

FOR LEASE | OFFICE SPACE

MCPHERSON PLAZA

5711 MCPHERSON, LAREDO, TX 78041



FORUM
CRE



PROPERTY AMENITIES

- LED Exterior Lighting
- New Roofs
- Ample Parking
- Easy Access
- High Traffic Area

SPACES	SPACE SIZE
Suite 108	1,500 SF
Suite 107	3,000 SF

PROPERTY DESCRIPTION

Office suites available for lease in central Laredo, Texas with frontage to McPherson Rd. Excellent location for medical or professional offices.

LOCATION DESCRIPTION

Located in high traffic area on McPherson Rd. just south of Gale St. near restaurants, retail and residential areas.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,109	31,862	52,343
Total Population	13,129	110,022	185,253
Average HH Income	\$66,146	\$54,165	\$52,735

ALFONSO JASSO
alfonsoj@forumcre.com
M: 956.508.4203
O: 956.717.9090

MIKE RODRIGUEZ, SIOR
miker@forumcre.com
M: 956.286.1926
O: 956.717.9090

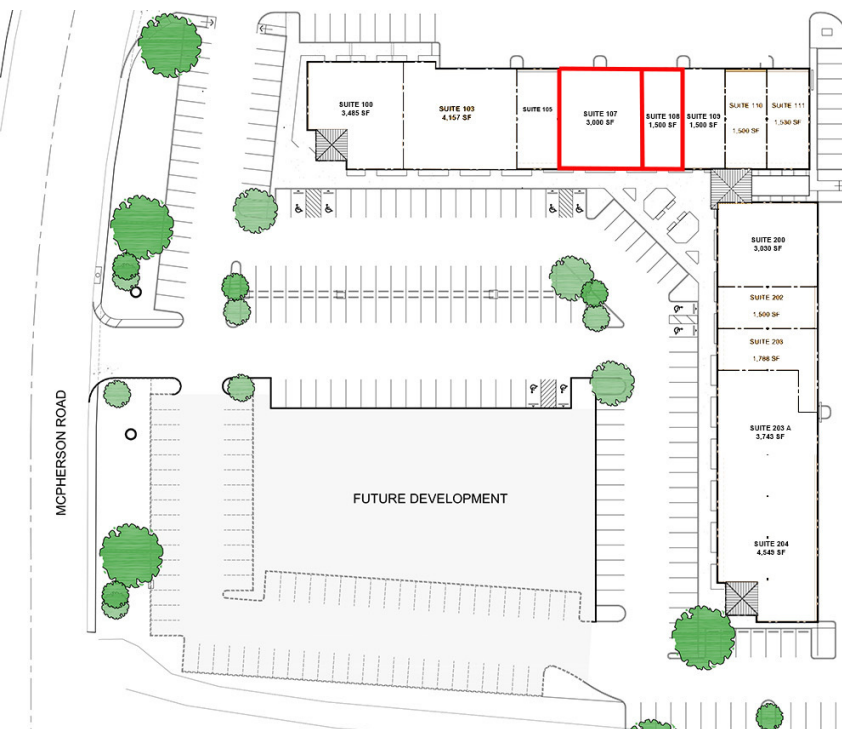
FOR LEASE | OFFICE SPACE

MCPHERSON PLAZA

5711 MCPHERSON, LAREDO, TX 78041



FORUM
CRE



ALFONSO JASSO
alfonsoj@forumcre.com
M: 956.508.4203
O: 956.717.9090

MIKE RODRIGUEZ, SIOR
miker@forumcre.com
M: 956.286.1926
O: 956.717.9090

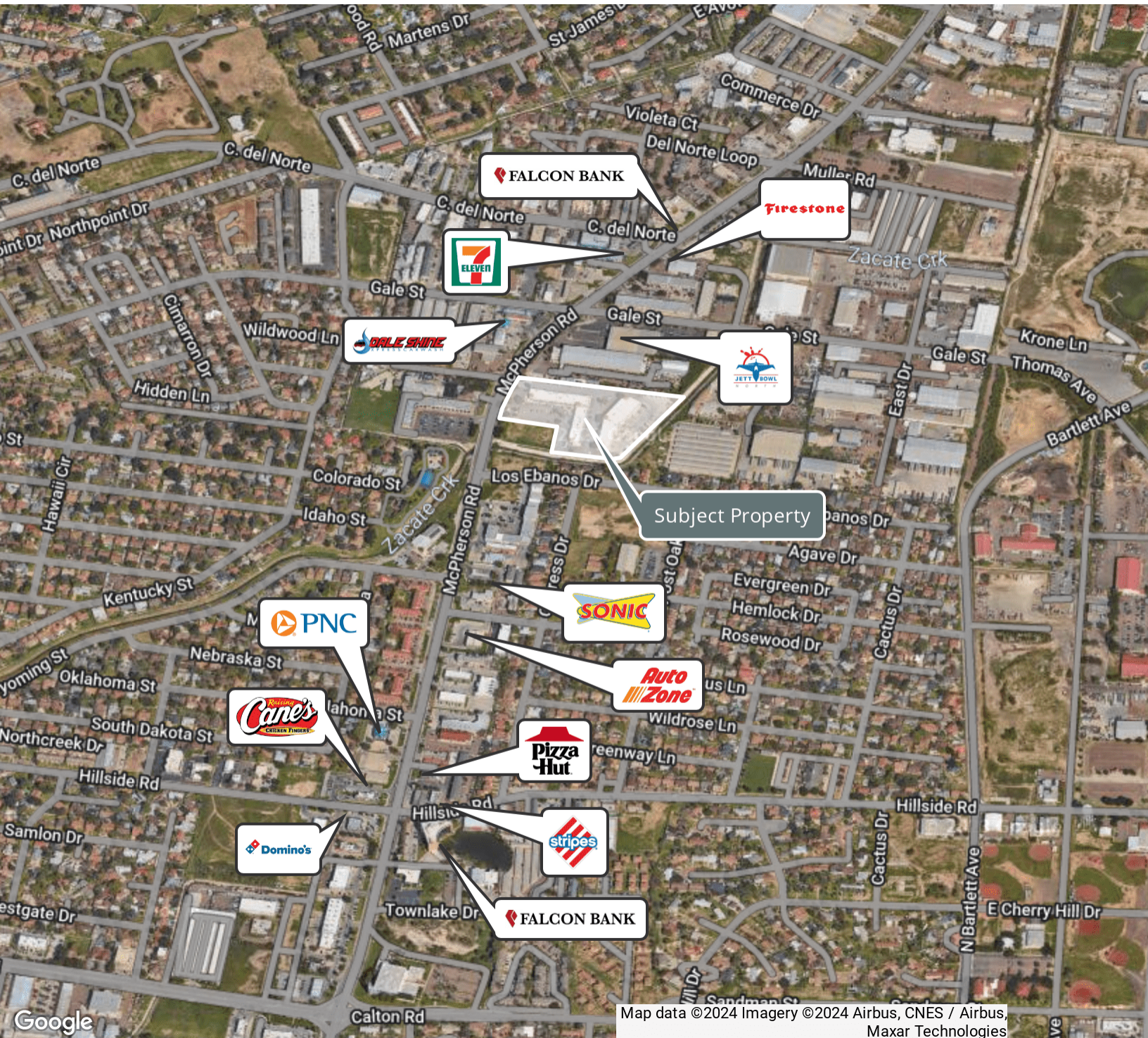
FOR LEASE | OFFICE BUILDING

MCPHERSON PLAZA

5711 MCPHERSON, LAREDO, TX 78041



FORUM
CRE



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

ALFONSO JASSO
alfonsoj@forumcre.com
M: 956.508.4203
O: 956.717.9090

MIKE RODRIGUEZ, SIOR
miker@forumcre.com
M: 956.286.1926
O: 956.717.9090



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.

2-10-2025



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.

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. **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.

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.

FORUM CRE, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9002545

License No.

info@forumcre.com

Email

(956)717-9090

Phone

Carlo A. Molano

Designated Broker of Firm

565621

License No.

carlom@forumcre.com

Email

(956)717-9090

Phone

Carlo A. Molano

Licensed Supervisor of Sales Agent/
Associate

565621

License No.

carlom@forumcre.com

Email

(956)717-9090

Phone

Alfonso Jasso

Sales Agent/Associate's Name

683483

License No.

alfonsoj@forumcre.com

Email

(956)508-4203

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov