

RESTAURANT PROPERTY FOR SALE IN LAREDO, TX

Asking price \$2,800,000



**9,293 SF Building
68 parking Space and includes 4 Handicapped
6516 Arena, Laredo, Tx**



**The
RUIZ
COMPANIES**
COMMERCIAL REAL ESTATE SERVICES

Armando Ruiz, CCIM, CIPS
512/970-0954
Armando@theruizcompanies.com



Although The Ruiz Companies, as broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation or warranty. Information provided may be subject to errors, omissions, price changes, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the broker's control.



PROPERTY FOR SALE IN LAREDO, TX

Property Highlights

- **Parking 68 include four handicapped**
- **Building Area 9,293 Total S.F. with 6,371 S.F. for one restaurant and 2,054 S.F. for the second restaurant sharing the same Kitchen. Drive up Window for take out orders.**
- **The property is 1.05 acres in size and contains and has 154 feet of frontage along the west side of Arena Road. The tract has a depth of approximately 298 feet. The tract is rectangular in shape and has all available utilities. Zoned B-4 Highway Commercial District.**
- **Built in 2015 in the City's Entertainment District**
- **Construction The Building feature a Masonary and stucco exterior, concrete foundation, decorative tile roof with concrete paved. The Building is of good construction quality.**
- **Interior Finish The property features good quality finish out. The restaurant feature some wood ceiling, wood wainscoting, rock decorative accents, stained concrete floors, etc.**
- **Floor Plan There is one private room and a large open dining area. The Bar features wood ceiling with marble countertops. There are a number of Booths as well as tables**

DEMOGRAPHIC

Aerial of the Area



Demographic Profile

6516 Arena Blvd, Laredo, Texas 78041

Estimated 2016

Population Laredo	251,671
Avg Household Income	\$39,548
Population 78041	48,468

Traffic Count

Jacaman Rd	21,998 Vehicles per Day
Loop 20	30,904 Vehicles per Day

PROPERTY FOR SALE IN LAREDO, TX

Both Dining Area





PROPERTY FOR SALE IN LAREDO, TX

Building Aerial



Google

Map data ©2018 Google Imagery ©2018

0 40 80

PROPERTY FOR SALE IN LAREDO, TX

Business in the Area

Restaurants

Whataburger



Danny's



Palenque Grill



Hotels



La Quinta



Stay Bridge Suite