$54,481
2020 White Collar Workers	51.4%	51.7%	51.6%
2020 Blue Collar Workers	48.6%	48.3%	48.4%
Consumer Expenditures	1 Mile	2 Mile	3 Mile
2020 Est. Total Household Expenditure	\$289.9 M	\$861.94 M	\$1.56 B
2020 Est. Apparel	\$10.16 M	\$30.36 M	\$55.19 M
2020 Est. Entertainment	\$15.96 M	\$47.38 M	\$86.11 M
2020 Est. Food, Beverages, Tobacco	\$45.45 M	\$135.34 M	\$245.74 M
2020 Est. Furnishings, Equipment	\$9.9 M	\$29.34 M	\$53.33 M
2020 Est. Health Care, Insurance	\$26.71 M	\$78.92 M	\$143.12 M
2020 Est. Household Operations, Shelter	\$95.37 M	\$284.29 M	\$515.39 M

  
**Population**

  
**Households/  
Housing**

  
**Businesses/  
Employees**

  
**Consumer  
Expenditures**



# 313 Cielito Lindo Blvd. America's Inland Port



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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)

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**Joey Ferguson**, Senior Associate

tel +1 956.725.3800

cell +1 956.324.5639

joeyferguson@outlook.com

linkedin.com/in/joey-ferguson/

joeyferguson.com

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.





# Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>	<b>443600</b>	<b>cristy@swisherrealty.com</b>	<b>(956)725-3800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>DSS Development Corporation</b>	<b>443600</b>	<b>cristy@swisherrealty.com</b>	<b>(956)725-3800</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Cristina Swisher</b>	<b>414292</b>	<b>cristy@swisherrealty.com</b>	<b>(956)725-3800</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Joe Willam Ferguson Jr</b>	<b>492776</b>	<b>joeyferguson@outlook.com</b>	<b>(956)324-5639</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date