

RETAIL FOR LEASE

5401 MCPHERSON RD, LAREDO, TX 78041



RETAIL SUITES FOR LEASE

KW COMMERCIAL
6910 McPherson Ste 3
Laredo, TX 78041



Each Office Independently Owned and Operated

PRESENTED BY:

JAMES VILLARREAL
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james@kwcommercial.com

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DISCLAIMER

5401 MCPHERSON ROAD



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

5401 MCPHERSON ROAD



OFFERING SUMMARY

AVAILABLE SF:	6,980
LEASE RATE:	\$2.00
LEASE TERM:	5 Yrs
FRONTAGE:	McPherson RD
CONDITION:	Shell
ZONING:	B3

PROPERTY OVERVIEW

This is an ideal opportunity for those looking for one or more centrally located office or retail suites to lease. Here we have 5 retail or office suites for lease in a popular, high traffic location. McPherson Road is where you'll find a huge range of shops, restaurants, banks and established businesses in a great area of Laredo, making 5401 McPherson Road an ideal rental opportunity for savvy businesses. The modern looking building has been well-designed, with an abundance of space inside, and ample off-street parking out the front. Tenant improvement allowances will also be given, so those that lease can adapt the space to suit their business needs and style.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Great Tenant Improvement Allowance
- Central Laredo

AVAILABLE SPACES

5401 MCPHERSON ROAD



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1	1,080	5 Yrs	\$2.00 /sf/mo	Office/Retail	Shell	Yes
2	1,000	5 Yrs	\$2.00 /sf/mo	Office/Retail	Shell	Yes
3	1,000	5 Yrs	\$2.00 /sf/mo	Office/Retail	Shell	Yes
4	1,950	5 Yrs	\$2.00 /sf/mo	Office/Retail	Shell	Yes
5	1,950	5 Yrs	\$2.00 /sf/mo	Office/Retail	Shell	Yes

PROPERTY PHOTOS

5401 MCPHERSON ROAD



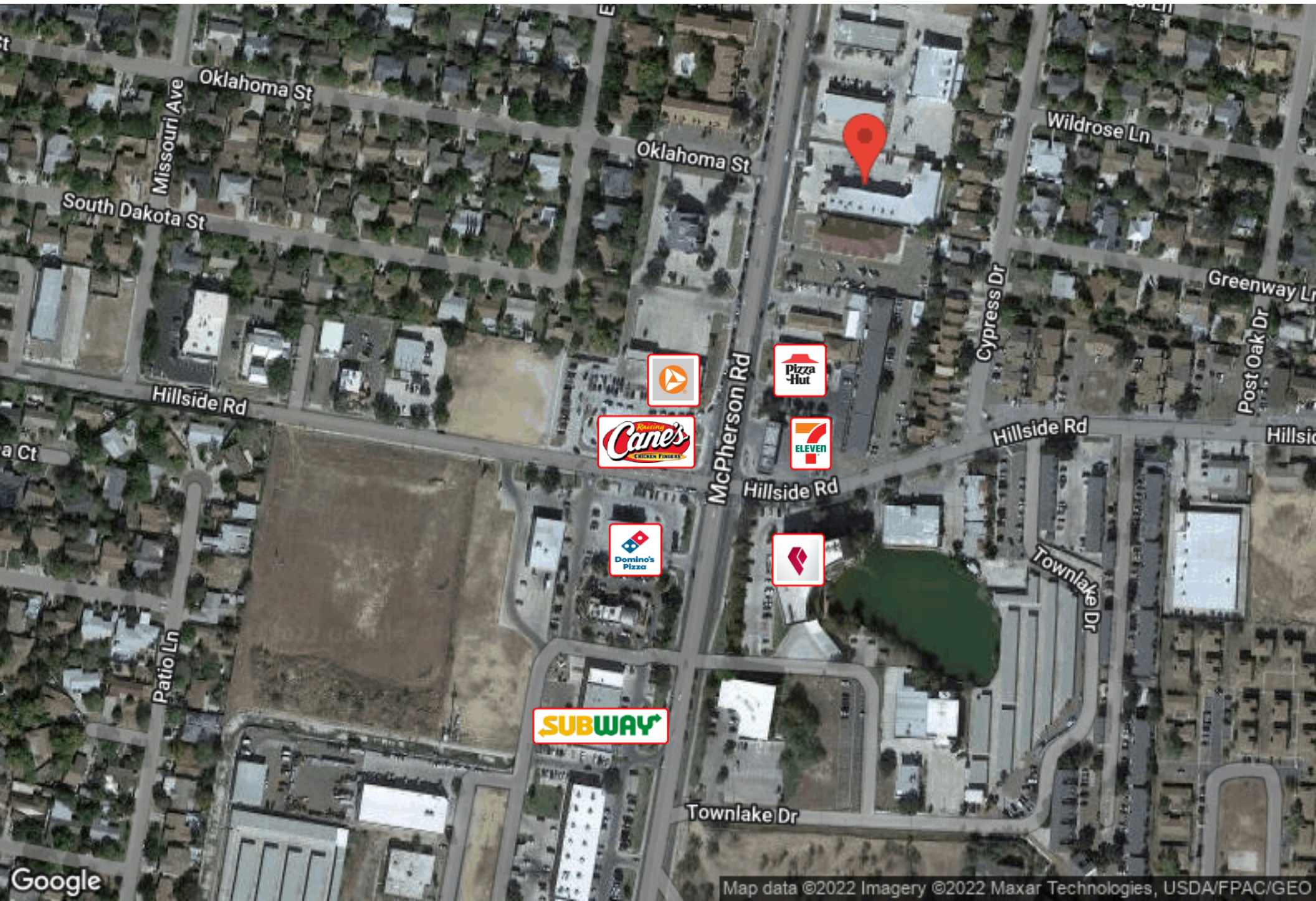
PROPERTY PHOTOS

5401 MCPHERSON ROAD



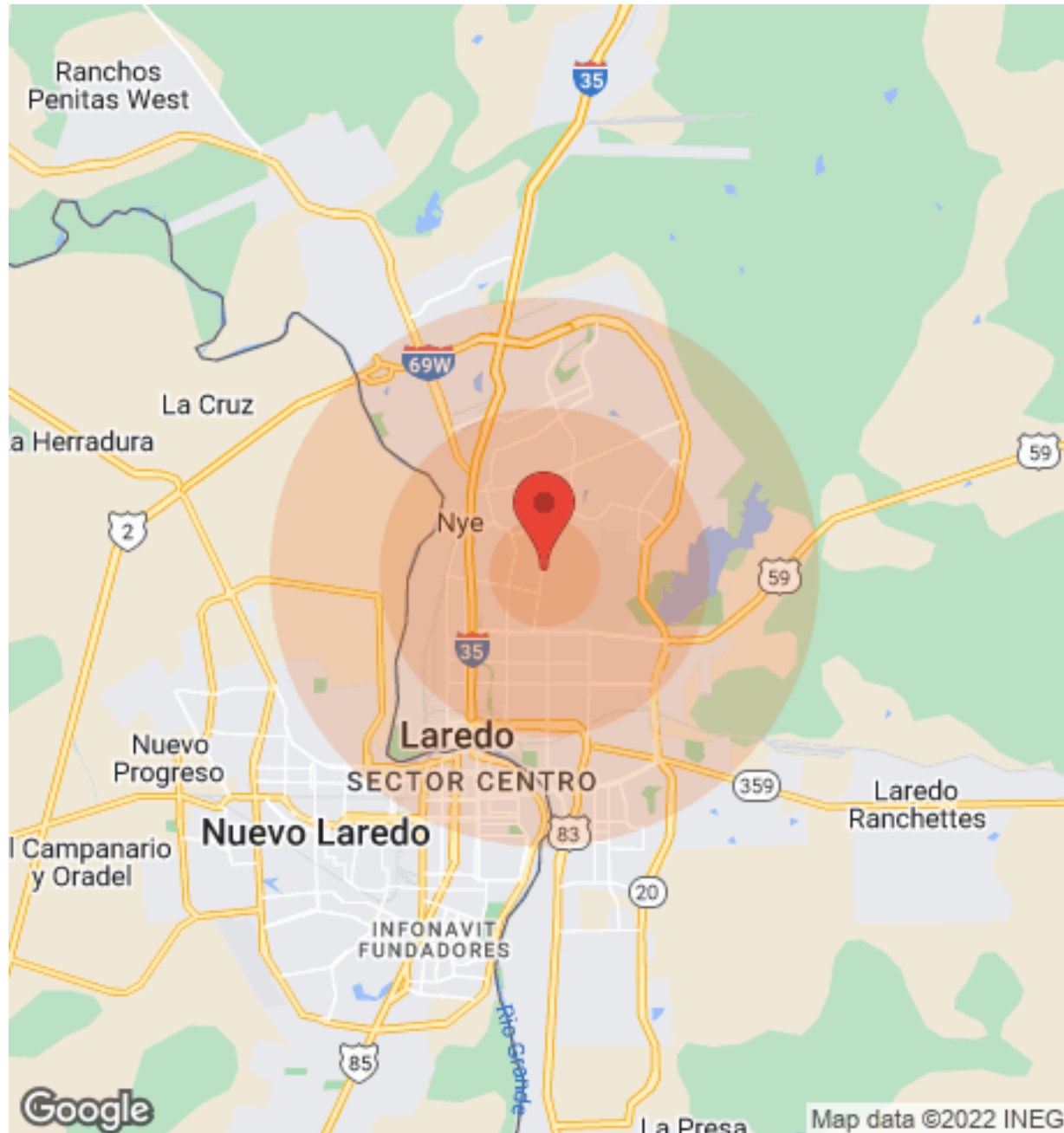
BUSINESS MAP

5401 MCPHERSON ROAD



DEMOGRAPHICS

5401 MCPHERSON ROAD



Population	1 Mile	3 Miles	5 Miles
Male	8,025	55,809	94,775
Female	8,529	59,296	98,872
Total Population	16,554	115,105	193,647

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,423	33,355	57,387
Ages 15-24	2,321	17,494	30,450
Ages 55-64	1,591	9,765	15,859
Ages 65+	1,763	10,956	16,405

Race	1 Mile	3 Miles	5 Miles
White	15,317	104,635	175,283
Black	11	89	199
Am In/AK Nat	10	119	160
Hawaiian	N/A	N/A	N/A
Hispanic	15,628	108,159	180,169
Multi-Racial	2,280	19,790	34,844

Income	1 Mile	3 Miles	5 Miles
Median	\$40,942	\$33,747	\$33,543
< \$15,000	963	7,296	10,890
\$15,000-\$24,999	691	4,945	8,066
\$25,000-\$34,999	531	3,751	6,589
\$35,000-\$49,999	889	4,983	7,702
\$50,000-\$74,999	994	5,533	8,742
\$75,000-\$99,999	654	3,310	5,394
\$10,000-\$149,999	371	2,643	4,473
\$150,000-\$199,999	99	702	1,389
> \$200,000	60	754	1,101

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,686	37,729	59,173
Occupied	5,385	34,808	54,653
Owner Occupied	2,741	18,839	32,665
Renter Occupied	2,644	15,969	21,988
Vacant	301	2,921	4,520



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Keller Williams Laredo</u>	<u>9006764</u>	<u>Admin@kwlaredo.com</u>	<u>(956)797-7670</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Florencio Villalpando</u>	<u>0488752</u>	<u>Florenciov@kw.com</u>	<u>(956)797-7670</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Enrique Volkmer</u>	<u>0567723</u>	<u>evolkmer@kwluxuryhomes.com</u>	<u>(210)696-9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>James Villarreal</u>	<u>0706638</u>	<u>james@kwcommercial.com</u>	<u>(956)236-8598</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



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