



## Pad Sites for Ground Lease

Two Pad Sites are available at this prime location in North Central Laredo. One Pad Site is  $\pm 0.66$  Acres and the other is  $\pm 0.67$  Acres.

The total land space of this property is  $\pm 7.1$  Acres and it features a  $\pm 45,000$  SF building offering a clean slate for any type of use (retail, entertainment, office, or other specialty).

There are 6 Hotels within walking distance, 6 Car Dealerships, and many business offices in the area that assist in establishing a customer base. Ideal businesses for the pad sites include coffee shop, restaurant/bar, and retail.

## Highlights

- ✓ High Traffic Area
- ✓ 5 Minutes to Airport
- ✓ Abundant Parking
- ✓ Adjacent to Sames Arena
- ✓ In Entertainment District
- ✓ Easy access to North and South Laredo

## Contact Hector Alaniz

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