



# SANDITEN & ASSOCIATES

---

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

5118 Mcpherson Rd. Laredo, TX 78041



For more information contact:  
**Britt Sanditen**  
(512) 944-7449  
[Britt@Sanditen.com](mailto:Britt@Sanditen.com)

High-Visibility Drive-Thru Restaurant Opportunity | Westgate Place

5118 Mcpherson Rd. Laredo, TX 78041



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

5118 Mcpherson Rd. Laredo, TX 78041



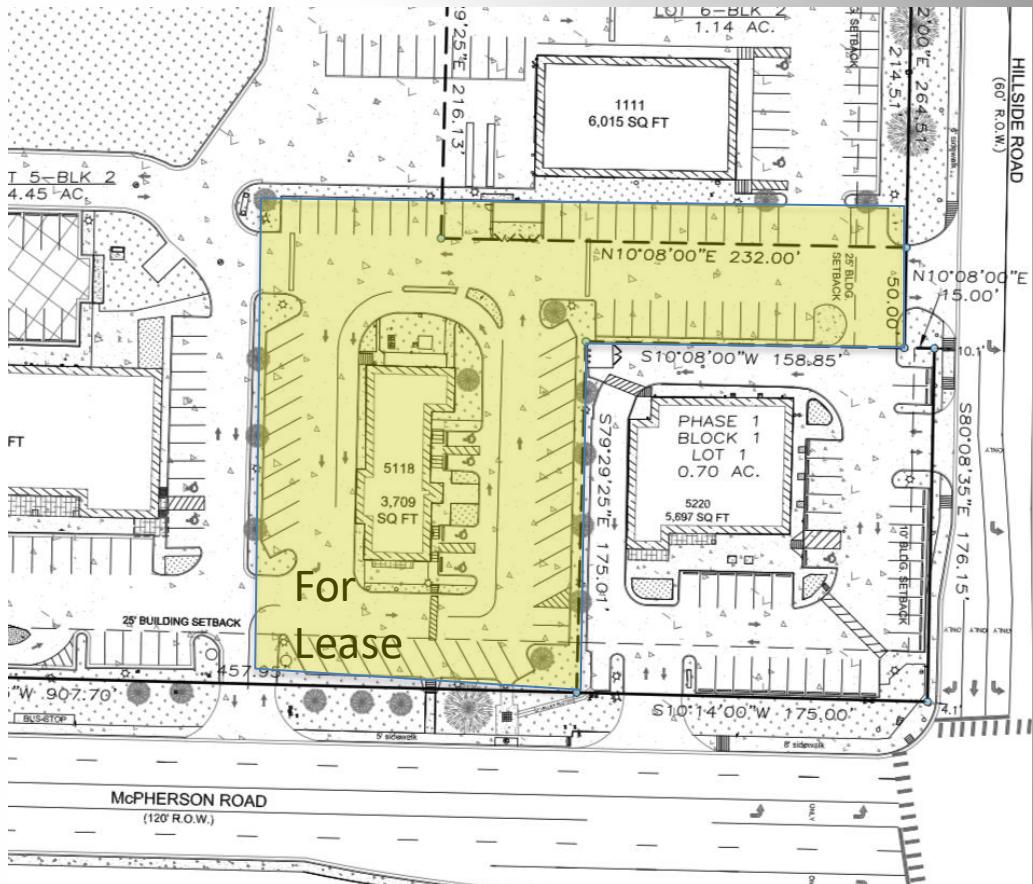
For more information contact:  
**Britt Sanditen**  
(512) 944-7449  
[Britt@Sanditen.com](mailto:Britt@Sanditen.com)

# 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

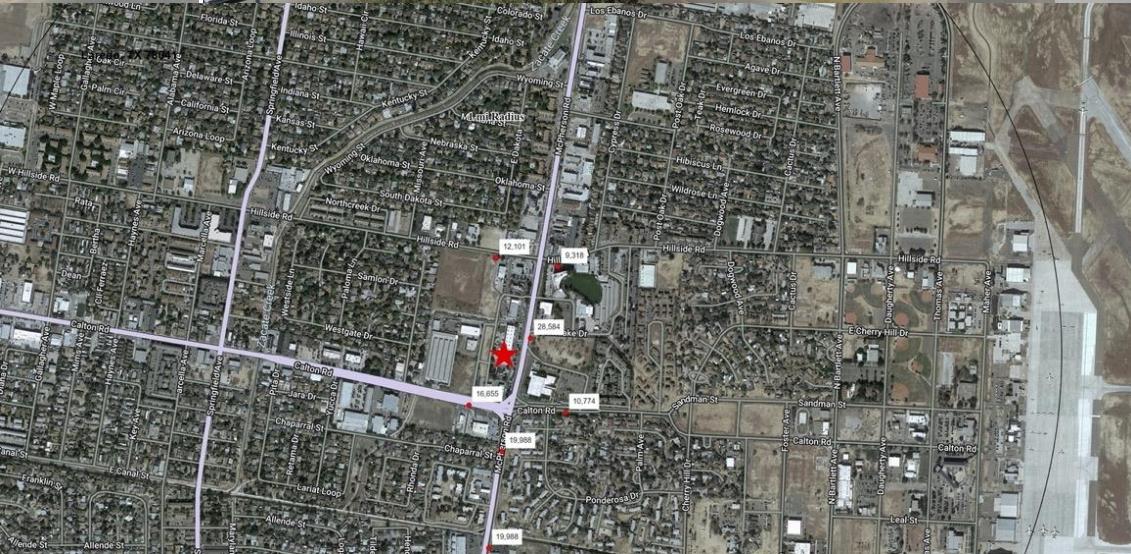


For more information contact:  
**Britt Sanditen**  
(512) 944-7449  
[Britt@Sanditen.com](mailto:Britt@Sanditen.com)

# Contiguous Retail / Traffic Counts

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

5118 Mcpherson Rd. Laredo, TX 78041



For more information contact:

**Britt Sanditen**

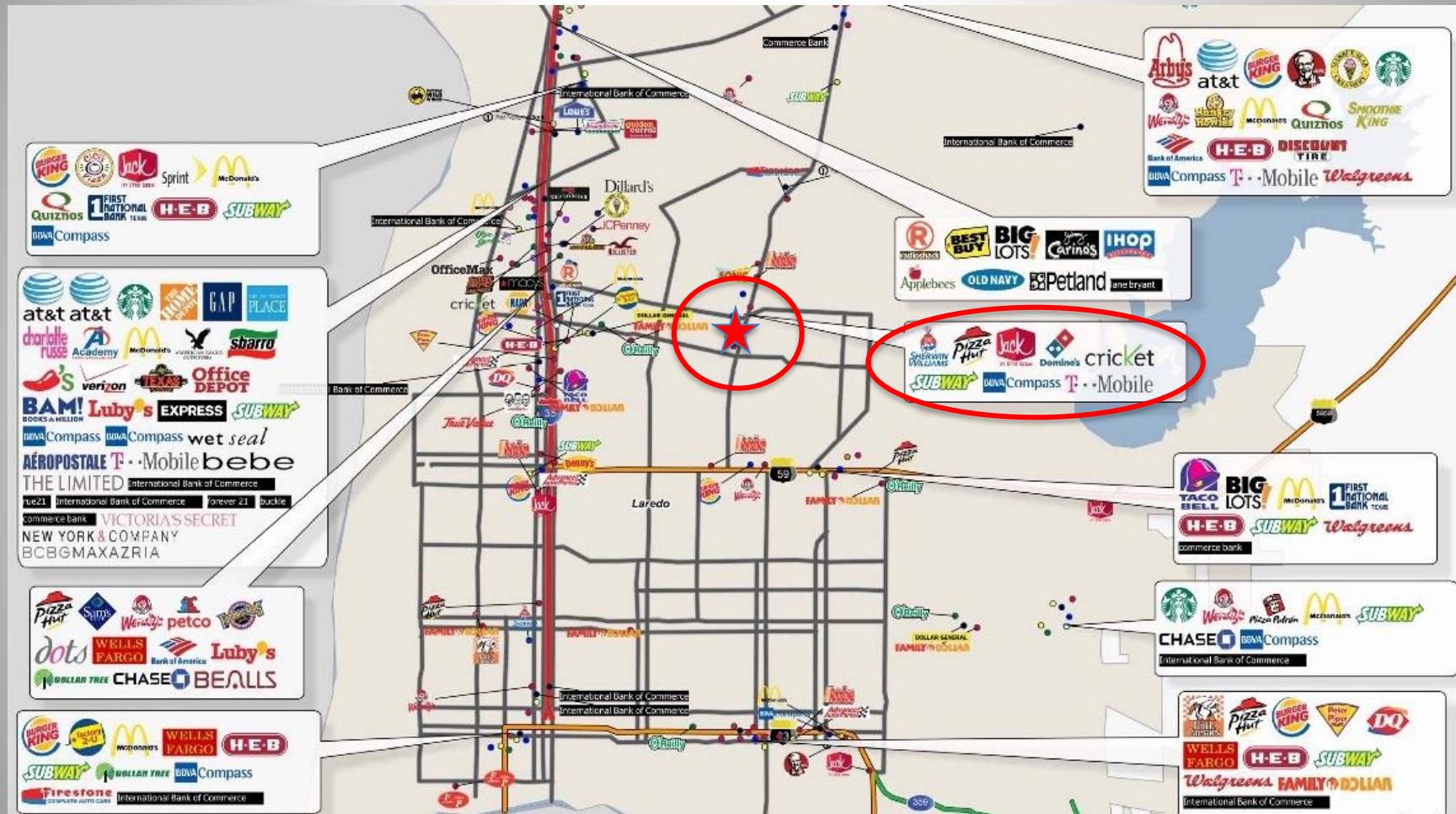
(512) 944-7449

[Britt@Sanditen.com](mailto:Britt@Sanditen.com)

# Area Retailer Map

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

5118 Mcpherson Rd. Laredo, TX 78041



For more information contact:

Barry Sandten

(512) 327-6353 Ext. 1

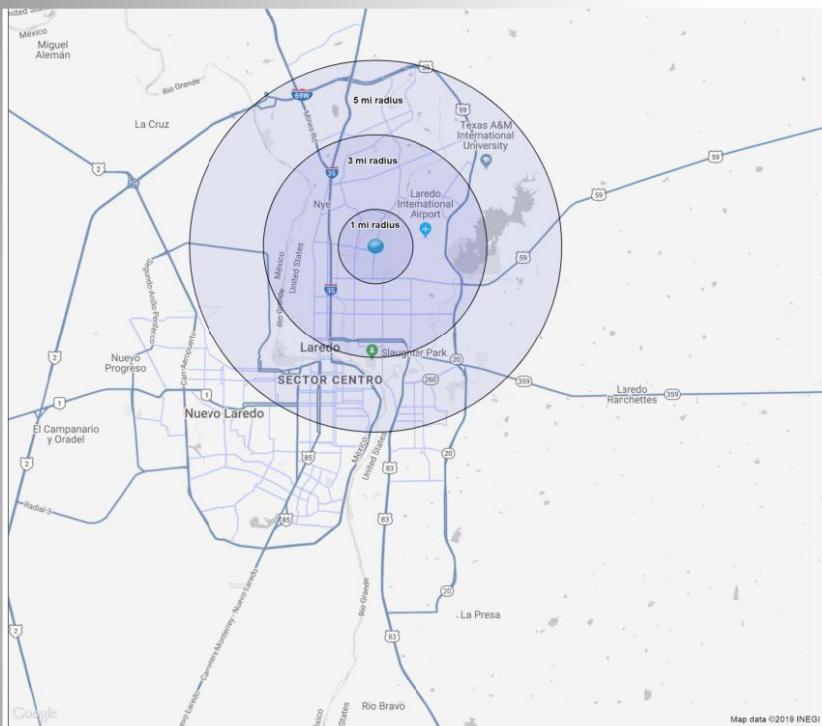
Barry@Sanditen.com



# Demographics

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

5118 Mcpherson Rd. Laredo, TX 78041



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%

For more information contact:  
**Barry Sandten**  
(512) 327-6353 Ext. 1  
Barry@Sandten.com

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Average Household Income</b>			
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 (2020)	\$47,296	\$46,482	\$51,068
Census Average Household Income (2010)	\$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%
<b>Median Household Income</b>			
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 (2020)	\$36,466	\$37,265	\$42,668
Census Median Household Income (2010)	\$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%
<b>Per Capita Income</b>			
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 (2020)	\$14,832	\$13,636	\$14,286
Census Per Capita Income (2010)	\$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



## 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.

**Sanditen & Associates, Inc.** 9004226 Barry@Sanditen.com 512-327-6353

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

**Barry Sanditen**  
Designated Broker of Firm

314981  
License No.

Barry@Sanditen.com  
Email

512-327-6353  
Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

**Britt Sanditen**  
Sales Agent/Associate's Name

658282  
License No.

Britt@Sanditen.com  
Email

512-944-7449  
Phone

Buyer/Tenant/Seller/Landlord Initials

Date

