



LAREDO UNITED HIGH SCHOOL
4,000+ STUDENTS

EASTPOINT INDUSTRIAL PARK

Academy

PETSMART

SPEC'S

GREASE MONKEY

BUSH'S BIKEN

stripes

Sardella's

McMURTER'S

P.F. GIANG'S

1.1 ACS

0.908 ACS

1.3 ACS

1.3 ACS

1 AC

1.311 ACS

INTERNATIONAL BLVD.

69W

LOOP 20

DISCOUNT TIRE

CHASE

Applebees

McMURTER'S

BlueWave

Walmart

ANCIRA Volkswagen

LOOP 20

PLAZA DE SAN ISIDRO

NEC Loop 20 @ McPherson Rd. Laredo, TX

Image © 2025 Airbus

LOOP 20

McPHERSON RD.

WELLS FARGO

2619 ft



Presented By:



Derek Quinn (512) 628-5354

derek@dbrealty.net

Steve Durhman (512) 628-5351

steve@dbrealty.net

100 E. Anderson Lane

Suite 200

Austin, TX 78752

Main Tel: (512) 833-6444

Table of Contents

Project Summary	4
Maps & Aerials	5
Site Plans	11
Traffic Counts & Demographics	12

Project Summary

PROJECT DESCRIPTION:

Plaza De San Isidro is a premier 41-acre retail development located in Laredo, one of the strongest retail and international trade markets in South Texas. Strategically positioned within a rapidly growing commercial corridor, the project offers exceptional visibility from Loop 20, accessibility, and long-term growth potential driven by continued residential expansion, cross-border commerce, and regional economic activity.

The shopping center features:

- Burlington
- Alamo Drafthouse Cinema
- Chedder's
- Planet Fitness
- Dollar Tree
- Whataburger
- IHOP (under construction)
- Olive Garden
- Adjacent to grocer anchor H-E-B.

2025 POPULATION	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
	11,637	44,148	93,396
2025 AVERAGE HH INCOME	\$123,352	\$114,039	\$106,928
2025 TRAFFIC COUNTS	IH-35 @ Loop 20	47,823 vpd	
	Loop 20 @ McPherson	19,772 vpd	
	Loop 20 @ International Blvd)	20,505 vpd	



LAREDO UNITED HIGH SCHOOL
(4,000 ENROLLMENT)

3,000 TO 4,000 UNIT SUBDIVISION BUILDING OUT

**PROPOSED
650,000 SF
SHOPPING CENTER**

Independence

HEB plus!

TJ-MAXX PETCO

BOBBY LOBBY

ROSS DRESS FOR LESS

Mall del Norte

Dillard's

sears

macy's

mervyn's

CINEMARK

JCP

Durhman & Bassett
REALTY GROUP INC.

Walmart

Walmart

Target

HEB

Best Buy

Old Navy

Marshalls

Target

HEB

Lowe's

Walmart

Toys R Us

Sams Club

Walmart

Target

Texas A&M International University

Lake Casa Blanca

Larga Vista



LAREDO UNITED HIGH SCHOOL
4,000+ STUDENTS

EASTPOINT INDUSTRIAL PARK



1.29 Acre Pad Site

INTERNATIONAL BLVD.

69W

LOOP 20

LOOP 20

LOOP 20

McPHERSON RD.

MONARCH DR.

INTERNATIONAL BLVD.

Image © 2025 Airbus

2619 ft

WELLS FARGO

HEB plus!

TJ-maxx

HOBBY LOBBY

ROSS Dress For Less

ULTA

PETCO

CONVERGYS

DOLLAR TREE

CAVENDERS

McDonald's

Chick-fil-A

TACO BELL

DISCOUNT TIRE

CHASE

BlueWave

MURPHY

AutoZone

Smoothie King

Applebees

Starbucks

Walmart

ANCIRA Volkswagen

PLA MOR

Academy SPORTS + OUTDOORS

PETSMART

SPEC'S

GREASE MONKEY

BUSH'S BAKERY

stripes

Sardella's

McMUSTERS

PF. GIANG'S

1.1 ACS

1.3 ACS

1.3 ACS

1 AC

0.908 ACS

1.311 ACS





SAN ISIDRO RANCH

LAREDO, TX



LAREDO UNITED HIGH SCHOOL
4,000 STUDENTS

FUTURE ELEMENTARY SCHOOL

PHASE IV
(200 LOTS)

LA PRIMAVERA
(80 LOTS)

AVANDARA
(100 LOTS)

PHASE III
(400 LOTS)

LOS EBANOS
(200 LOTS)

EASTPOINT INDUSTRIAL PARK

Academy

PET SMART

SPEC'S

HOSPITAL

LOS PALMARES (PHASE I)
(350 LOTS)

PHASE II
(375 LOTS)

MILO INDUSTRIAL PARK

BOARDER PATROL HEADQUARTERS

PLAZA DE SAN ISIDRO

Walmart

ANHEUSER BUSCH DISTRIBUTOR

H-E-B plus!

WORLD TRADE BRIDGE

FUTURE FLYOVER

MALAKOFF ELEMENTARY @ SAN ISIDRO

BORCHERS ELEMENTARY

UNITED DAY SCHOOL

SHILOH CROSSING
(430 LOTS)

(150 LOTS)

McPHERSON RD.

INTERNATIONAL BLVD.

MATIAS DE LLANO ELEMENTARY

COL. SANTOS BENAVIDES ELEMENTARY

UNITED 9TH GRADE CAMPUS

TEXAS A&M INTERNATIONAL UNIVERSITY
5,500 ENROLLMENT

LAREDO UNITED
HIGH SCHOOL
4,000 STUDENTS

Academy
KIDS • OUTDOORS

Walmart

INTERNATIONAL BLVD.

ALAMO
BREADHOUSE CEMERY

Cheddar's

EASTPOINT
INDUSTRIAL PARK

Burlington

11,950 SF
OUTPARCEL
BUILDING

McDonald's

AT&T

ROSS

HOBBY LOBBY
TI-MONIX

H-E-B
plus!

MONARCH DR.

WELLS
FARGO

CVS

VALERO

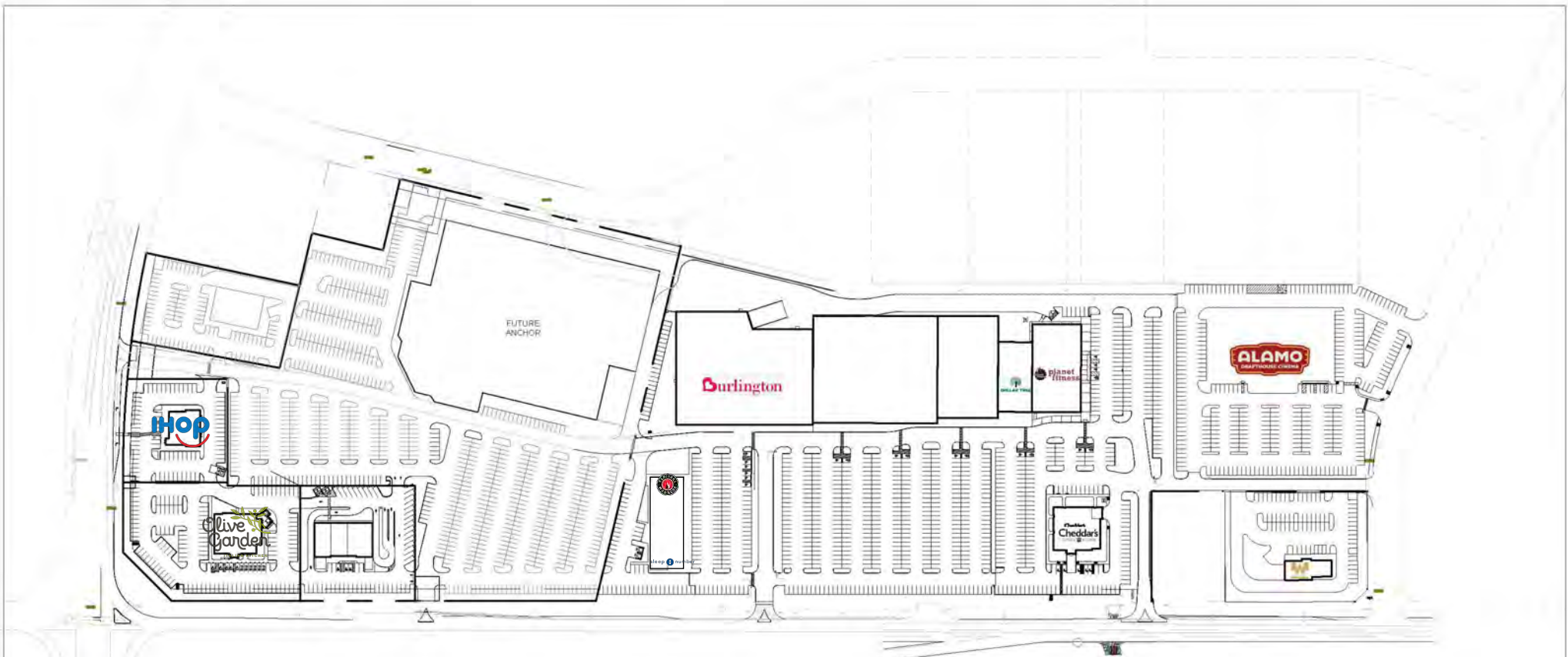
LOOP
20

DOCTOR'S
HOSPITAL

MCPHERSON RD.

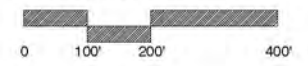






SITE PLAN

PLAZA DE SAN ISIDRO



PROJECT NO.: 14012
DATE: 08/29/2024

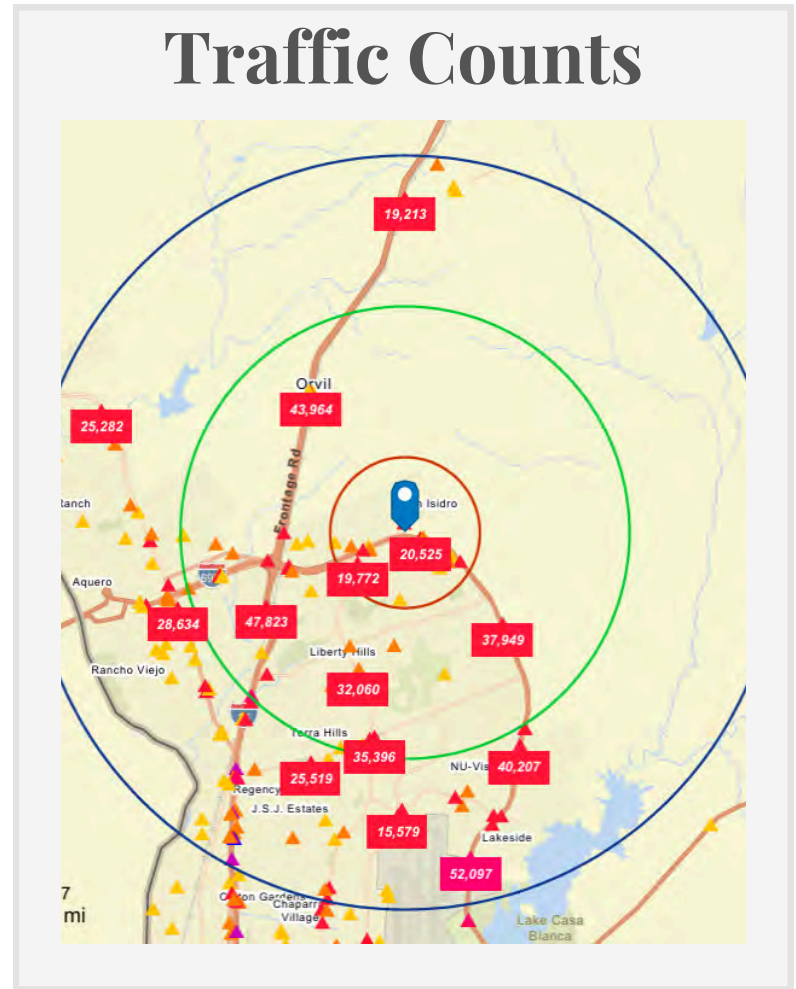
EXHIBIT PLAZA DE SAN ISIDRO

LAREDO, TEXAS



SAN ANTONIO 123 Alzate Ave San Antonio, Texas 78201 T: (210) 736-3009	LAREDO 9901 McPherson Ave, Ste 104 Laredo, Texas 78045 T: (956) 791-0405
---	--

The record of this drawing is on file at the offices of Slay Architecture, 123 Alzate, San Antonio, Texas. This document is released for the purpose of reference, coordination, and/or facility management under authority of the named professional, registration number and date on the seal affixed above. CCP/R/G/RT 2000-2025, Slay Architecture. This document was prepared using computer assisted design and drafting equipment and saved on magnetic media. Neither the printed document nor the magnetic media may be altered or amended by any party other than Slay Architecture.



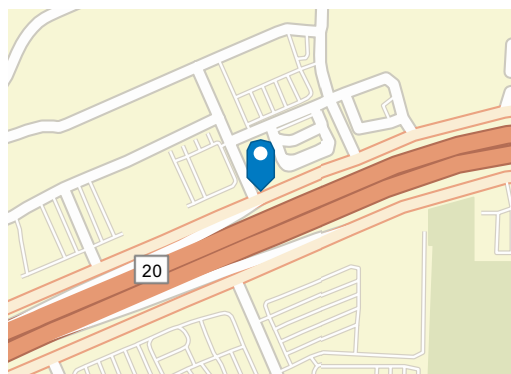
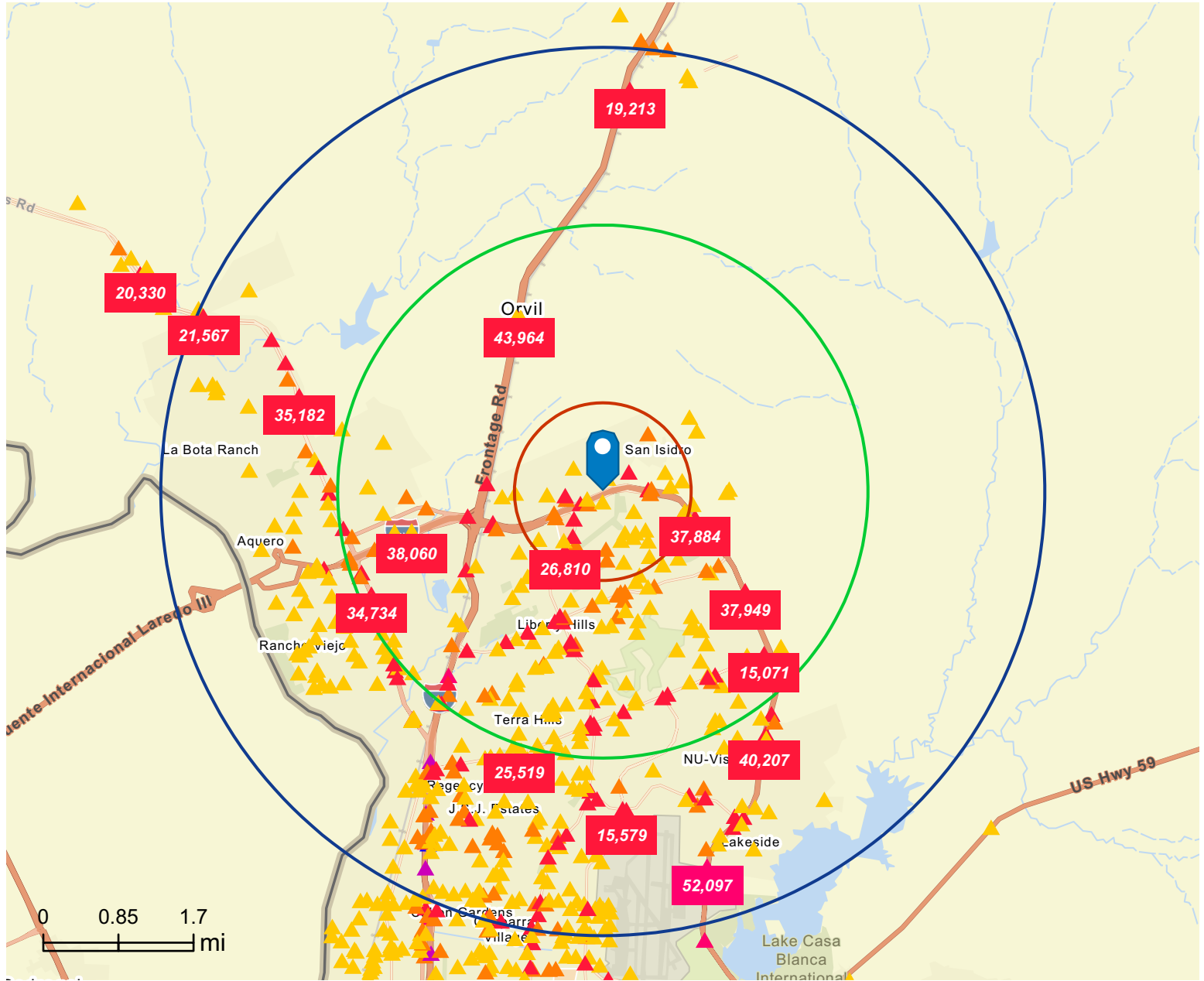
Area Demographics (2025)

© 2026 Esri

	1 mile	3 miles	5 miles
Population	11,637	44,148	93,396
Households	3,443	14,401	30,292
Avg. Household Income	\$123,352	\$114,039	\$106,928

Traffic Count Map

Plaza de San Isidro
 2302 NE Bob Bullock Loop, Laredo, Texas, 78045
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Executive Summary

Plaza de San Isidro
2302 NE Bob Bullock Loop, Laredo, Texas, 78045
Rings: 1, 3, 5 mile radii




Population	1 mile	3 miles	5 miles
2010 Population	6,537	34,750	77,204
2020 Population	8,668	44,525	93,601
2025 Population	8,589	46,328	96,693
2030 Population	8,748	47,257	98,118
2010-2020 Annual Rate	2.86%	2.51%	1.94%
2020-2025 Annual Rate	-0.17%	0.76%	0.62%
2025-2030 Annual Rate	0.37%	0.40%	0.29%

Age	1 mile	3 miles	5 miles
2025 Median Age	32.9	34.5	33.5
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	35.6%	34.2%	34.1%
Black Alone	0.9%	0.8%	0.8%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	1.4%	1.3%	1.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	16.6%	14.6%	16.8%
Two or More Races	44.9%	48.5%	46.5%
Hispanic Origin	92.3%	92.3%	92.9%
Diversity Index	69.5	67.9	68.6

Households	1 mile	3 miles	5 miles
2010 Total Households	1,893	10,133	22,363
2020 Total Households	2,551	13,747	28,877
2025 Total Households	2,617	15,067	31,377
2030 Total Households	2,738	15,891	32,921
2010-2020 Annual Rate	3.03%	3.10%	2.59%
2020-2025 Annual Rate	0.49%	1.76%	1.59%
2025-2030 Annual Rate	0.91%	1.07%	0.97%
2025 Average Household Size	3.28	3.06	3.04
Wealth Index	82	86	79

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	17.4%	19.9%	20.0%
Median Household Income			
2025 Median Household Income	\$94,374	\$89,526	\$82,656
2030 Median Household Income	\$102,495	\$95,901	\$88,115
2025-2030 Annual Rate	1.66%	1.39%	1.29%
Average Household Income			
2025 Average Household Income	\$117,247	\$113,169	\$105,669
2030 Average Household Income	\$128,392	\$124,412	\$115,826
Per Capita Income			
2025 Per Capita Income	\$36,393	\$37,066	\$34,373
2030 Per Capita Income	\$40,981	\$42,144	\$38,943
2025-2030 Annual Rate	2.40%	2.60%	2.53%
Income Equality			
2025 Gini Index	36.1	40.4	42.1
Socioeconomic Status			
2025 Socioeconomic Status Index	58.0	55.0	49.7
Housing Unit Summary			
Housing Affordability Index	120	105	103
2010 Total Housing Units	1,964	10,753	23,696
2010 Owner Occupied Hus (%)	81.6%	80.3%	72.9%
2010 Renter Occupied Hus (%)	18.4%	19.7%	27.1%
2010 Vacant Housing Units (%)	3.6%	5.8%	5.6%
2020 Housing Units	2,616	14,377	30,469
2020 Owner Occupied HUs (%)	82.4%	75.3%	69.4%
2020 Renter Occupied HUs (%)	17.6%	24.7%	30.6%
Vacant Housing Units	3.1%	4.4%	5.2%
2025 Housing Units	2,683	15,681	32,943
Owner Occupied Housing Units	82.9%	77.1%	71.5%
Renter Occupied Housing Units	17.1%	22.9%	28.5%
Vacant Housing Units	2.5%	3.9%	4.8%
2030 Total Housing Units	2,801	16,513	34,536
2030 Owner Occupied Housing Units	2,302	12,455	24,053
2030 Renter Occupied Housing Units	436	3,436	8,868
2030 Vacant Housing Units	63	622	1,615

DISCLAIMER: The information contained herein was obtained from sources believed reliable. However, Durhman & Bassett Realty Group, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

INFORMATION ABOUT REAL ESTATE BROKERS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.