

PHASE II

NOW PRE-LEASING

AUG 2025

1,320 SF – 25,475 SF COMMERCIAL SPACE, 2 DRIVE THRUS
& OUTDOOR SEATING AREAS AVAILABLE



illustration only*

contact@skgroupusa.com

956.415.0100

4020 E Del Mar Blvd.

Khaledi Heights Plaza Phase II

LAREDO, TEXAS, 78045

INQUIRE INFORMATION: contact@skgroupusa.com



956.415.0100

KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS

EAST END CAP



OUT-PARCEL



OUT-PARCEL



OUT-PARCEL



956.415.0100
contact@skgroupusa.com
skgholdings.com



SKG LAREDO OFFICE
3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS



WEST END CAP

956.415.0100

contact@skgroupusa.com

skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS



956.415.0100

contact@skgroupusa.com

skgholdings.com



SKG LAREDO OFFICE
3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS

■ PROPERTY OVERVIEW

4020 E Del Mar Blvd, Laredo, TX 78045

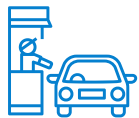
LOCATED IN A HIGH-GROWTH AREA
IN AFFLUENT NORTH LAREDO



**25,475 SF
BUILDING AREA**



**SUITES RANGING FROM
1,320 SF - 3,000 SF +**



**2 DRIVE-THRUS
AT END CAP & OUT-PARCEL**



**OUTDOOR SEATING
AT END-CAP SUITES**

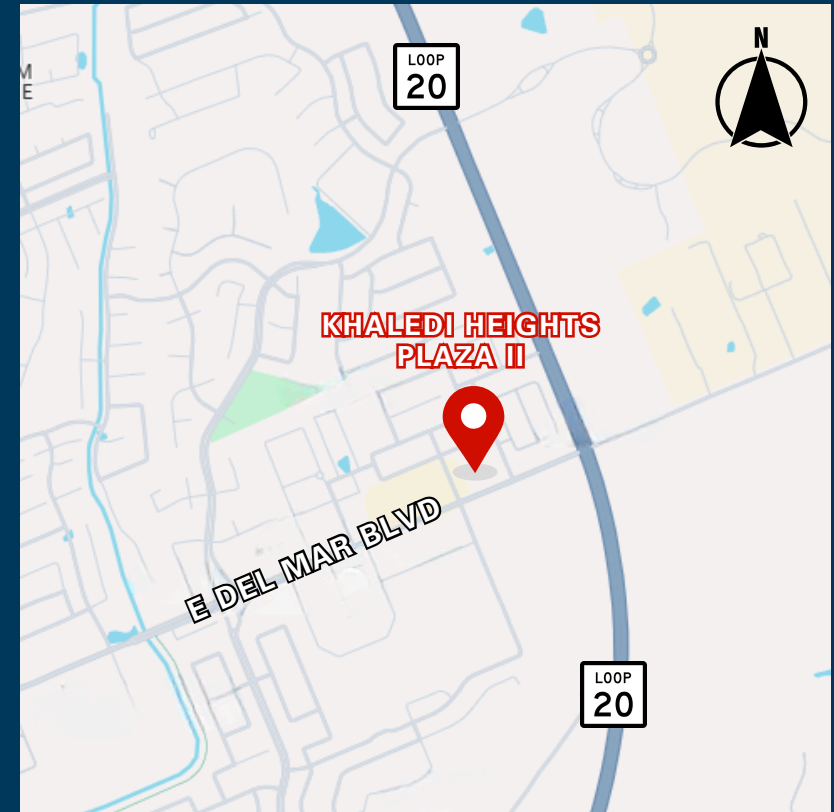


**4 POINTS OF
INGRESS/EGRESS**



**190 CAR
PARKING SPACES**

■ LOCATION OVERVIEW



7 minutes away from Laredo International Airport



One of the most traveled streets in Laredo:
33,288 daily traffic count.

956.415.0100

contact@skgroupusa.com
skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS



**LAREDO'S
MARKET
DEMOGRAPHICS:**

Population: 256k
Median Age: 29.3
College Degree + Higher: 15.5k
Median Household Income: 60.9k



**LAREDO'S BEST
SCHOOLS ARE LOCATED
WITHIN A 2-MILE
RADIUS FROM THE SITE:**

- J.B. Alexander High School
- United Middle School
- Colonel Santos Elementary
- Roberto J. Santos Elementary.



**THE SITE IS LOCATED ON
THE NORTH SIDE OF
LAREDO, ADJACENT TO
THE CITY'S MOST AFFLUENT
NEIGHBORHOODS:**

Alexander Estates, Winfield Estates,
Khaledi Heights, Plantation,
Lakeside, and The Loop.

NORTH LAREDO



956.415.0100

contact@skgroupusa.com
skgholdings.com



SKG LAREDO OFFICE
3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS

NORTH LAREDO



956.415.0100

contact@skgroupusa.com

skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045