



7709 McPherson Rd

Laredo, TX 78045

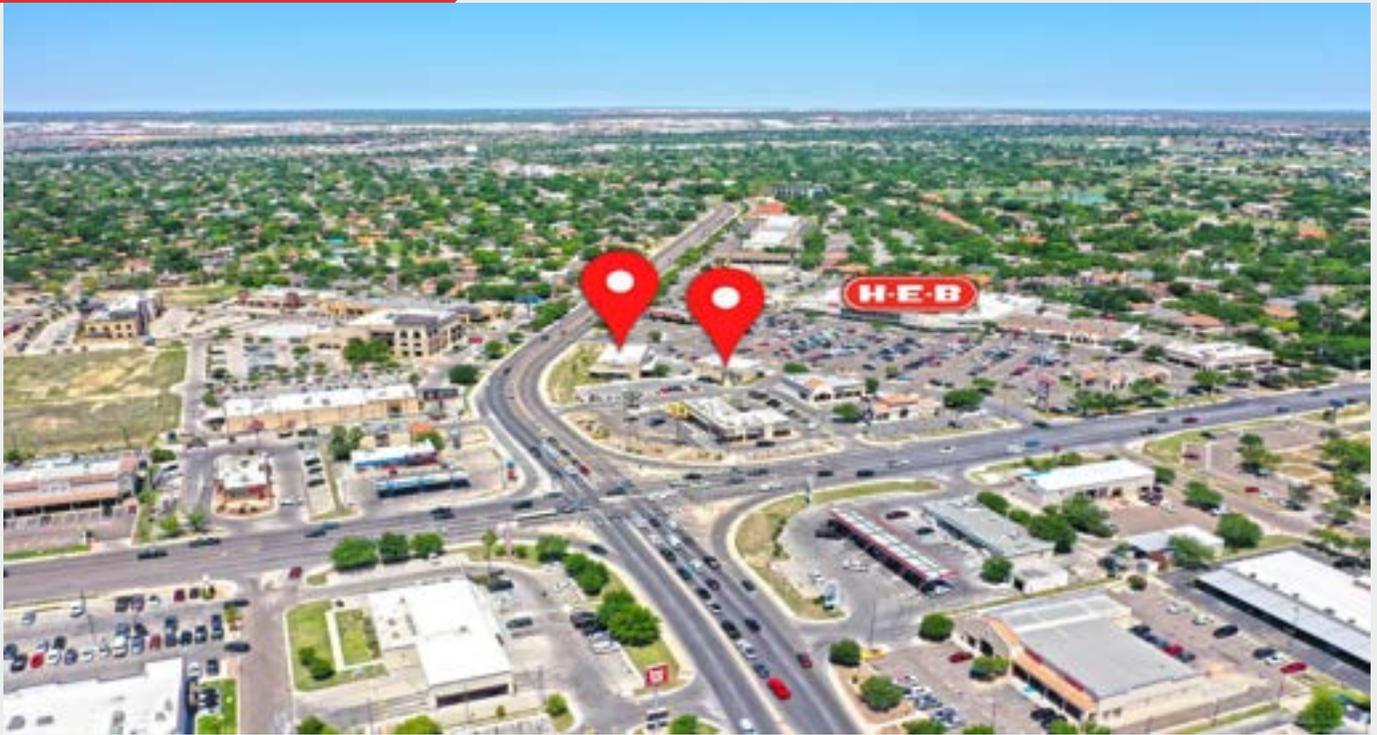
Presenting an exceptional investment opportunity in one of Laredo's most sought-after retail corridors. Located at 7709 McPherson Rd, this property features two well-maintained commercial buildings on a spacious lot, offering outstanding visibility and accessibility in a high-traffic area. Strategically positioned in a prime north Laredo location, these buildings benefit from excellent frontage on McPherson Rd – a major thoroughfare known for its steady flow of local and commuter traffic. Surrounded by established neighborhoods, medical offices, schools, and shopping centers, the site provides high consumer exposure and is ideal for a wide range of retail, medical, office, or service-based businesses.



For more information:
Cristy Swisher

956 725 3800

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|-----------------|--|
| SQFT: | 9,969 |
| ACRES: | 1.0916 |
| TENANTS: | Tremendo Taco, CrumbI, Snow, Mattress Firm |

Cap Rate
7%

**Right of
first refusal
in place**

Location Advantages

- Intersection of McPherson Rd & Del Mar Blvd; this corner is one of Laredo's busiest and most affluent areas, experiencing a 7% population growth over the past 3 years.
- Retail & Dining: The area boasts a variety of popular retailers and eateries, including HEB, Starbucks, McDonald's, Chipotle, Dunkin Donuts, and many more.

Business-Friendly Environment

Zoning: The property is zoned B-4 suitable for various commercial uses.

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