



3.29 AC PROPERTY FOR SALE IN LAREDO, TX
\$4,200,000

8221 San Dario Ave



**The
RUIZ**
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PROPERTY FOR SALE IN LAREDO, TX

Property Highlights

PROPERTY DESCRIPTION: The subject property contains 3.29 acres. The tract is irregular in shape and features 371.60 feet of frontage on San Dario. The average depth is 438'. The property is relatively level, at grade, and has all utilities available to it. The tract is within Zone X, not located within the 100 year floodplain according to Panel 48479C1185C, dated 4-2-2008, of the Federal Flood Maps. The property has been zoned "B-4", Community Business Highway District by the City of Laredo.

The property is located along the east side of San Dario which also serves as the access road for IH-35. The neighborhood is primarily residential in nature with commercial development located on primary thoroughfares. Located to the south of the subject property at the intersection of IH-35 and Del Mar is the North Creek Shopping Center. This is an anchored shopping center that includes a Best Buy, Old Navy, Target, and HEB. There are a number of out parcels that include restaurants, other retail outlets, and a Hampton Inn.



CONTINUE

Property Highlight

The subject property is located to the north of Hilltop and south of Shiloh. The majority of the tracts located in the area are not platted commercial tracts. Most of these tracts feature secondary commercial uses such as pottery sales, truck sales, etc. Many of these tracts are awaiting re-development given the lack of available tracts along the interstate to the south. Therefore, the next logical area of development would be in the area of the subject property to the north of Hilltop and south of Shiloh. In the mid 1990's, Shiloh was extended from IH-35 to McPherson. Since that time there has been considerable commercial development along Shiloh. This includes a number of residential condominiums and apartments, retail outlets, and office buildings. A multistory office building is located at the intersection of IH-35 and Shiloh. Located directly to the rear of the subject property is a manufactured home subdivision.

There are a number of single family residential subdivisions that have been developed further to the east. New apartment complexes are being constructed in the neighborhood to the east of the subject. The area behind the North Creek Shopping Center was opened for development with the construction of new streets through the area. There is a small industrial park located just to the north of the subject property off of International Drive. The other side of the interstate across from the subject property is less conducive given the fact that it is bisected by a major rail line.

PROPERTY FOR SALE IN LAREDO, TX

View of San Dario, Facing South



PROPERTY FOR SALE IN LAREDO, TX

Building Aerial



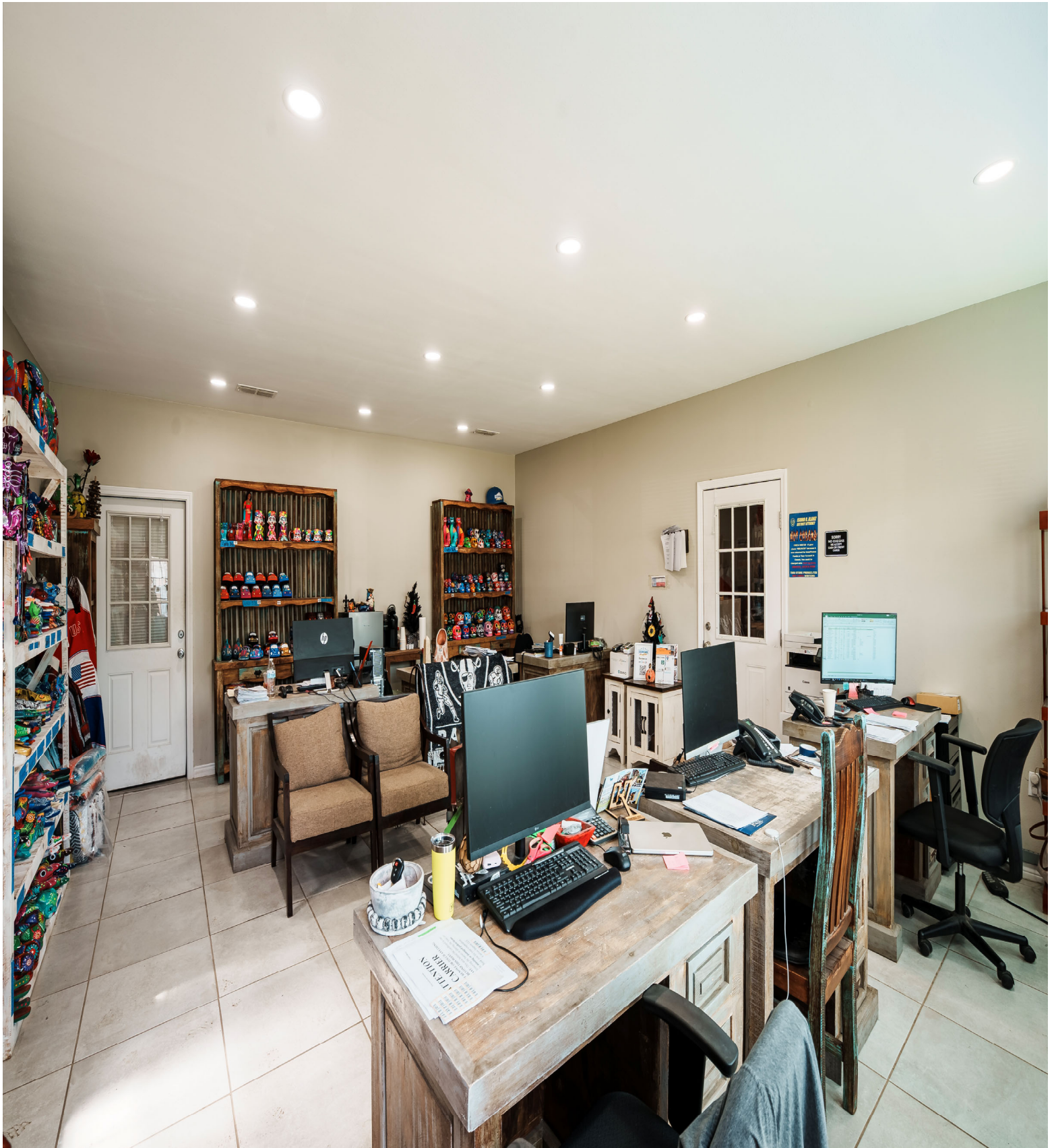
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**View of San Dario, Facing
Southwest**



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View of Main Office



PROPERTY FOR SALE IN LAREDO, TX

Major Retailer in the Area

