

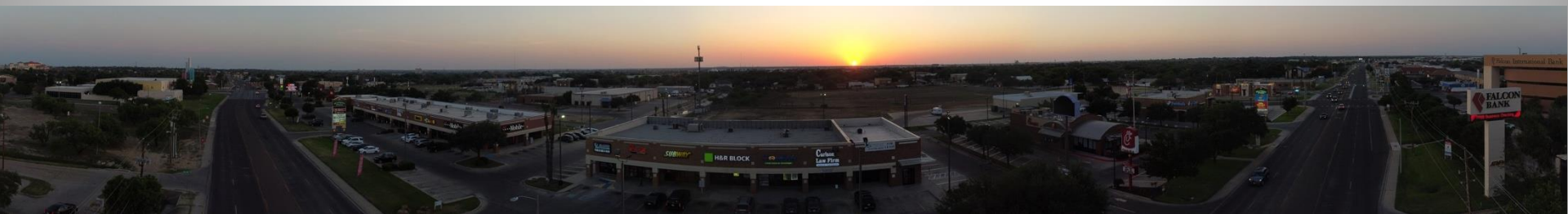
5118 Mcpherson Rd. Laredo, TX 78041



High-Visibility Drive-Thru Restaurant Opportunity | Westgate Place



Westgate Place Shopping Center – Strong Traffic Counts, Amazing Exposure, Ease of Access
Freestanding building | Excellent Ingress/Egress



For more information contact:

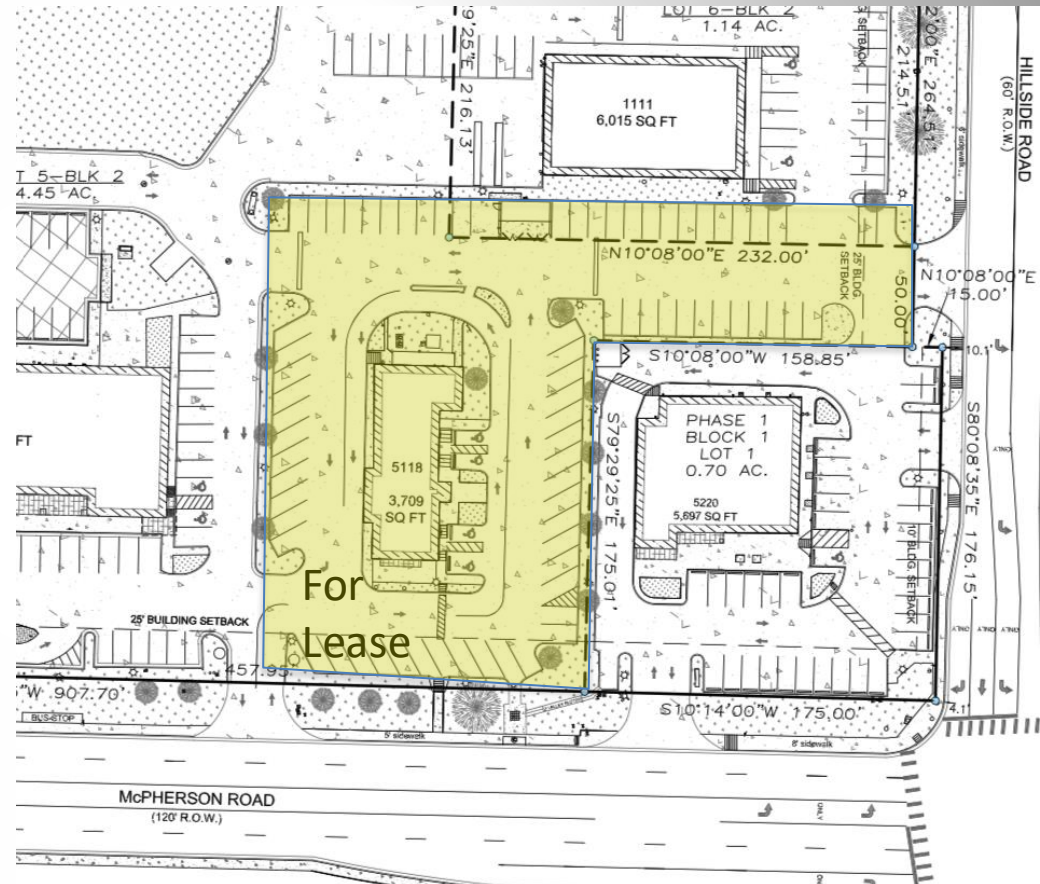
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Pad Site / Highlights

Restaurant W/ Drive-Thru
Westgate Place Center
3,457 SF Available

5118 McPherson Rd. Laredo, TX 78041

- Great retail space in one of Laredo's best located shopping centers
- Drive-Thru QSR opportunity
- Freestanding building with significant recent upgrades
- Phenomenal Traffic Circulation
- Generous Finish Out Allowance
- High Traffic Counts – 30,000+ VPD on McPherson
- High Revenue Generating Retail Node
- Great Curb Appeal and Street Visibility
- Prime Free Standing Restaurant Space
- Multiple pylon locations For Signage



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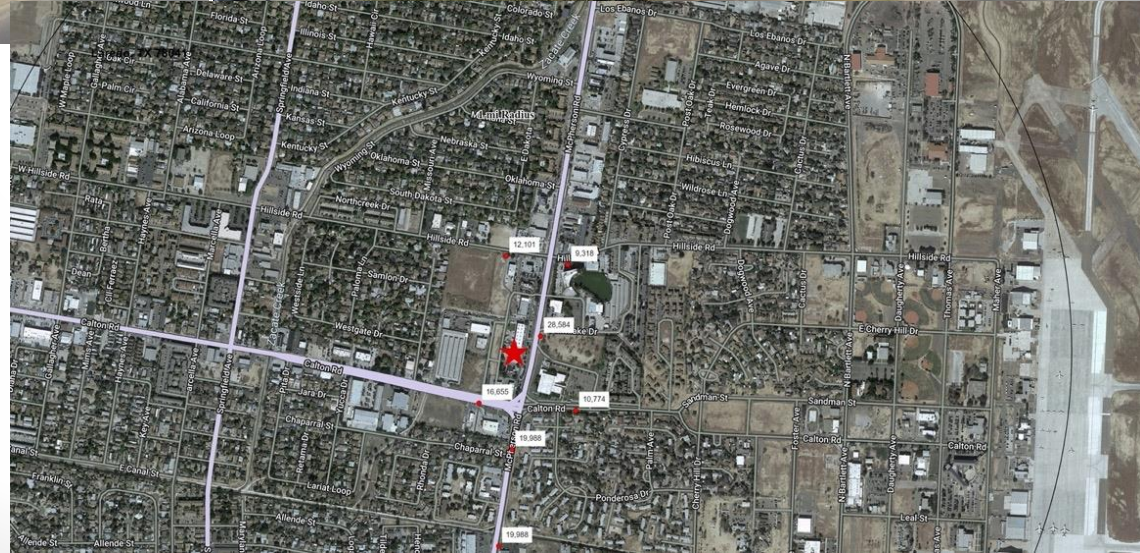
Contiguous Retail / Traffic Counts

Restaurant W/ Drive-Thru
Westgate Place Center
3,457 SF Available

5118 McPherson Rd. Laredo, TX 78041



- Centrally located in Laredo, this high-exposure retail node features multiple access points, positioning it as a prime retail destination.
- Surrounded by a strong mix of national and regional tenants including Stripes, Sherwin-Williams, H&R Block, T-Mobile, CED, Starbucks, Domino's, Cricket, Urbana, Garda Transport, Subway, and more.



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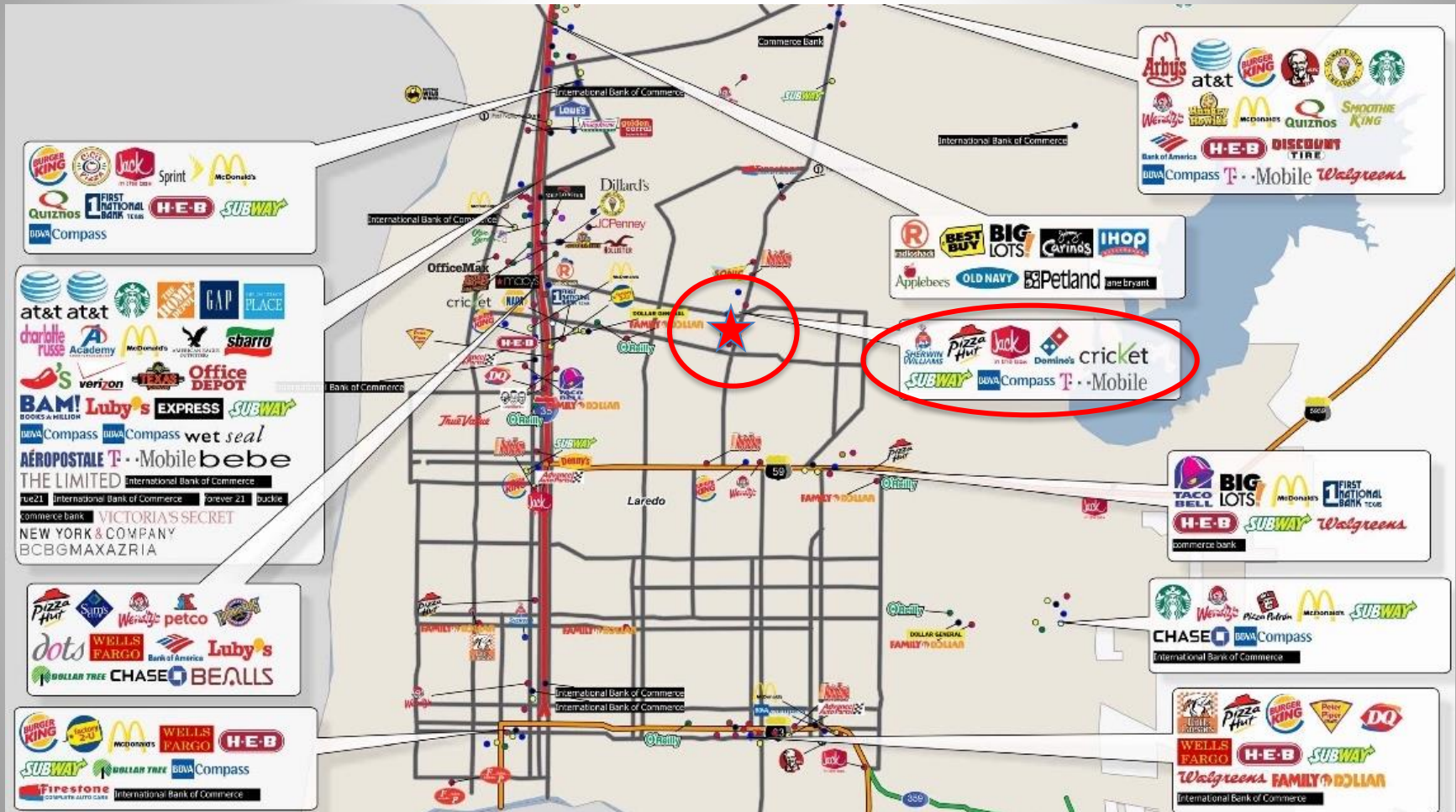
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Area Retailer Map

Restaurant W/ Drive-Thru
Westgate Place Center
3,457 SF Available

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For more information contact:

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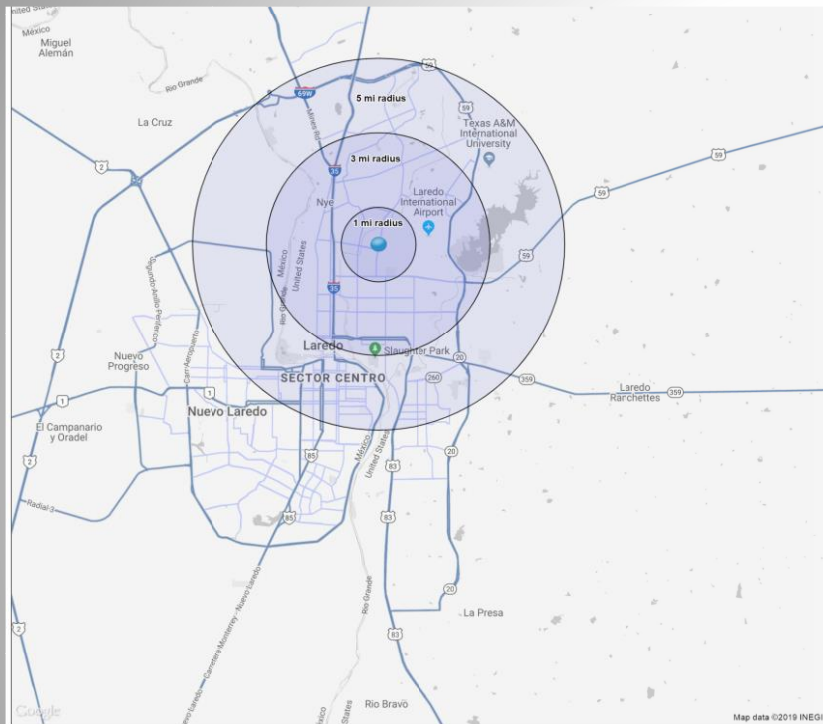


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REAL ESTATE

Demographics

Restaurant W/ Drive-Thru
Westgate Place Center
3,457 SF Available

5118 McPherson Rd. Laredo, TX 78041



5 Mile Information



Contact Information

Demographics

| | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------|-------------|-------------|-------------|
| Population | 20,035 | 115,028 | 205,663 |
| Households | 6,739 | 36,451 | 61,938 |
| Population Median Age | 32.5 | 30.6 | 29.4 |
| 5 Yr Pop Growth (Total%) | 5.0% | 6.6% | 6.1% |

5108 McPherson Rd Laredo, TX 78041

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|--|---------------|---------------|---------------|-------------|
| Laredo, TX 78041 | | | | |
| Population | | | | |
| Estimated Population (2021) | 19,969 | 109,051 | 198,834 | |
| Projected Population (2026) | 19,571 | 108,359 | 203,237 | |
| Census Population (2020) | 19,916 | 110,019 | 203,146 | |
| Census Population (2010) | 20,212 | 112,276 | 195,460 | |
| Projected Annual Growth (2021-2026) | -398 -0.4% | -692 -0.1% | 4,403 0.4% | |
| Historical Annual Growth (2020-2021) | 53 - | -968 -0.9% | -4,312 -2.1% | |
| Historical Annual Growth (2010-2020) | -296 -0.1% | -2,256 -0.2% | 7,686 0.4% | |
| Estimated Population Density (2021) | 6,360 psm | 3,859 psm | 2,533 psm | |
| Trade Area Size | 3.1 sq mi | 28.3 sq mi | 78.5 sq mi | |
| Households | | | | |
| Estimated Households (2021) | 6,756 | 35,396 | 61,166 | |
| Projected Households (2026) | 7,089 | 37,775 | 67,015 | |
| Census Households (2020) | 6,742 | 35,532 | 62,498 | |
| Census Households (2010) | 6,338 | 32,938 | 54,677 | |
| Projected Annual Growth (2021-2026) | 333 1.0% | 2,379 1.3% | 5,849 1.9% | |
| Historical Annual Change (2010-2021) | 417 0.6% | 2,459 0.7% | 6,489 1.1% | |
| Average Household Income | | | | |
| Estimated Average Household Income (2021) | \$57,772 | \$59,661 | \$70,128 | |
| Projected Average Household Income (2026) | \$61,935 | \$64,089 | \$72,987 | |
| Census Average Household Income (2010) | \$47,296 | \$46,482 | \$51,068 | |
| Census Average Household Income (2000) | \$45,212 | \$41,628 | \$42,396 | |
| Projected Annual Change (2021-2026) | \$4,163 1.4% | \$4,428 1.5% | \$2,858 0.8% | |
| Historical Annual Change (2000-2021) | \$12,560 1.3% | \$18,032 2.1% | \$27,732 3.1% | |
| Median Household Income | | | | |
| Estimated Median Household Income (2021) | \$46,022 | \$47,780 | \$57,667 | |
| Projected Median Household Income (2026) | \$52,304 | \$55,319 | \$67,094 | |
| Census Median Household Income (2010) | \$36,466 | \$37,265 | \$42,668 | |
| Census Median Household Income (2000) | \$34,824 | \$30,769 | \$32,442 | |
| Projected Annual Change (2021-2026) | \$6,282 2.7% | \$7,539 3.2% | \$9,426 3.3% | |
| Historical Annual Change (2000-2021) | \$11,198 1.5% | \$17,011 2.6% | \$25,225 3.7% | |
| Per Capita Income | | | | |
| Estimated Per Capita Income (2021) | \$19,666 | \$19,484 | \$21,659 | |
| Projected Per Capita Income (2026) | \$22,557 | \$22,462 | \$24,150 | |
| Census Per Capita Income (2010) | \$14,832 | \$13,636 | \$14,286 | |
| Census Per Capita Income (2000) | \$13,198 | \$11,686 | \$11,478 | |
| Projected Annual Change (2021-2026) | \$2,892 2.9% | \$2,978 3.1% | \$2,491 2.3% | |
| Historical Annual Change (2000-2021) | \$6,468 2.3% | \$7,799 3.2% | \$10,180 4.2% | |
| Estimated Average Household Net Worth (2021) | \$284,981 | \$322,811 | \$386,045 | |

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**SANDITEN
& ASSOCIATES**
REAL ESTATE



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:
 - 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

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Date

