

FOR SALE

±1.7709 ACRES

1600 CLARK BLVD

LAREDO, TX 78043

\$2,000,000



FOR MORE
INFORMATION
PLEASE CONTACT

VICKY PINEDA
956-763-7013
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COLDWELL BANKER
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INTERNATIONAL
GATEWAY

CBCGATEWAY.COM

SALE

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OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	5
Lot Size:	±1.7709 Acres
Building Size:	±18,998 SF
Zoning:	R-1

PROPERTY DESCRIPTION

Hard corner property sitting on an entire city block in central Laredo. Currently serving as a Church and previously a school. Includes classrooms, offices, a converted school gym, a large storage facility and plenty of parking. Land is 1.7709 acres and buildings have approx. 18,998 sq ft. The intersection attracts high visibility traffic and is close to a large pool of residential customers. It is an ideal location for any business or multi-family complex. Call for more details.

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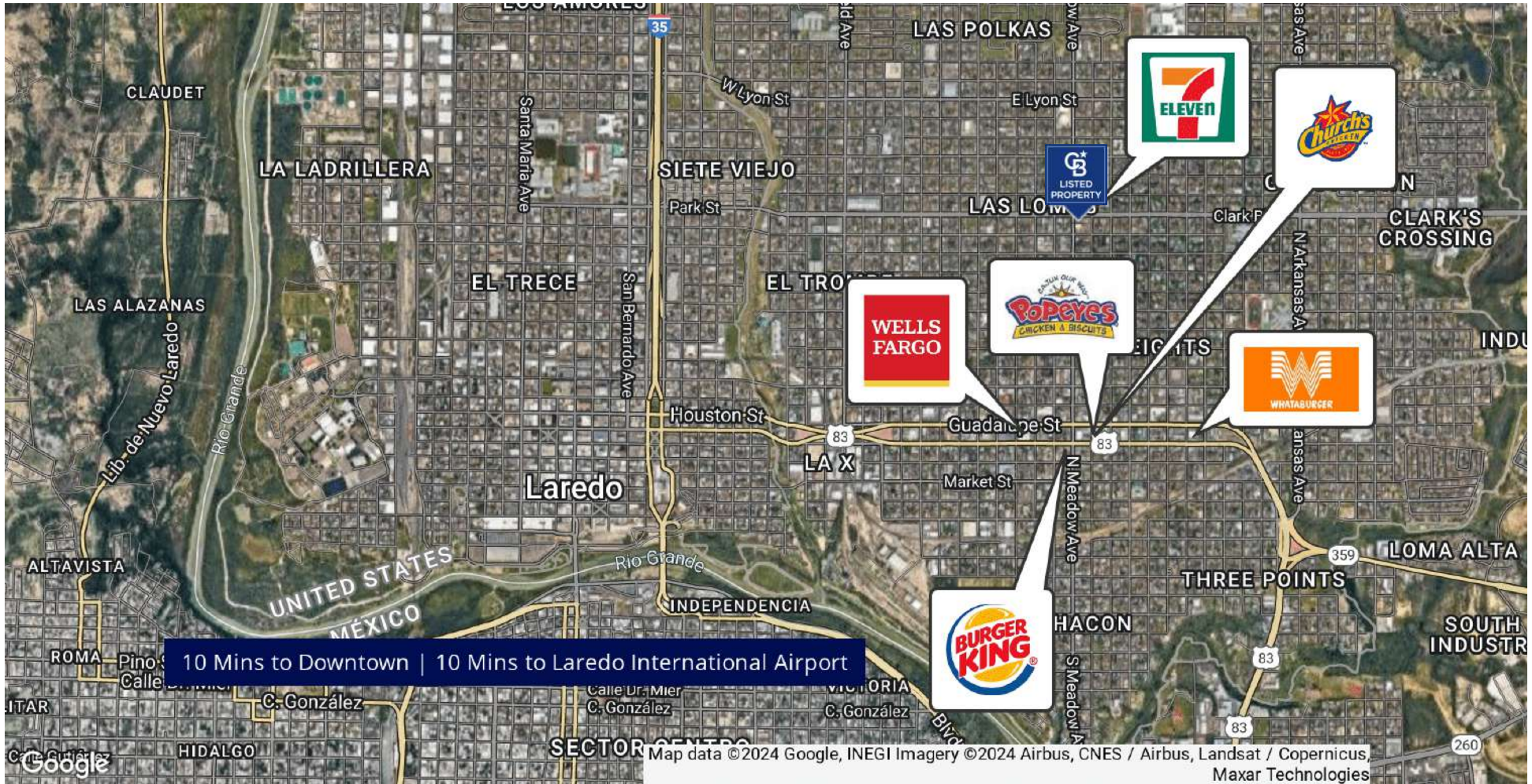


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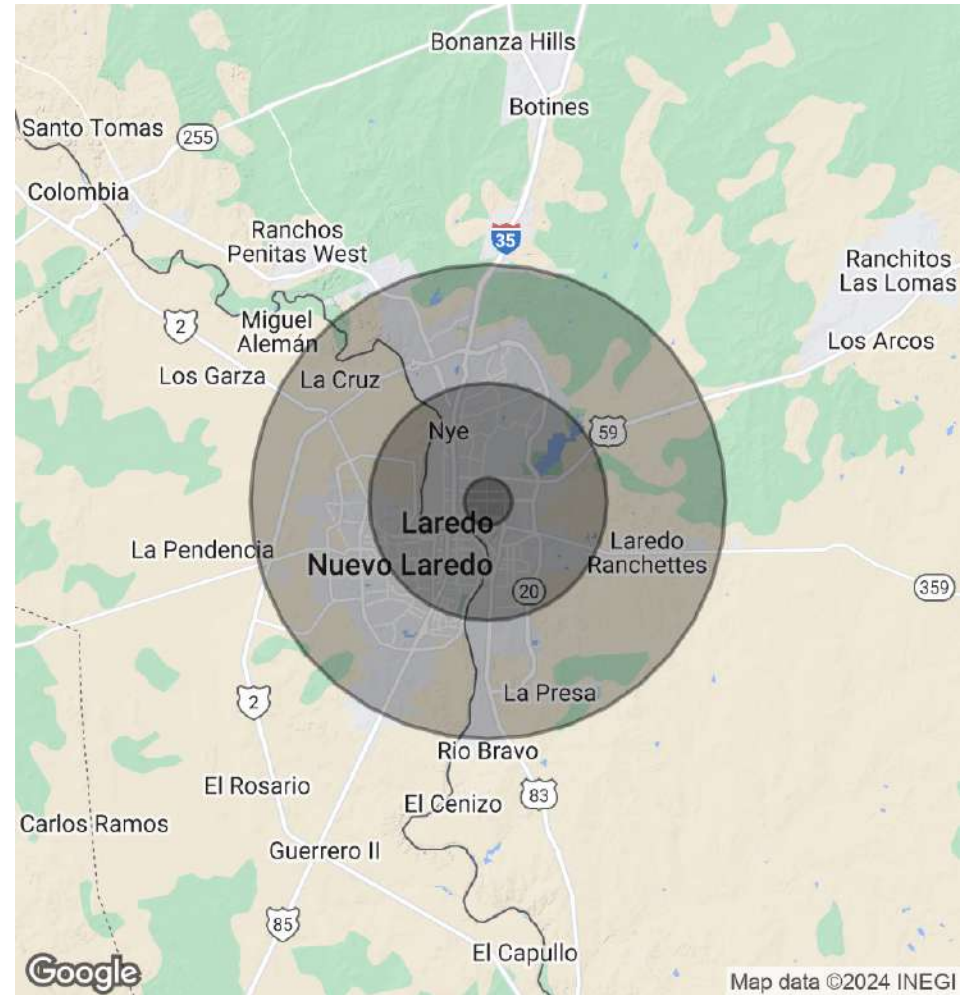
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21,488	186,347	258,640
Average Age	37	35	35
Average Age (Male)	35	34	33
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,118	57,183	77,358
# of Persons per HH	3	3.3	3.3
Average HH Income	\$56,770	\$73,782	\$79,607
Average House Value	\$195,205	\$192,700	\$205,291

Demographics data derived from AlphaMap



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LAREDO, TEXAS

Laredo, Texas presents a prime commercial opportunity driven by its strategic location and vibrant economy. Serving as the county seat of Webb County and situated on the Rio Grande across from Nuevo Laredo, Mexico, the city has evolved from a historic village to the largest inland port on the Mexican border. Laredo's economy thrives on international trade with Mexico and its pivotal role as a major hub for land, rail, and air cargo transportation. This convergence of factors makes Laredo an ideal destination for businesses looking to tap into a dynamic and interconnected market.

HIGHLIGHTS

- **Workforce:** Laredo boasts a skilled and diverse labor force, influenced by its cultural heritage and proximity to Mexico. Proficient across industries like logistics, manufacturing, and international commerce.
- **International Trade:** Laredo serves as a vital link for trade between the United States and Mexico, functioning as the largest inland port along the border. Its pivotal role facilitates seamless flow of goods and services between the two nations.
- **Location:** Situated at the nexus of land, rail, and air cargo routes, Laredo benefits from exceptional connectivity. Its strategic positioning ensures efficient distribution networks and access to key markets locally and globally.



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ECONOMIC DRIVERS

- **International Trade:** As the largest inland port on the Mexican border, Laredo is a vital hub for cross-border commerce, driving industries like manufacturing and logistics. Retail and
- **Tourism:** Laredo's retail sector, bolstered by cross-border shoppers, and its vibrant tourism scene contribute significantly to the city's economy.
- **Education:** Laredo's network of educational institutions not only educates the local workforce but also attracts students regionally, enhancing the city's intellectual capital.
- **Healthcare:** With comprehensive healthcare facilities, Laredo serves as a major healthcare provider for residents locally and in the surrounding area, boosting employment and economic activity.

MAJOR EMPLOYERS



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DEMOGRAPHICS

- Laredo's sister city, Nuevo Laredo, is home to around 425,058 residents. Together, both cities form the Los Dos Laredos region, boasting a combined population of 681,245 people.
- In Laredo, Texas, a vibrant, youthful population maintains a homeownership rate of 62.7%, slightly below the national average of 65.7%.
- 21.1% of Laredo residents aged 25 and older possess a bachelor's degree or higher level of education.

60,928 **256,187**

Median Income

Population

29.8 YEARS

Median Age

Source: census.gov, econormia.gcb.mx



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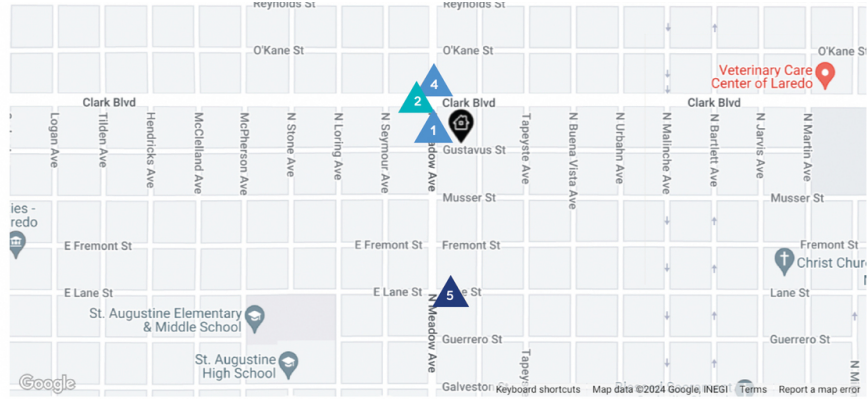


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Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1	2	3	4	5																																																			
8,889	17,789	9,584	9,584	303																																																			
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HIGHLIGHTS

- **Infrastructure & Transportation:** Laredo boasts robust infrastructure and transportation networks, including major highways, railways, and an international airport. Its strategic location facilitates seamless movement of goods and people, making it a prime logistics hub.
- **Real Estate & Development:** Laredo's real estate market is ripe with opportunities for investors and developers. With a growing population and strong economic fundamentals, the city offers a diverse range of residential, commercial, and industrial properties for development and investment.
- **Cultural & Recreational Activities:** Laredo is rich in cultural heritage and offers a variety of recreational activities for residents and visitors alike. From historic landmarks and museums to festivals such as the month-long Washington's Birthday Celebration. There's no shortage of cultural and entertainment options in Laredo.
- **Opportunities:** Laredo presents abundant opportunities across various sectors, including international trade, retail, tourism, education, and healthcare. Its strategic location, coupled with a skilled workforce and supportive business environment, makes it an attractive destination for entrepreneurs, investors, and businesses looking to thrive in a dynamic and growing market.

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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.

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:
 - 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.

Coldwell Banker Ana Ochoa
& Company

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Vicky Pineda	551549	vpineda@cbanaochoa.com	9567637013
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

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