



FLEX SPACE

11204 MCPHERSON RD., LAREDO, TX 78045

FOR SALE | INVESTMENT PROPERTY



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SECTION 1

PROPERTY INFORMATION



FOR SALE | INVESTMENT PROPERTY

EXECUTIVE SUMMARY

11204 MCPHERSON RD., LAREDO, TX 78045



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OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	80,473 SF
Lot Size:	7.2 Acres
Cap Rate:	5.0%
NOI:	\$1,241,065
Year Built:	2006
Renovated:	2018
Zoning:	M-1
Market:	Laredo
Submarket:	Northeast

PROPERTY OVERVIEW

A beautifully executed Class A Office and Industrial Flex Space Building in one of the most desirable business parks in Laredo, Texas. The Tenancy in this building has been curated well to balance its occupancy well between office and warehouse users.

LOCATION OVERVIEW

Flex building located in Milo Industrial Park with immediate access to Loop 20 and Interstate Highway 35. This unique location is only 3 miles from World Trade Bridge and less than a mile away from a major retail area with coffee shops, restaurants, banks, including HEB Plus grocery store. It is also less than one mile away from Doctors Hospital and one of the fastest growing residential areas in Laredo.

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COMPLETE HIGHLIGHTS

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LOCATION INFORMATION

Building Name	Flex Space
Street Address	11204 McPherson Rd.
City, State, Zip	Laredo, TX 78045
County	Webb
Market	Laredo
Sub-market	Northeast

BUILDING INFORMATION

NOI	\$1,241,065
Cap Rate	5.0
Occupancy %	100%
Tenancy	Multiple
Ceiling Height	24 ft
Minimum Ceiling Height	24 ft
Office Space	51,174 SF
Number of Floors	2
Year Built	2006
Year Last Renovated	2018

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SECTION 2

LOCATION INFORMATION



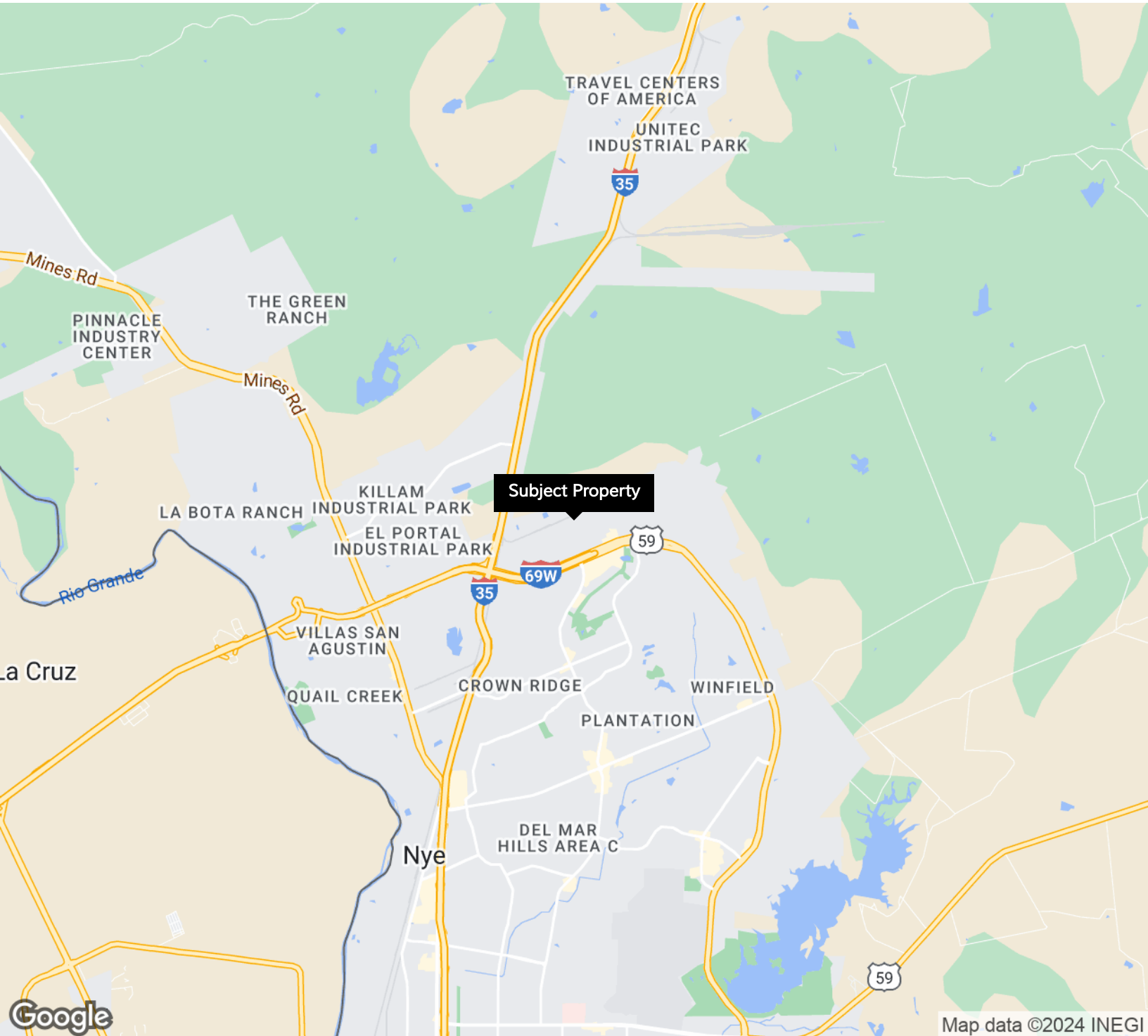
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REGIONAL MAP

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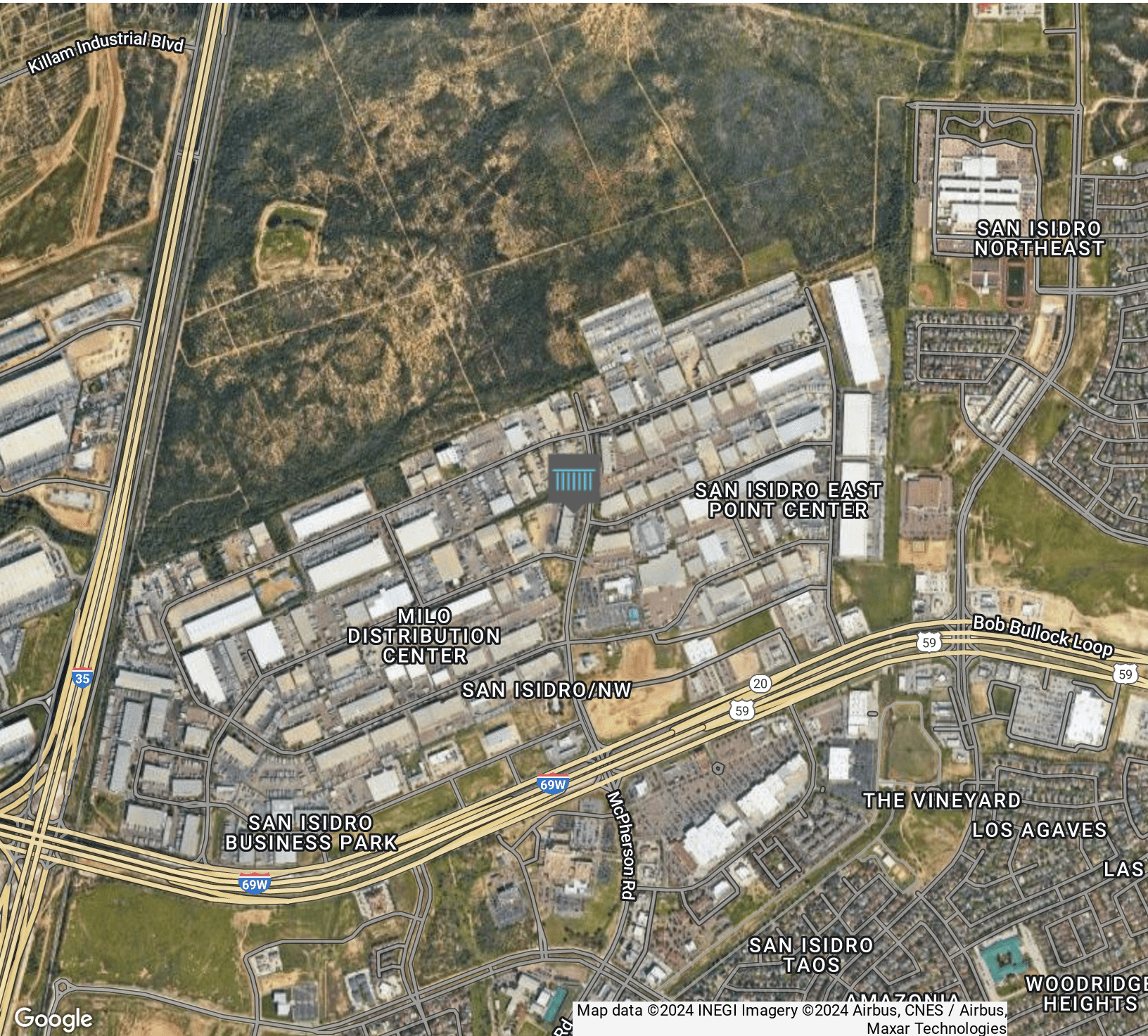
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RETAILER MAP

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AERIAL MAPS

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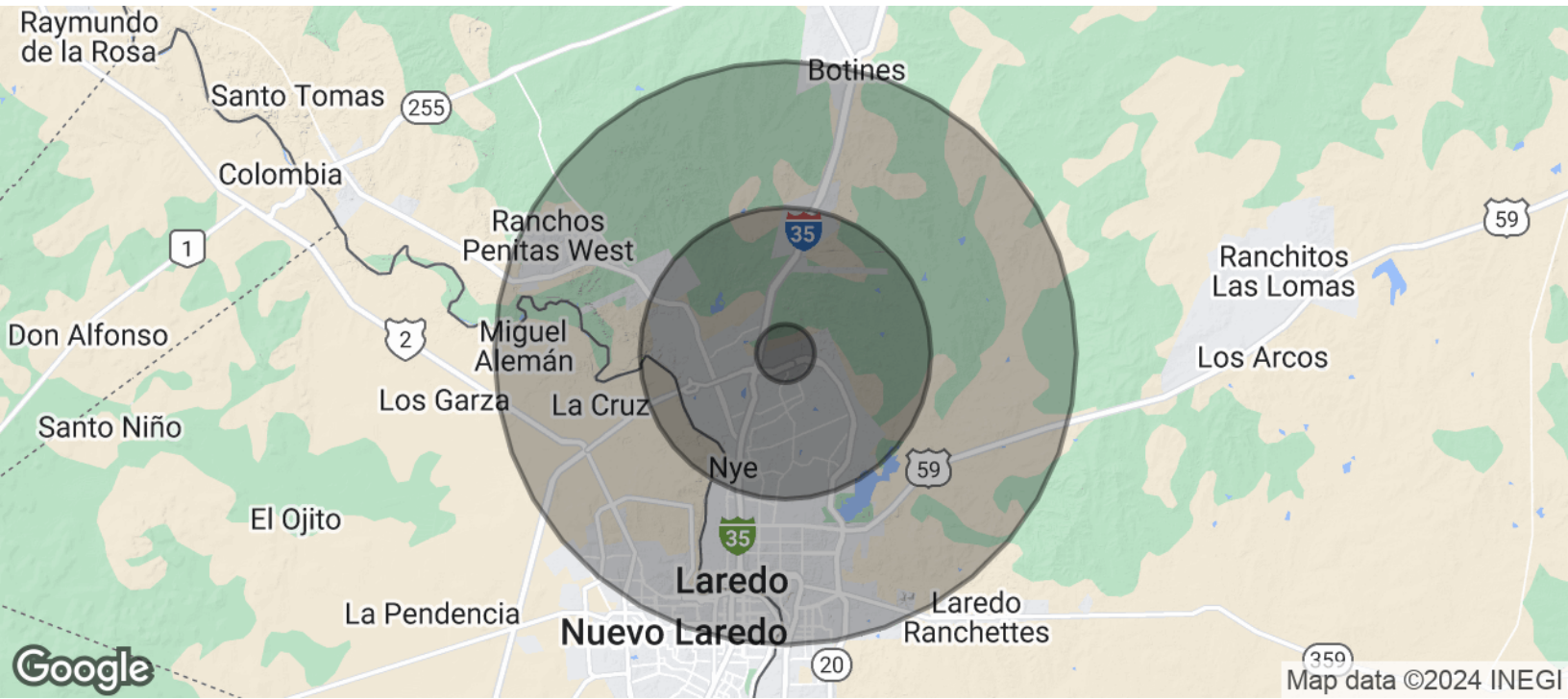
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,371	76,060	212,799
Average age	29.1	31.1	29.1
Average age (Male)	27.6	30.4	27.6
Average age (Female)	30.2	31.2	30.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	713	21,920	59,517
# of persons per HH	3.3	3.5	3.6
Average HH income	\$78,222	\$74,913	\$52,866
Average house value		\$214,347	\$157,479

* Demographic data derived from 2020 ACS - US Census

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SECTION 3
ADVISOR BIOS



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ADVISOR BIO 1

11204 MCPHERSON RD., LAREDO, TX 78045



CARLO MOLANO, SIOR

Managing Principal | Brokerage Services

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Direct: 956.717.9090 | **Cell:** 956.523.9403

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PROFESSIONAL BACKGROUND

Real Estate Broker with over 12 years of Brokerage and Marketing experience in South Texas and Northern Mexico. Experienced in brokering projects for both USA and Mexican companies with Industrial and Office space in South Texas and along the USA-Mexico border. Has managed lease negotiations and projects of acquisition and disposition including the US Department of State, US Department of Transportation, US Attorney's Office, BBVA Compass Bank, O'Donnell/Prudential Mexico, Smurfit-Stone Mexico, Time Warner Cable / Spectrum, AT&T, Conoco, Wal-Mart, Medline Industries, Modine, Caterpillar, Kraus Development, Pioneer Drilling, National Auto Parts, US Cold Storage, Sunset Produce, Panalpina/DSV, Hurd Urban Development and Majestic Realty Co.

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ADVISOR BIO 2

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BRIAN MANNING

Associate | Brokerage Services | Property Management

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TX #728661

PROFESSIONAL BACKGROUND

CAREER SUMMARY

Recently transitioned into the Real Estate Market in South Texas from a 15-year career in architecture and business/branding development. Experience in the world of construction and renovation, on many scales, gives a unique perspective into real-estate and development. An educated knowledge in buildings and building systems also provides Forum's clients an insightful approach to property management as well as project development.

Brokerage Services

- Has worked with National Brands such as SAS shoes, Hearse Corporation, Hellmann Logistics, Entravision, National Sinus Institute. Represents Rio Norte Shopping Center a 213,000 SF power center and multiple office parks.

EDUCATION

Degrees and Licenses

Holds a bachelor's degree in Environmental design from the University of Puerto Rico School of Architecture and a master's degree in Architecture from Columbia University. He has been a guest design critic at The Polytechnical University of Puerto Rico, The University of Puerto Rico School of Architecture, Columbia University and the New York Institute of Technology. Brian spent 2 years as a design lecturer at Raffles Design Institute in Shanghai, China. He is a Licensed Real Estate agent.

MEMBERSHIPS

STACR

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