

2401 JACAMAN RD

LAREDO, TEXAS

FOR LEASE OR SALE
CONTACT BROKER FOR PRICE



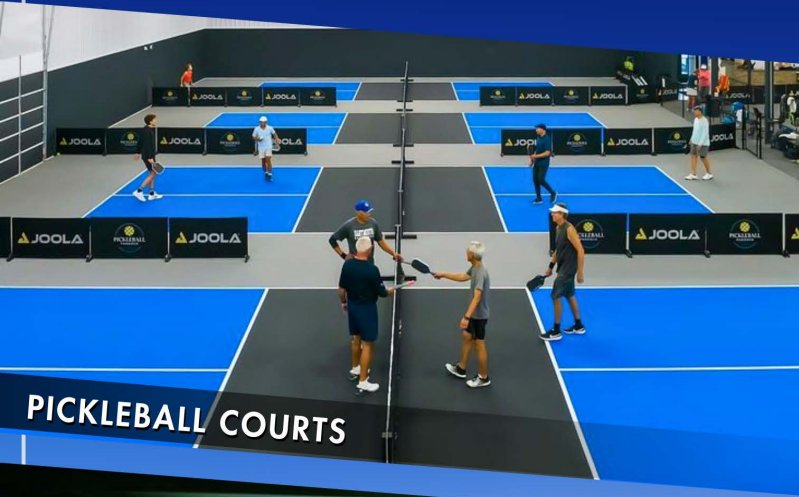
PROPERTY SPECIFICATIONS

Building Size:	± 45,025 SF
Min. Space Available:	± 2,061 SF
Total Lot Size:	± 7.10 AC
Building Lot Size:	± 6.09 AC
Pad Site Lot Size:	± 1.01 AC
Year Built:	2006
Zoning:	B-4
Parking Space:	+/-511

PROPERTY OVERVIEW

AVAILABLE FOR IMMEDIATE OCCUPANCY - Spanning a range of ±2,061 to ±45,025 SF, this versatile building offers an expansive canvas to bring your vision to life. The ±7.10 AC lot includes a separate ±1.01 AC pad site also for lease (see page 4). This property is strategically located in the heart of the entertainment district in Laredo, Texas. With close proximity to residential areas, restaurants, hotels, Texas A&M International University and only 1.4 miles from the Laredo International Airport, this space ensures high visibility and accessibility, providing the ideal setting for your retail or free-standing building venture to flourish.

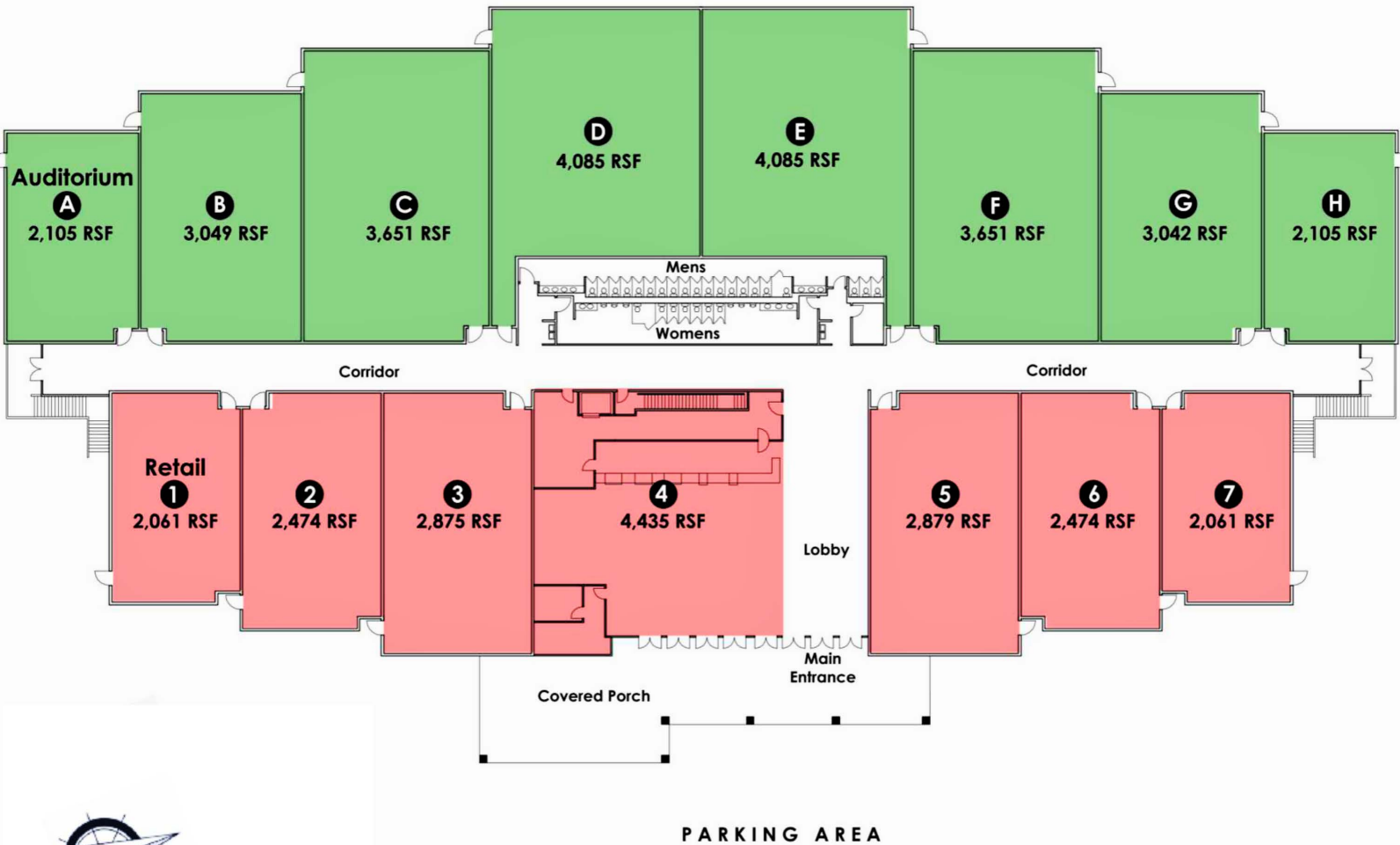
POTENTIAL USES: RETAIL • OFFICE • HOSPITALITY • ENTERTAINMENT



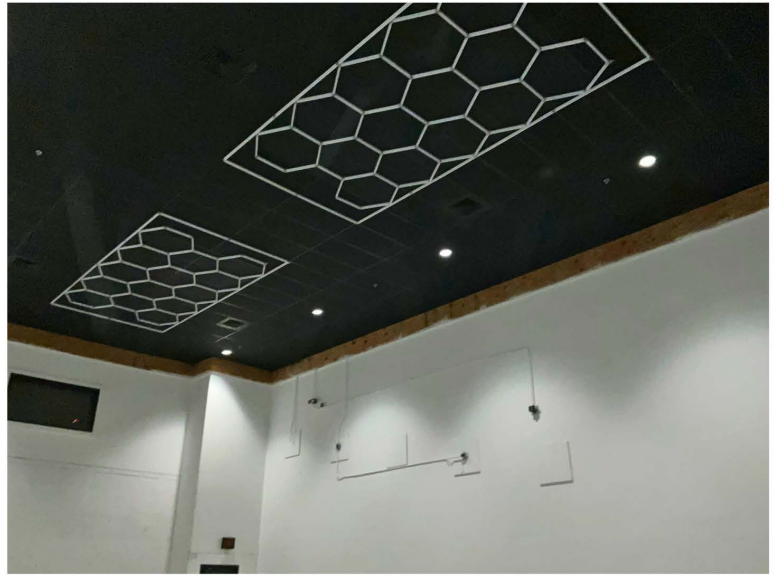
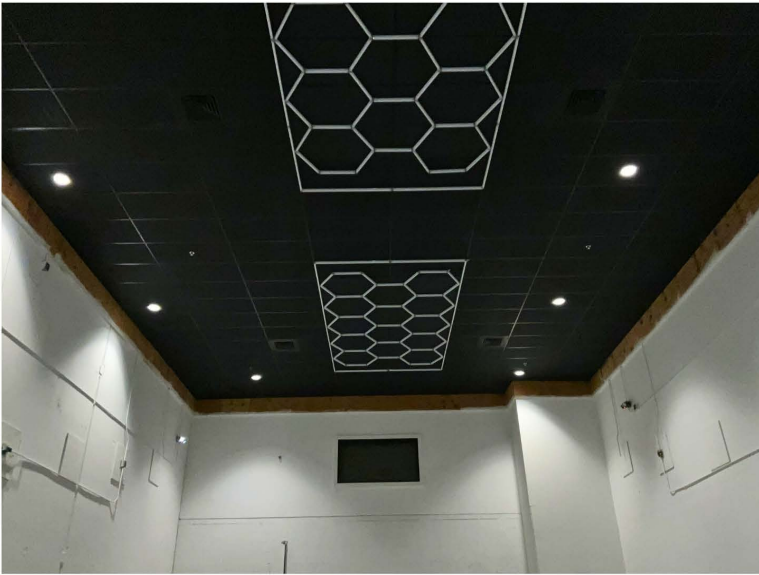
SPECIFIC USES:

- Convention Center
- Amusement Center
- Trampoline Park
- Padel Tennis
- Golf Simulator
- Indoor/ Mini Golf
- Pickle Ball
- Brewery
- Restaurant / Bar
- Martial Arts
- Gymnastics
- Movie Theater

FLOOR PLAN



WHITEBOX PHOTOS





2401 JACAMAN RD LAREDO, TEXAS

FOR LEASE RETAIL | OFFICE | SPECIALTY | FLEX SPACE

ORIGINAL FACADE



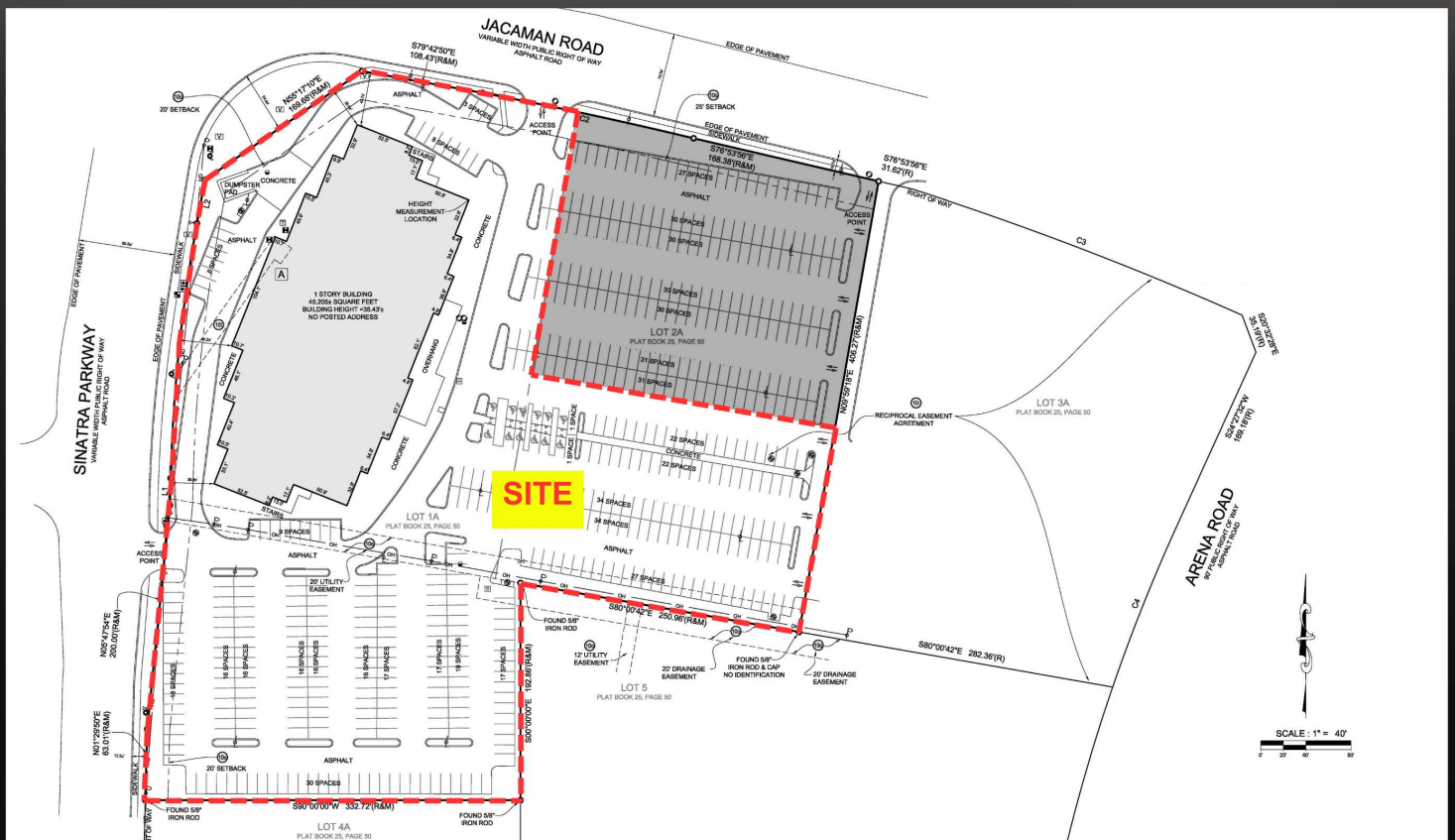
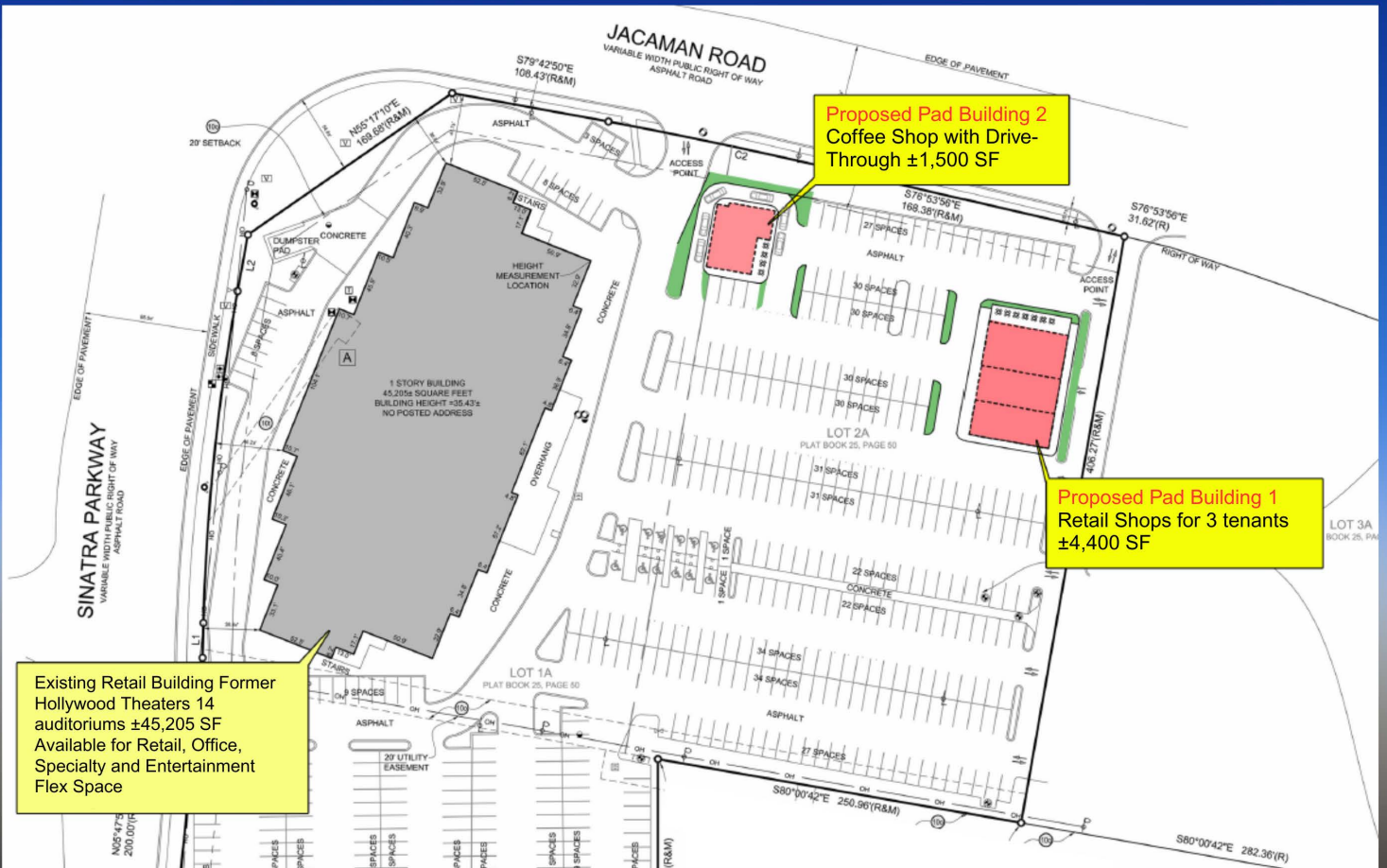
PROPOSED IMPROVEMENT



HECTOR A. ALANIZ
hectoralaniz@remax.net
M: 956-286-0030
O: 956-568-4257



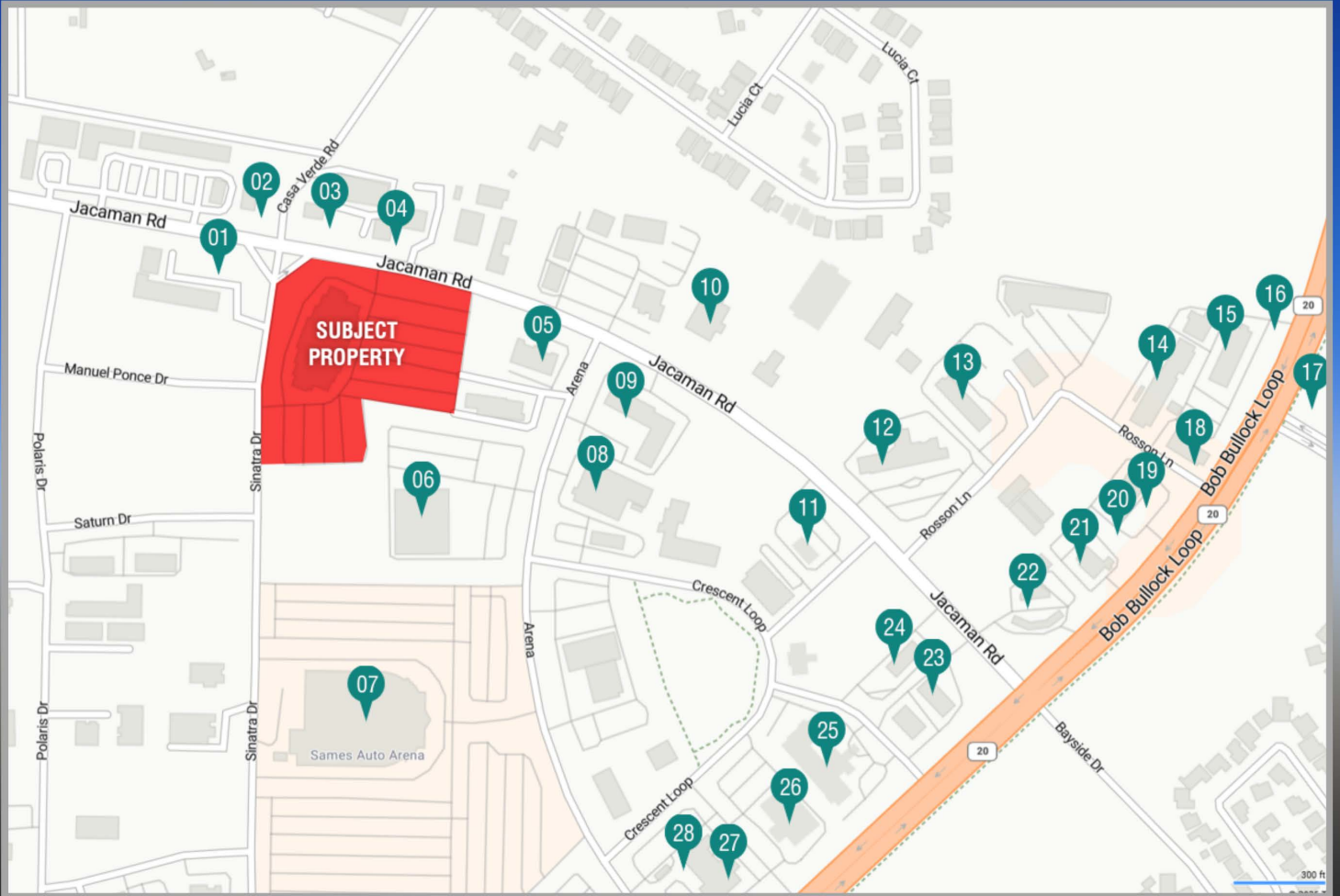
PROPOSED 2 PAD BUILDINGS



SITE DEVELOPMENT

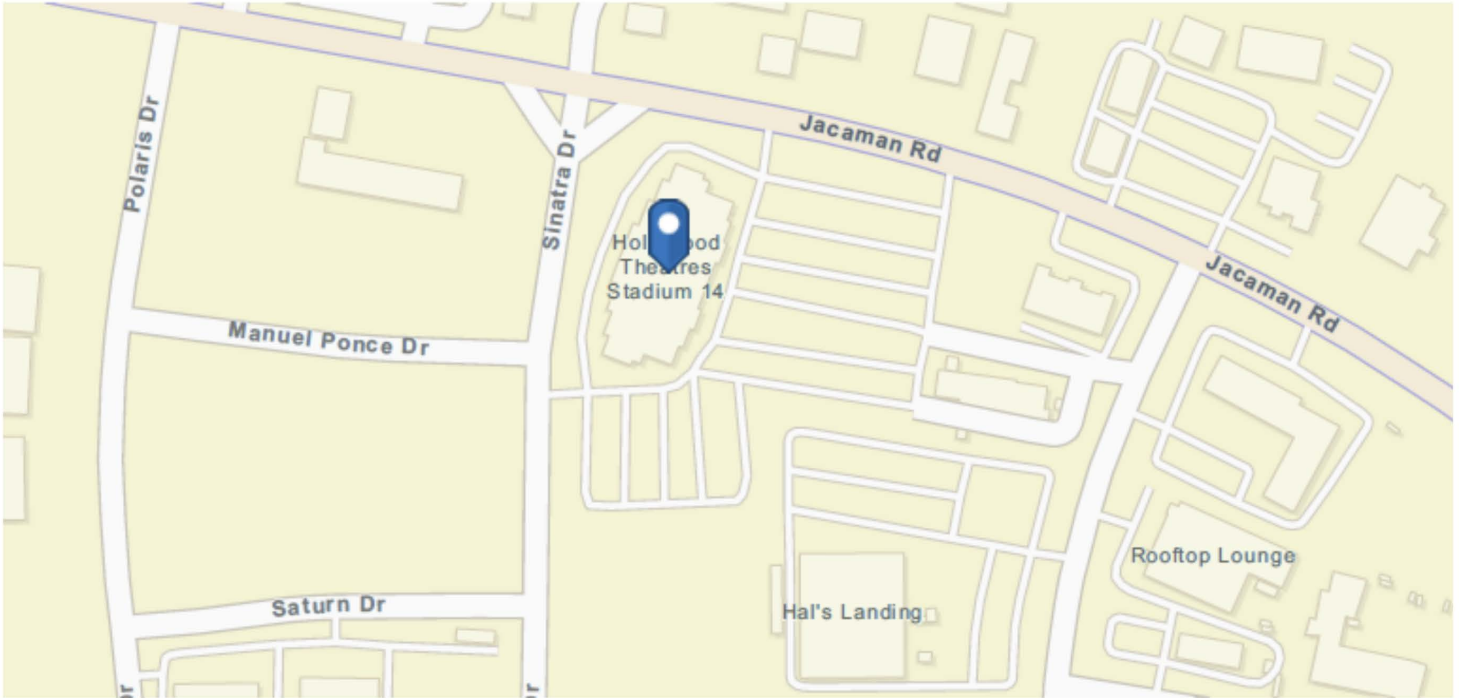


AMENITIES MAP



DEMOGRAPHICS

2401 Jacaman Rd, Laredo, Texas, 78041



Generations	5 minute drive	10 minute drive	15 minute drive	Counties Webb County	States Texas	United States of America
Generation Alpha (Aged 0-2)	10.6%	10.4%	11.3%	11.5%	10.0%	9.0%
Generation Z (Aged 3-20)	32.8%	28.3%	29.6%	30.0%	25.4%	23.0%
Millennial (Aged 21-37)	24.6%	24.2%	23.9%	23.9%	25.4%	24.3%
Generation X (Aged 38-54)	21.2%	19.6%	18.9%	18.5%	19.2%	19.4%
Baby Boomer (Aged 55-73)	8.8%	14.3%	13.3%	13.1%	16.4%	19.7%
Silent & Greatest (Aged 73 or more)	2.0%	3.2%	3.0%	2.9%	3.6%	4.8%

DEMOGRAPHICS

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Webb County	States Texas	United States of America
<\$15,000	5.3%	5.7%	8.9%	10.1%	8.4%	8.6%
\$15,000-\$24,999	6.0%	7.2%	9.9%	10.3%	6.0%	6.3%
\$25,000-\$34,999	2.6%	7.7%	8.6%	9.2%	7.2%	6.7%
\$35,000-\$49,999	5.7%	9.0%	11.5%	11.8%	10.4%	10.1%
\$50,000-\$74,999	5.9%	12.3%	14.6%	14.9%	16.6%	15.7%
\$75,000-\$99,999	10.8%	15.7%	14.7%	14.5%	12.8%	12.8%
\$100,000-\$149,999	26.3%	19.3%	16.2%	15.2%	16.9%	17.6%
\$150,000-\$199,999	17.2%	10.8%	7.8%	7.2%	9.7%	9.5%
\$200,000+	20.2%	12.2%	7.8%	6.9%	11.9%	12.6%

Key Facts

Population	19,400	91,055	192,596	272,217	30,857,478	338,440,954
Daytime Population	29,306	103,714	199,468	269,796	30,632,421	336,786,413
Employees	6,856	36,633	83,359	115,542	15,048,852	166,125,745
Households	6,413	29,934	60,556	81,780	11,205,646	130,716,571
Average HH Size	2.98	3.01	3.16	3.28	2.70	2.53
Median Age	35.1	34.6	33.3	32.0	36.3	39.3

Housing Facts

Median Home Value	350,105	252,704	197,308	187,462	297,822	355,577
Owner Occupied %	71.5%	65.4%	63.3%	64.5%	62.5%	64.4%
Renter Occupied %	28.5%	34.6%	36.7%	35.5%	37.5%	35.6%
Total Housing Units	1,847	27,138	69,214	88,724	12,400,711	145,184,826

Income Facts

Median HH Income	\$120,270	\$85,872	\$67,386	\$62,290	\$77,169	\$79,068
Per Capita Income	\$43,484	\$35,953	\$28,237	\$26,129	\$39,971	\$43,829
Median Net Worth	\$501,610	\$242,616	\$148,973	\$135,173	\$192,336	\$225,545