

PLAZA DE SAN ISIDRO

±8,000 SF RETAIL SPACE FOR LEASE

2302 NE BOB BULLOCK LP LAREDO, TX 78045



**FOR MORE PROPERTY
INFORMATION AND SITE
TOURS, PLEASE CONTACT:**

ENRIQUE VOLKMER, SIOR
Real Estate Agent
enriquev@stx-cre.com
210.889.6430

NAI STX
102 Del Ct, Ste 102,
Laredo, TX 78041
(956) 712-8022

NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY DESCRIPTION

Up to ±10,000 SF of contiguous retail space is available for lease at Plaza de San Isidro, a Class A neighborhood shopping center at 2302 NE Bob Bullock Loop in north Laredo. The space is divisible to suit and offers existing second-generation retail buildout, storefront glass, and direct frontage on Loop 20.

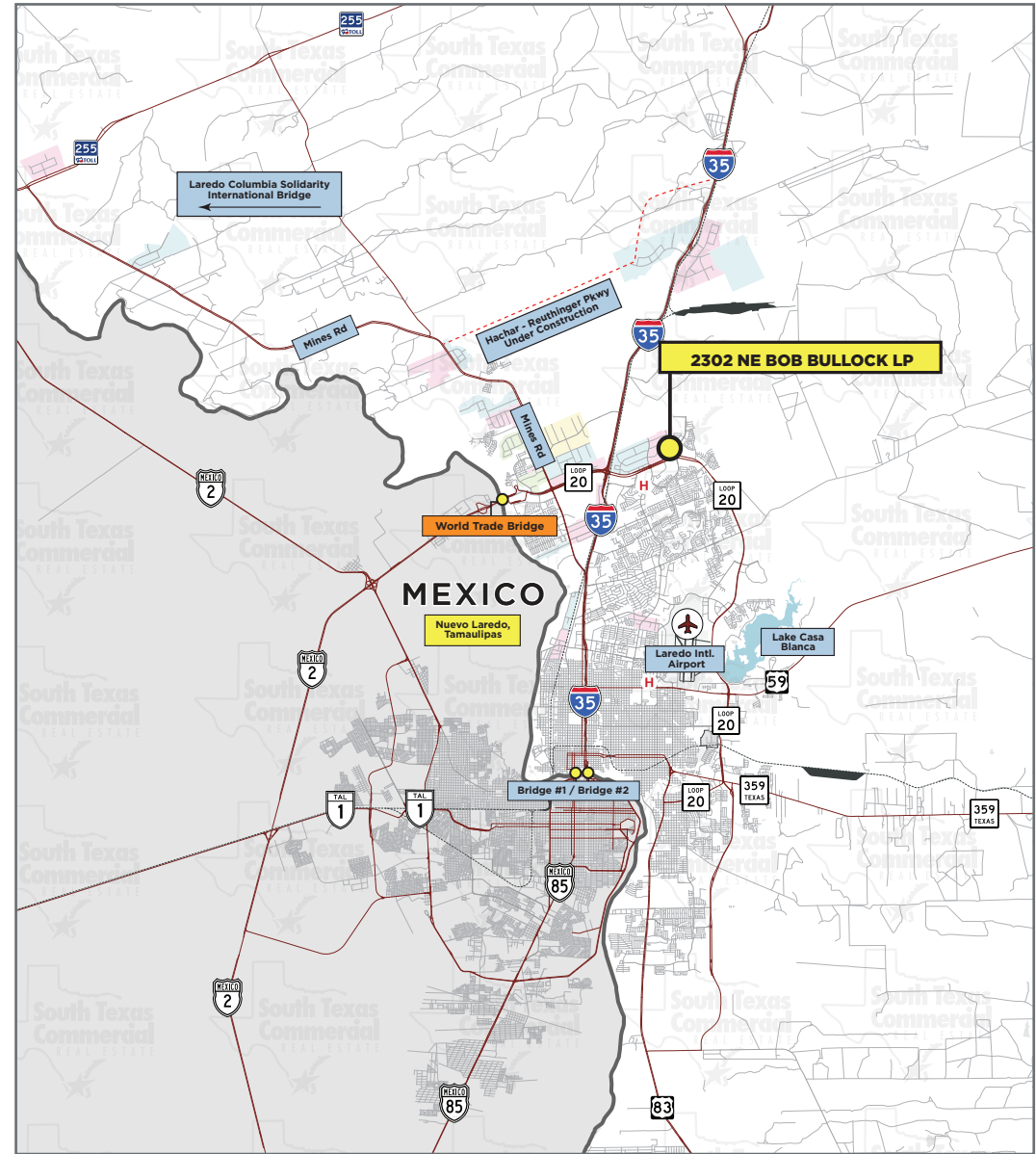
The shopping center is anchored by Burlington and a Planet Fitness delivered in 2025. The available space is served by 112 dedicated parking spaces with additional shared parking across the center. Zoned B-4, the property accommodates a broad range of retail, service, restaurant, and medical-retail uses, with immediate occupancy available.

LOCATION OVERVIEW

The property occupies frontage along Loop 20 within the Plaza de San Isidro development in north Laredo, the city's dominant retail and residential growth corridor.

The immediate trade area has drawn sustained national retail investment. Recent openings include Dutch Bros Coffee, Chipotle, and PF Chang's, joining established performers such as Academy Sports + Outdoors, Alamo Drafthouse, and Cheddar's.

The surrounding submarket ranks among Laredo's strongest by household income and new residential absorption, with continued rooftop growth extending north along McPherson Road and Loop 20.





FACTS ABOUT THE PROPERTY



±83,400 VEHICLES PER DAY AT THE LOOP 20 /
MCPHERSON INTERSECTION



±\$123,352 MEDIAN HOUSEHOLD INCOME IN
THE IMMEDIATE TRADE AREA — 1.5× THE
LAREDO METRO



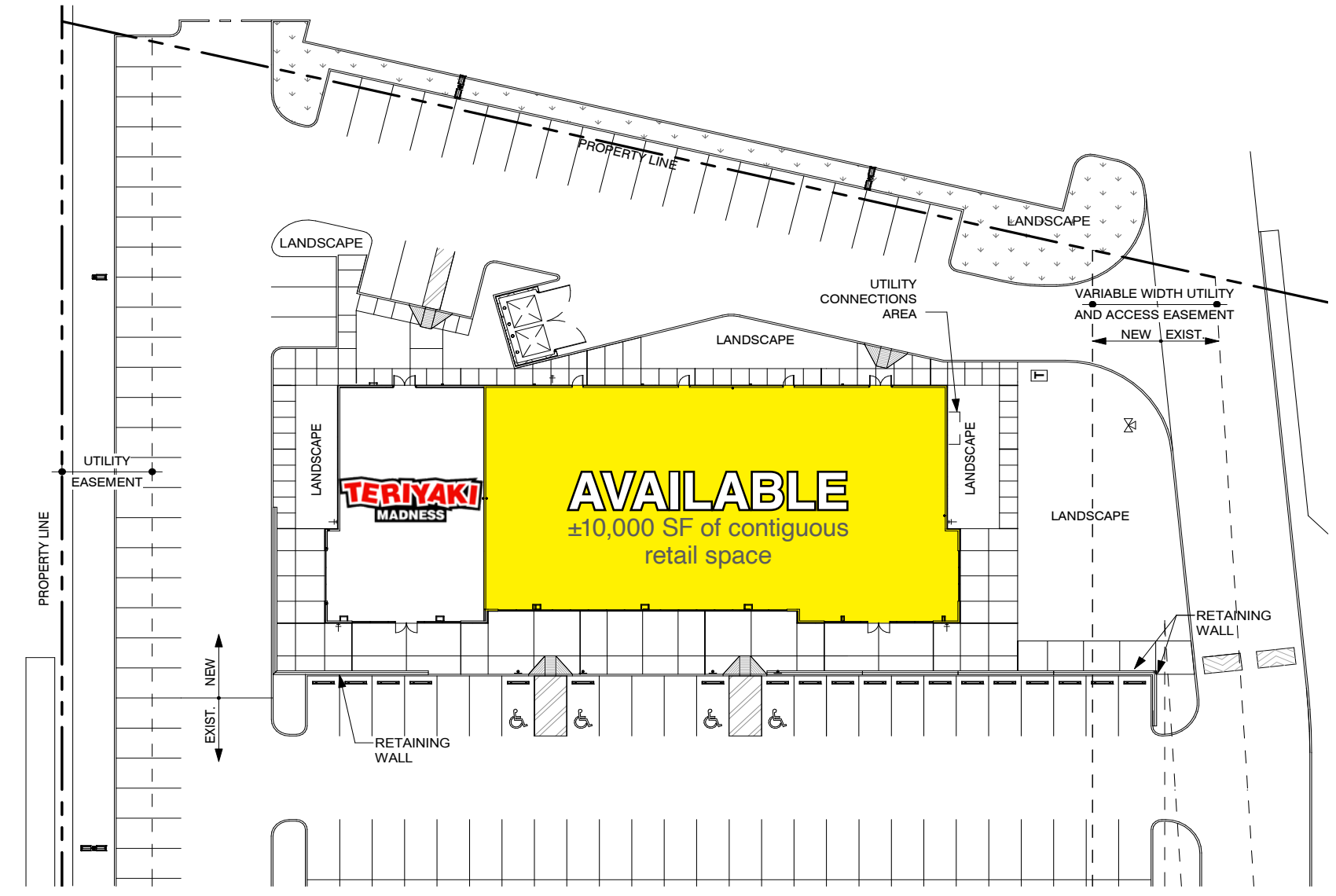
±44,148 RESIDENTS AND ±14,401 HOUSEHOLDS
WITHIN APPROXIMATELY 3 MILES



42% OF AREA HOUSEHOLDS EARN \$106,928+ |
7.3% POVERTY RATE VS. 21.3% METRO-WIDE

Sources: U.S. Census Bureau, ACS 2024 5-Year Estimates (approx. 3-mile trade area, ZIP 78045); TxDOT 2025 AADT, Loop 20 and McPherson Rd stations.









**FOR INFORMATION
AND SITE TOURS CONTACT:**

ENRIQUE VOLKMER, SIOR
Real Estate Agent
enriquev@stx-cre.com
210.889.6430

NAI STX
102 Del Ct, Ste 102,
Laredo, TX 78041
stx-cre.com

The information contained herein has been obtained from sources we believe to be reliable; however, South Texas Commercial has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information.



Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

South Texas Commercial Real Estate	9003917	edwardv@stx-cre.com	(956)682-4242
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Edward J. Villareal	467182	edwardv@stx-cre.com	(956)682-4242
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.		Phone
Enrique Volkmer	540138	enriquev@stx-cre.com	(210)889-6430
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date