

NAI Swisher & Martin Realty

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Multi-Family
±20 Units



191 Rooms



105 Rooms



Lakeside
Subdivision



26,448 VPD

Bob Bullock Loop

45,571 VPD

20



151 Rooms

Jacaman Rd.



Proposed site plan, subject to change



Cowboys Bar
& Grill

Retail Plaza with Sit Down Restaurant with Drive-Thru and Stand-Alone QSR with Drive-Thru
2511 Jacaman Rd. | Laredo, TX 78045

LEASE

- Building A** **±2,000 SF**
Stand Alone QSR w/ Drive-Thru
- Building B Suite 201** **±1,408 SF**
End Cap Shop Space
- Building B Suite 202** **±1,408 SF**
In-line Shop Space
- Building B Suite 203** **±1,408 SF**
In-line Shop Space
- Building B Suite 204** **±2,944 SF**
End Cap Sit Down Restaurant w/ Drive-Thru



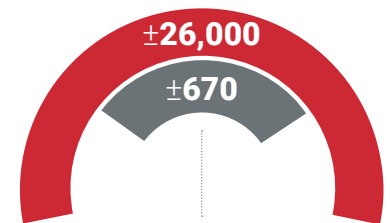
In the Heart of the Entertainment District

The center is centrally located within this expansive 60-acre trade area, surrounded by hotels, office parks, specialized retail outlets, music and sports venues, an automotive park, a stunning \$1.5 million water feature, and various community spaces.

Densely Populated Trade Area

The daytime population is primarily driven by the Autopark Mall and the airport-served Industrial Park, while the nighttime population sees an influx from music and sports venues, as well as the presence of numerous hotels and the well-established Lakeside neighborhood.

Capacity at Sames Auto Arena & Uni-Trade Stadium



Hotel rooms within the trade area

Event, Music and Entertainment Venues in the Area



Joey Ferguson, Senior Associate

956.324.5639 (m) | joeyferguson@outlook.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



PLANETA 80
Paseo Real
RECEPTIONS • EVENTS

Sames Auto Arena

TOWNEPLACE SUITES[®]
MARRIOTT
124 Rooms

DADDY'S
Restaurant

Tumble Queen Gym

TOYOTA

South Texas Specialties

ARENA
Sun Club

STAYBRIDGE SUITES
111 Rooms

Cowboys Bar & Grill

Club Vibe

LIBERTY DIALYSIS

WHATABURGER



McDonald's

26,448 VPD

Jacaman Rd.

el Pollo Pella
express

Proposed site plan, subject to change



Joey Ferguson, Senior Associate

956.324.5639 (m) | joeyferguson@outlook.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



1.5 Miles
Northwest from Site

HOME 2 tru
SUITES BY HILTON
151 Rooms

TOWNEPLACE SUITES
MARRIOTT
124 Rooms

Holiday Inn Express
105 Rooms

Lakeside
Subdivision



80 Rooms

LA QUINTA
BY WYNDHAM
191 Rooms

Multi-Family
±20 Units



Bob Bullock Loop



Jacaman Rd. 26,448 VPD



Cowboys Bar
& Grill

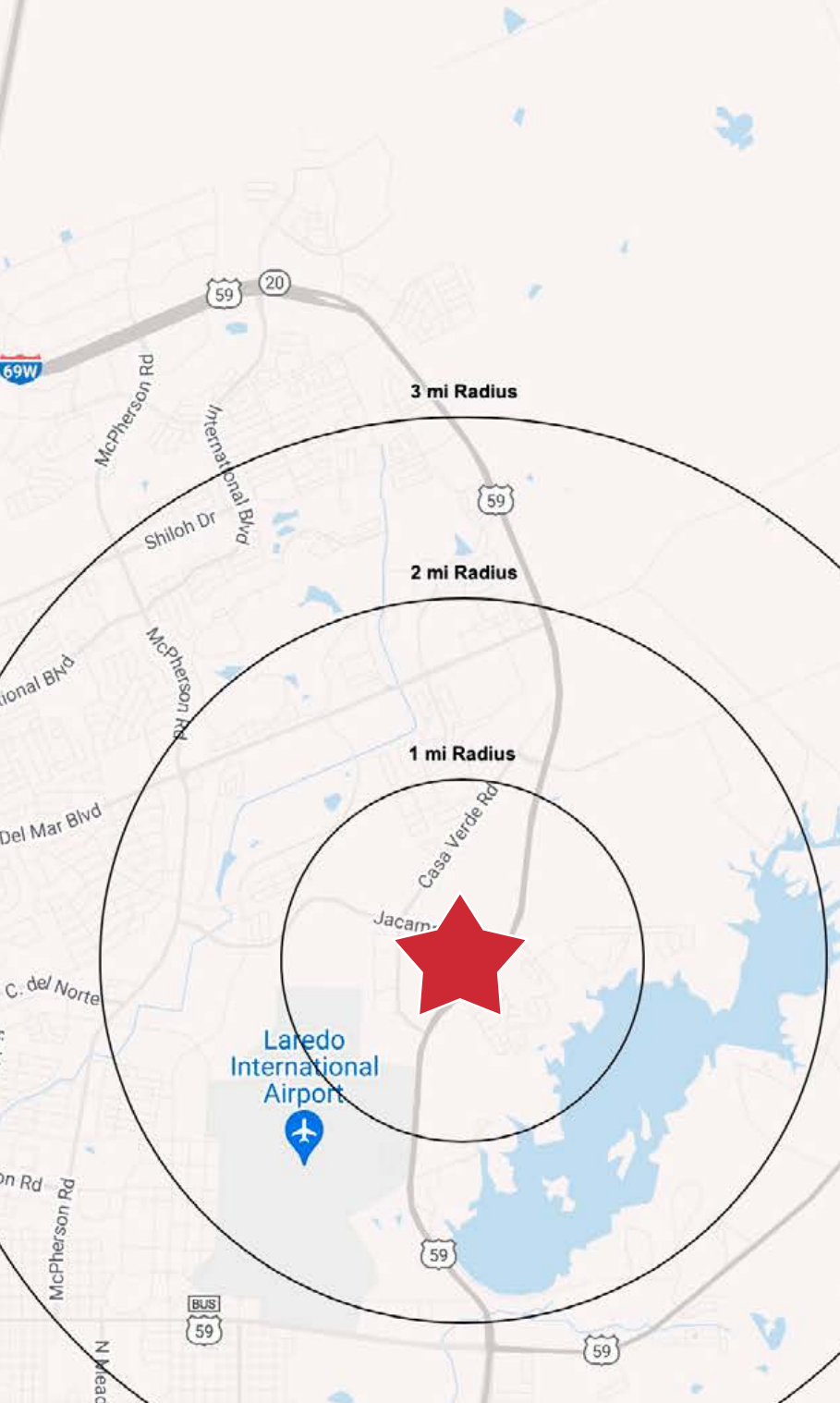
Proposed site plan, subject to change



Joey Ferguson, Senior Associate

956.324.5639 (m) | joeyferguson@outlook.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



	1 Mile	2 Mile	3 Mile
2023 Estimated Population	4,311	16,488	61,905
2028 Projected Population	4,444	16,728	63,658
Projected Annual Growth 2023 to 2028	0.6%	0.3%	0.6%
2023 Est. Median Age	29.7	30.7	32.1

Population

2023 Estimated Households	1,222	5,407	20,182
2023 Median Rent	\$778	\$790	\$735
2023 Median Home Value	\$326,259	\$316,935	\$234,631

Households/Housing

2023 Est. Average Household Income	\$131,979	\$133,619	\$110,867
2023 Est. Total Employees	2,128	9,324	23,237
2023 Est. Total Businesses	305	1,476	3,449
2023 White Collar Workers	69.1%	66.9%	60.8%
2023 Blue Collar Workers	30.9%	33.1%	39.2%

Businesses/Employees

2023 Est. Total Household Expenditure	\$105.15 M	\$465.21 M	\$1.52 B
2023 Est. Apparel	\$3.8 M	\$16.74 M	\$54.2 M
2023 Est. Entertainment	\$6.11 M	\$26.76 M	\$86.39 M
2023 Est. Food, Beverages, Tobacco	\$15.88 M	\$70.52 M	\$231.81 M
2023 Est. Furnishings, Equipment	\$3.79 M	\$16.55 M	\$53.48 M
2023 Est. Health Care, Insurance	\$9.29 M	\$41.21 M	\$136.27 M
2023 Est. Household Operations, Shelter,	\$33.43 M	\$149.44 M	\$488.73 M

Consumer Expenditures

Presented By



Joey Ferguson, Senior Associate

tel +1 956.725.3800

cell +1 956.324.5639

joeyferguson@outlook.com

linkedin.com/in/joey-ferguson/

NAIswisherandmartinrealty.com

Joey Ferguson is a powerhouse real estate professional with over 15 years of experience in the business. He has been named a Top Producer seven years running since 2009, and is recognized as one of the top real estate agents in Laredo, TX and the surrounding area. Clients describe Joey Ferguson as “extremely knowledgeable,” and he is known to push on behalf of his clients to bring results. Joey’s specialties include buyer’s agent, listing agent, consulting, and commercial real estate. He is well versed in every aspect of the real estate world, and serves his clients with exceptional customer care. Joey Ferguson is a world-class gentleman and a highly skilled salesman.

As a married family man with four wonderful children - three girls and a boy - Joey understands what it means to put family first. Working with clients and guiding them through the process of purchasing or selling residential and commercial real estate are Joey’s areas of expertise. He is always honest and ethical, never putting you, your family or your business in a position of unfair compromise. And as a REALTOR, Joey goes above and beyond the even the highest expectations of top real estate agents. He has been a part of the Laredo community since 2001 and has taken the real estate market by storm with remarkable sales ability.

Joey loves learning about and using new technology, and appreciates beautiful historical architecture. In his spare time, Joey loves to hang out with his kids and play on their PS4 with them. He also leads an active lifestyle, enjoying football, soccer, biking, jogging, swimming and a variety of outdoors sports. Joey’s personal life is as well rounded as his professional life.



Information About Brokerage Services

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

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.

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.

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.

NAI Swisher & Martin Realty	443600	cristy@swisherrealty.com	(956)725-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
DSS Development Corporation	443600	cristy@swisherrealty.com	(956)725-3800
Designated Broker of Firm	License No.	Email	Phone
Cristina Swisher	414292	cristy@swisherrealty.com	(956)725-3800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Willam Ferguson Jr	492776	joeyferguson@outlook.com	(956)324-5639
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date