

FOR LEASE | RETAIL/ OFFICE/ SPECIALTY/ FLEX SPACE

2401 JACAMAN RD.

LAREDO, TX 78041



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PROPERTY SPECIFICATIONS

Building Size:	± 42,025 SF
Land Size:	± 6.087 AC
Land Size- Pad Site:	± 1.01 AC (Pad is separately available for lease)
Year Built:	2006
Zoning:	B-4
Parking:	11.3 parking spaces, 1,000 SF building (including pad site)
Parking Spaces:	± 511 (including pad site)

PROPERTY OVERVIEW

AVAILABLE FOR IMMEDIATE OCCUPANCY. Vacant space available for lease, totaling ± 45,205 SF and sitting on over 6 AC of land.

POSSIBLE USES:

- Retail
- Office
- Industrial
- Hotel
- Call Center
- Dealership

LOCATION OVERVIEW

Located in north Laredo, Texas on Jacaman Rd. Close proximity to residential areas, restaurants, and hotels. This location is also 1.4 miles from the Laredo International Airport.

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EXISTING



PROPOSED IMPROVEMENT

2401 Jacaman Road, Laredo, TX 78041

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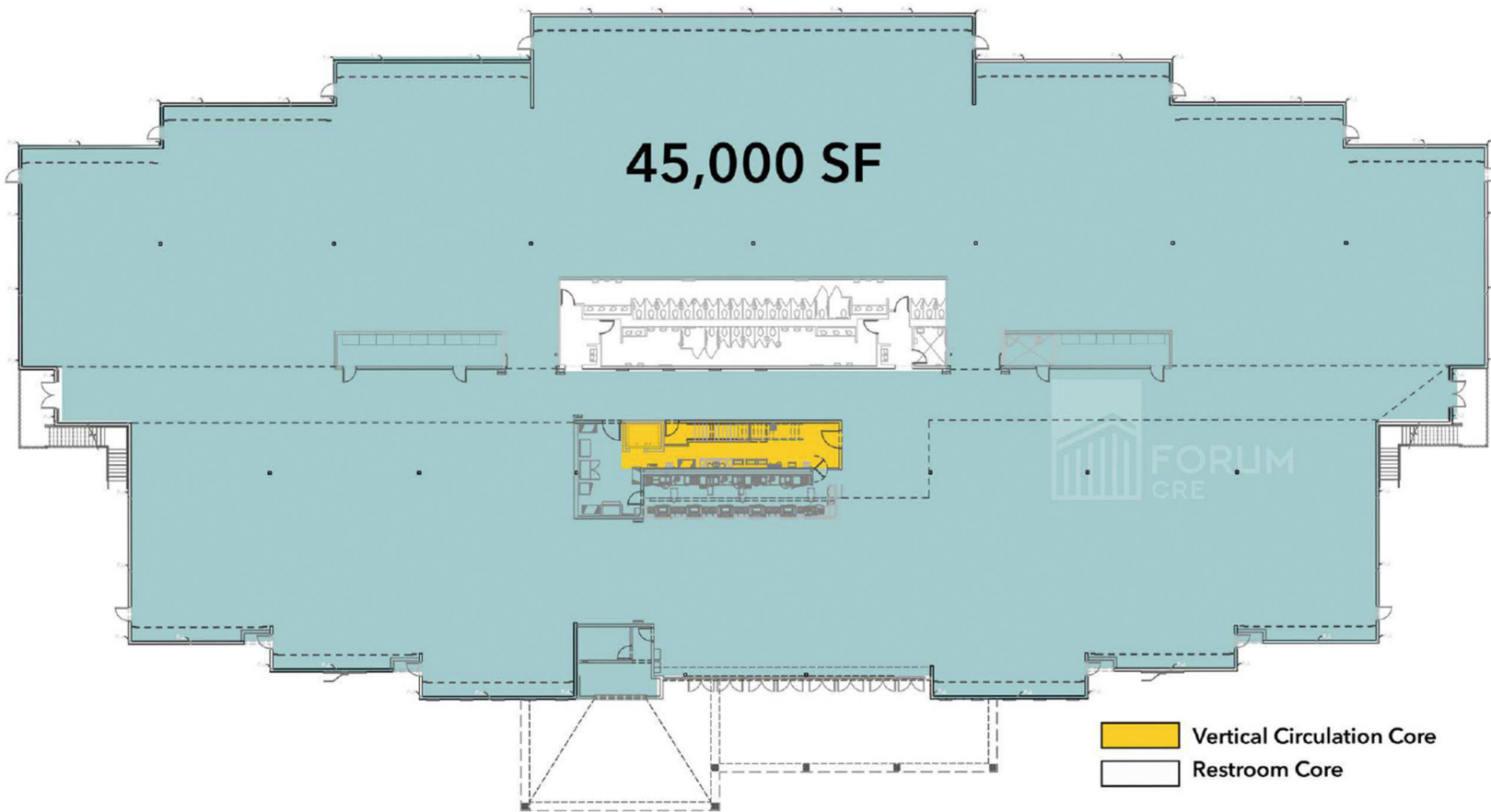
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Leasing Shell Plan



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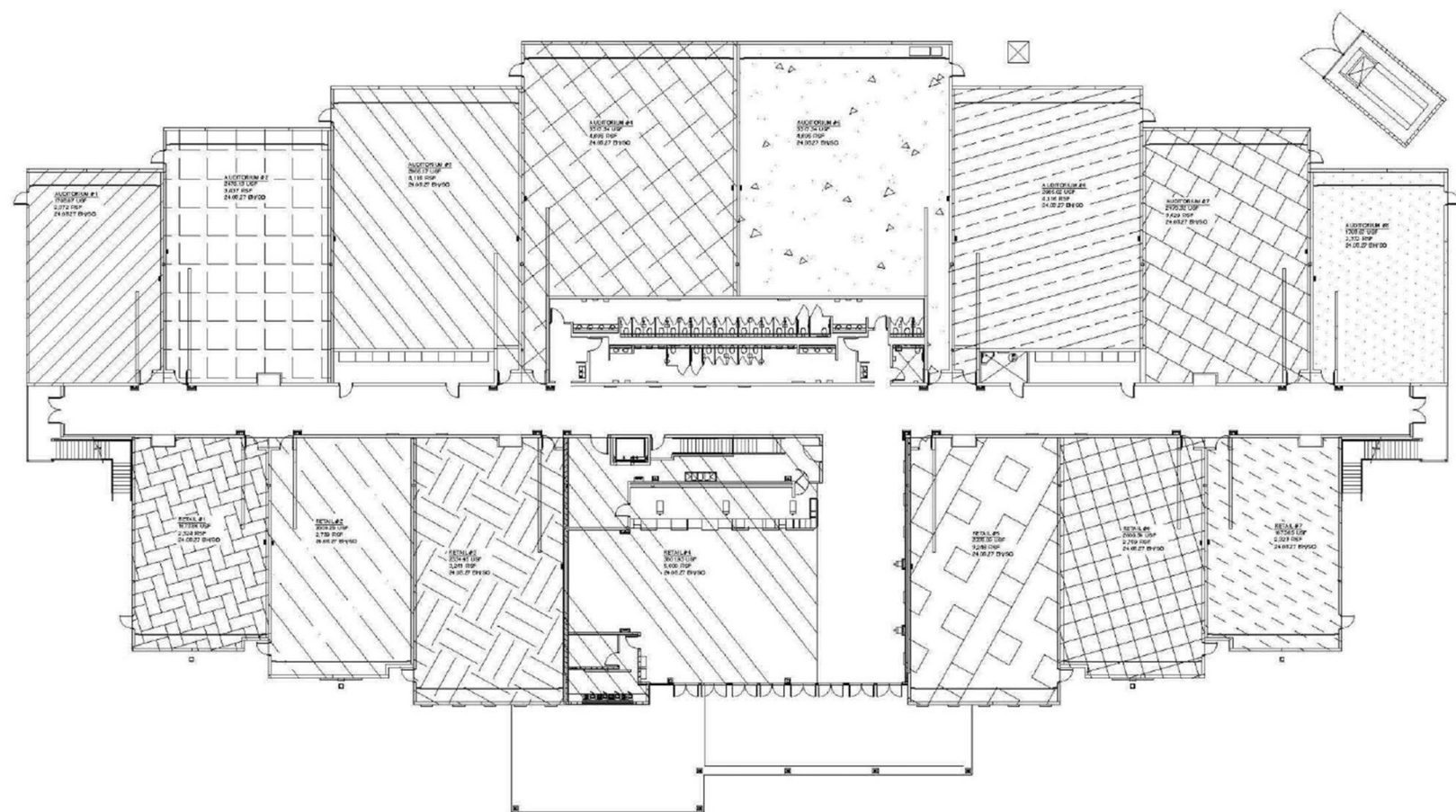
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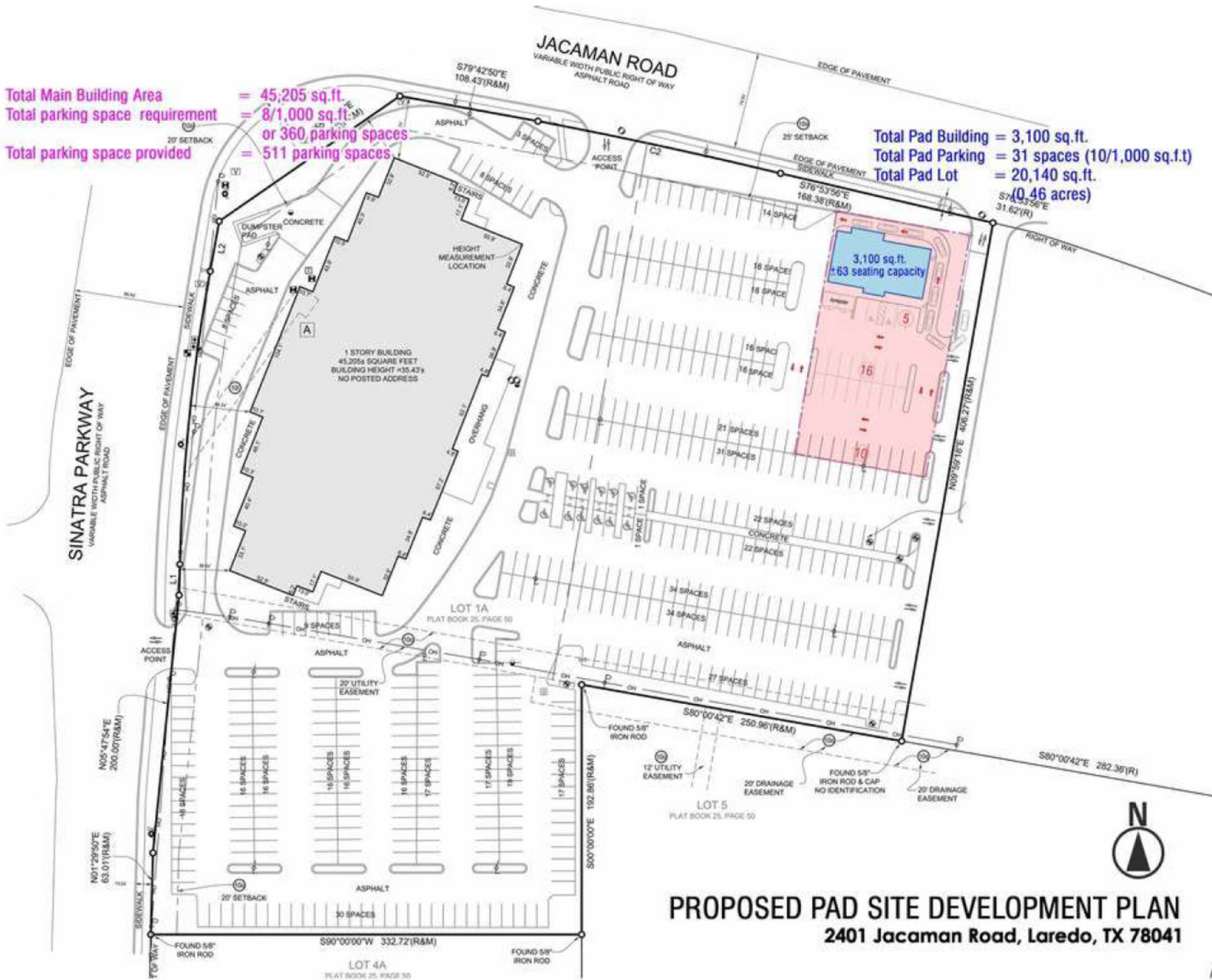
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Total Main Building Area = 45,205 sq.ft.
Total parking space requirement = 8/1,000 sq.ft. or 360 parking spaces
Total parking space provided = 511 parking spaces

Total Pad Building = 3,100 sq.ft.
Total Pad Parking = 31 spaces (10/1,000 sq.ft.)
Total Pad Lot = 20,140 sq.ft. (0.46 acres)



PROPOSED PAD SITE DEVELOPMENT PLAN 2401 Jacaman Road, Laredo, TX 78041

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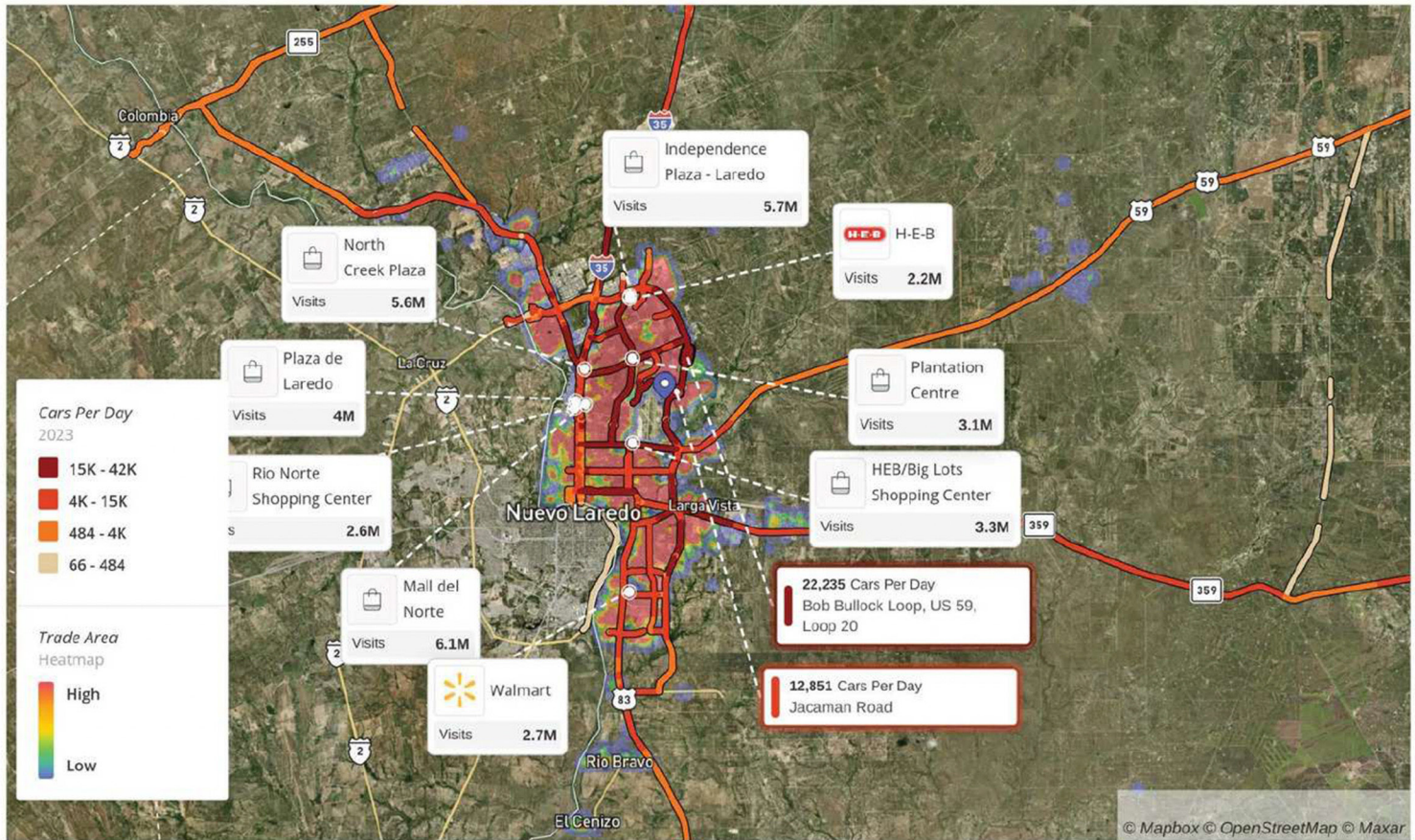
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Property Overview

Aug 1, 2023 - Jul 31, 2024



Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Aug 1st, 2023 - Jul 31st, 2024

Data provided by Placer Labs Inc. (www.placer.ai)



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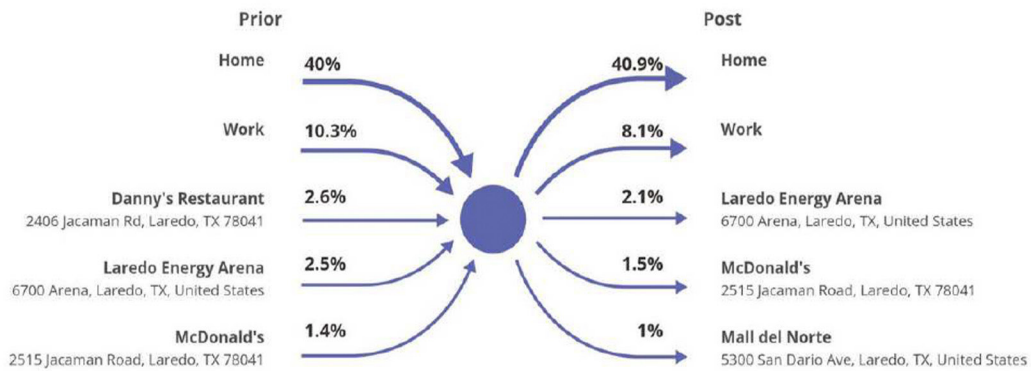
Property Overview

Aug 1, 2023 - Jul 31, 2024



Visitor Journey

- 2401 Jacaman Road, Laredo, Texas 78041, United States (Nearby Activity 500 ft)
- 2401 Jacaman Road, Laredo, TX 78041

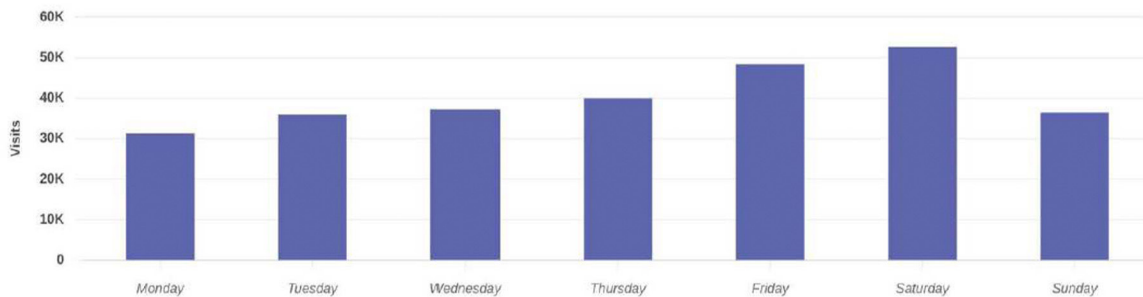


Show by: | Aug 1st, 2023 - Jul 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Daily Visits

- 2401 Jacaman Road, Laredo, T...
- 2401 Jacaman Road, Laredo, TX 78041



Visits | Aug 1st, 2023 - Jul 31st, 2024
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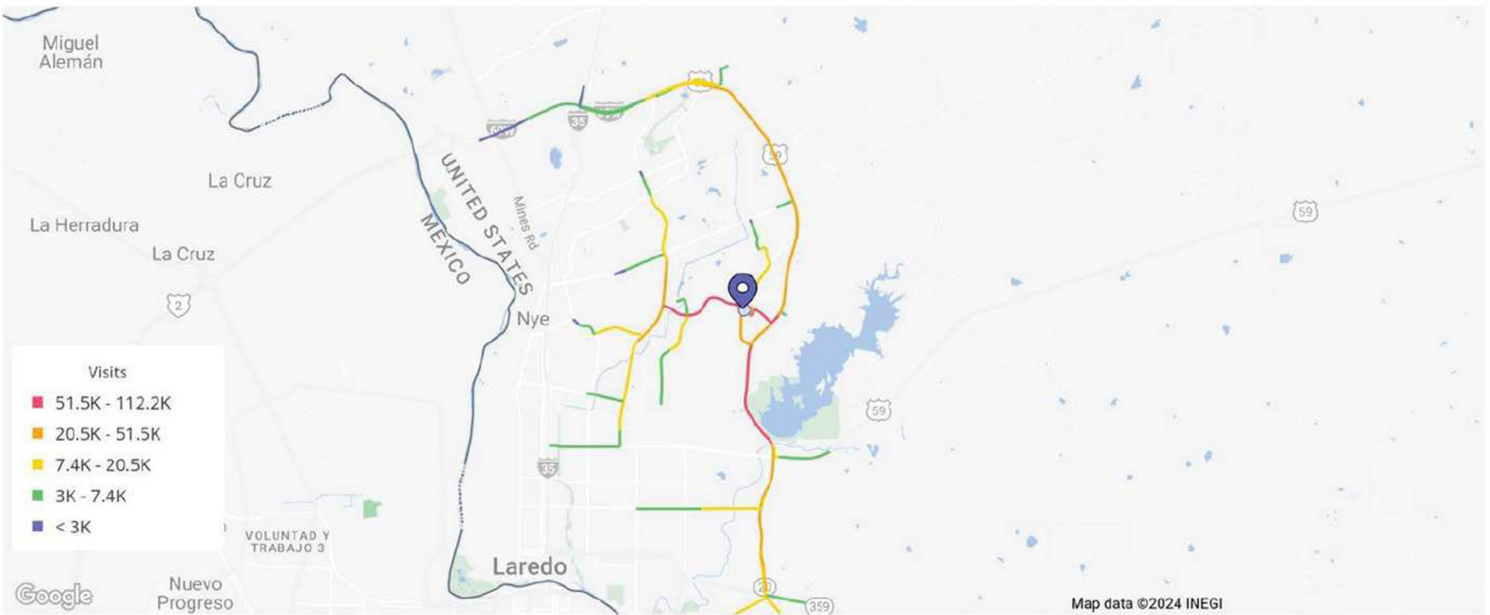
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Property Overview

Aug 1, 2023 - Jul 31, 2024



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Aug 1st, 2023 - Jul 31st, 2024
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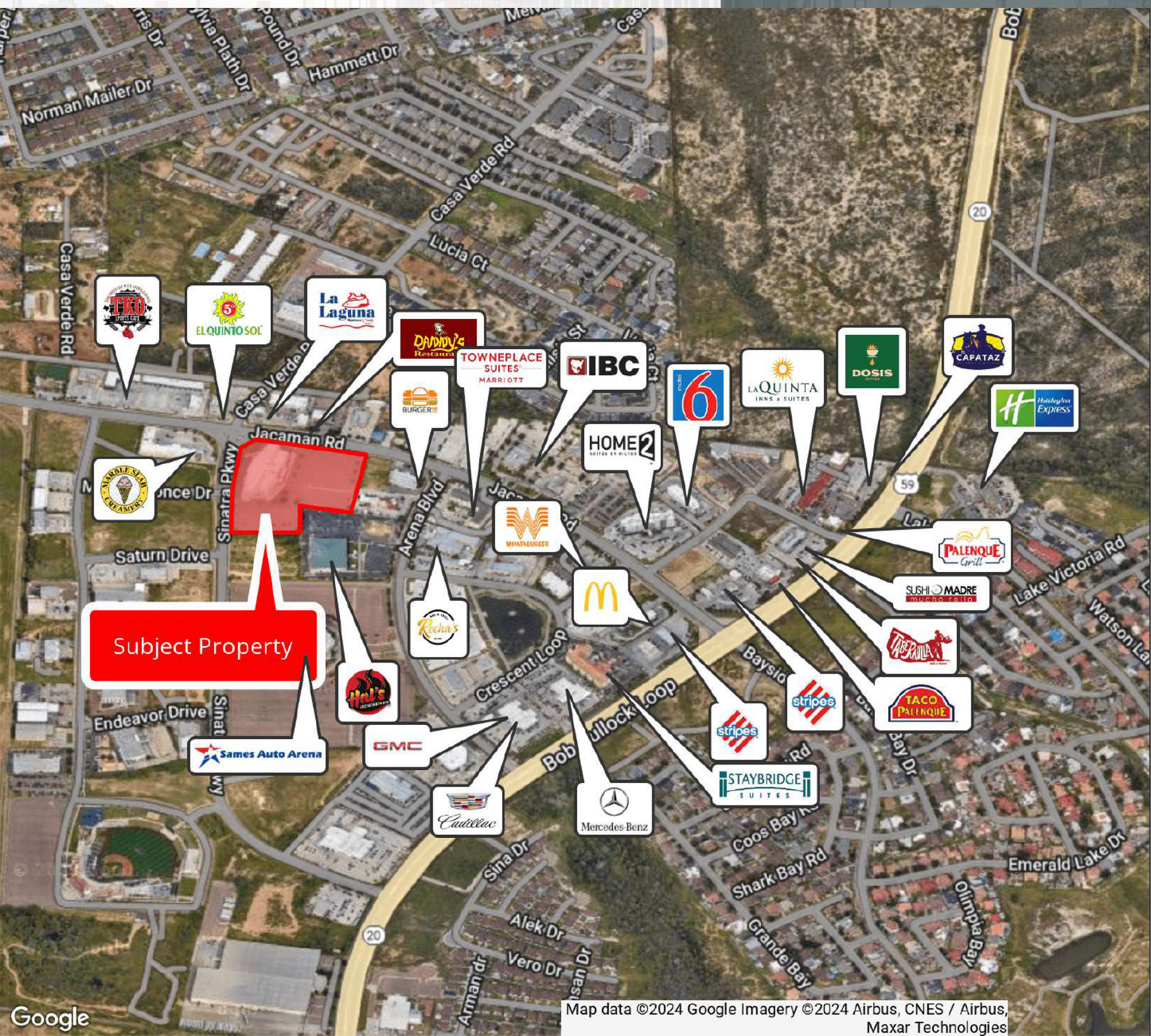
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Subject Property

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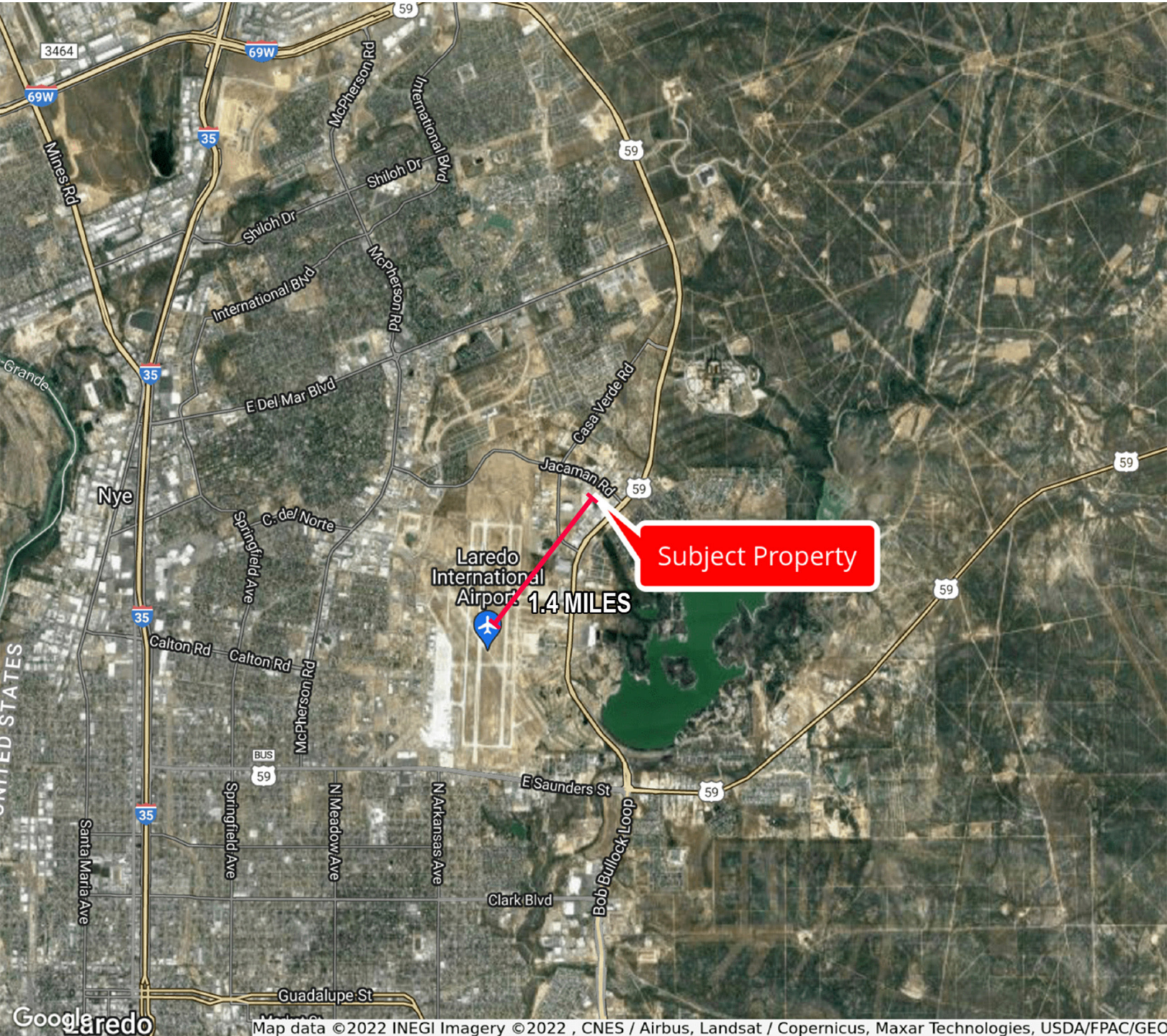
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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Carlo A. Molano	565621	carlom@forumcre.com	(956)523-9403
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Miguel I. Rodriguez Jr.	560175	miker@forumcre.com	(956)286-1926
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

FORUM CRE, 10410 Medical Loop 5A Laredo TX 78045

Miguel Rodriguez

Information available at www.trec.texas.gov

IABS 1-0 Date

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