

HEB Shopping Center



2316 Zapata Hwy. | Laredo TX 78046



**SOUTHERN
COMMERCIAL**
REAL ESTATE GROUP

Southern Commercial Real Estate Group
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For Lease

PROPERTY OVERVIEW

HEB-Anchored Shopping Center at 2316 S Zapata Hwy, Laredo, TX 78046 is positioned along Business 83 in South Laredo's fastest-growing sector, with traffic counts of 39,966 VPD. The property is just 4 miles from the Central Business District and benefits from **excellent visibility** and strong surrounding retail activity.

As the **primary economic driver**, the **Port of Laredo** is the largest inland port on the U.S.–Mexico border and among the top three customs districts in the nation, **generating more than \$200 billion in annual trade**. With a **combined U.S.–Mexico regional population exceeding 600,000**, the center is well-positioned to capture strong cross-border commerce and growing retail demand.

PROPERTY HIGHLIGHTS

- Co-tenants include Auto-Zone, DOC-AID, A-Max Insurance, Boost Mobile & Mobile Addiction Phone Repair
- South Laredo area on Zapata Highway
- High Visibility, and Great Access
- Excellent Day Time Traffic

3 Offering Summary

GLA

±27,167 SF

Available

±10,841 SF

Lease Rate

\$20.00 - 24.00 SF/YR

Lease Type

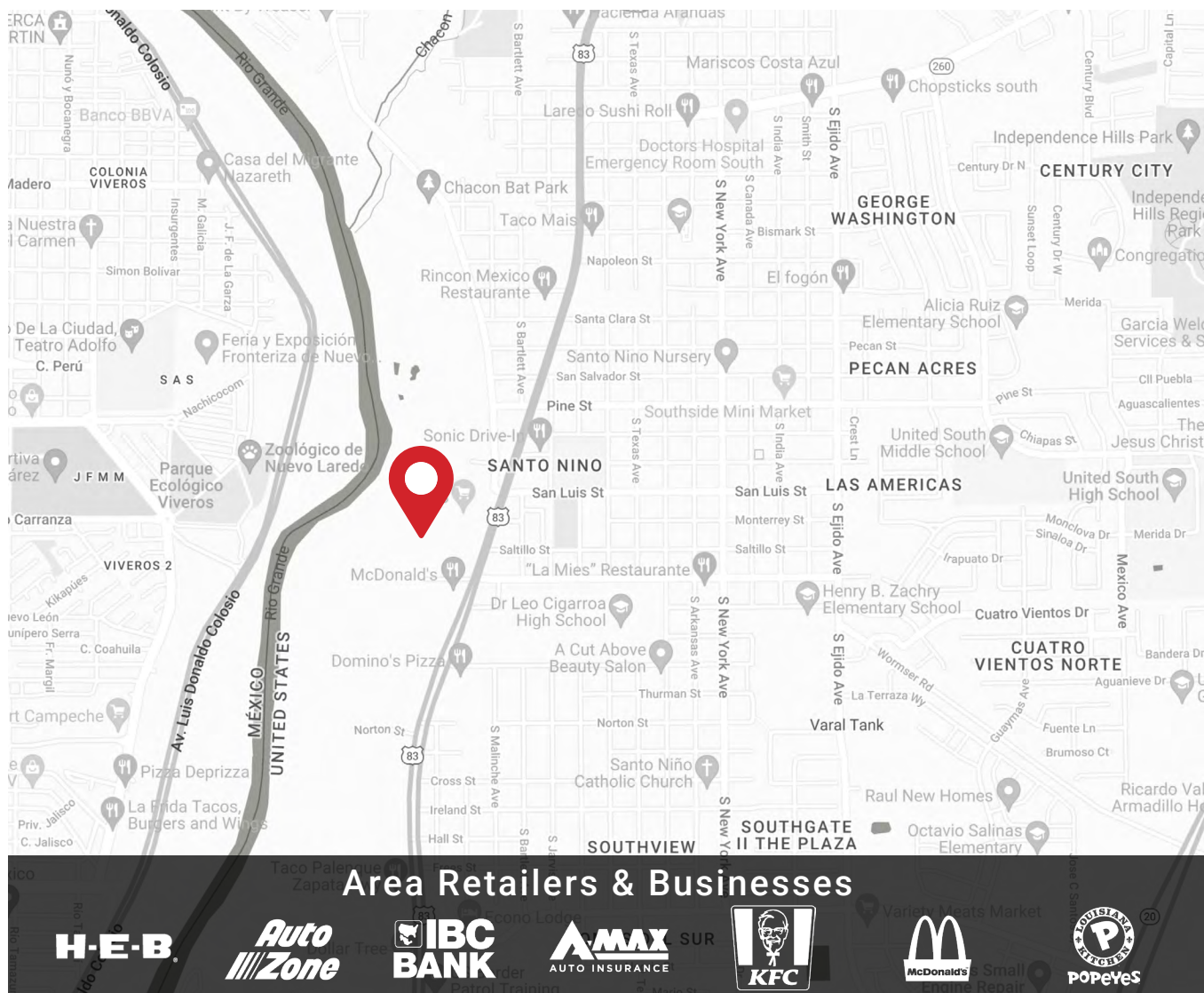
NNN

NNN

Est. \$6.50 SF/YR

Market

Laredo



Demographics



MEDIAN INCOME

MILE 1

\$44,315

MILE 2

\$52,079

MILE 3

\$51,594

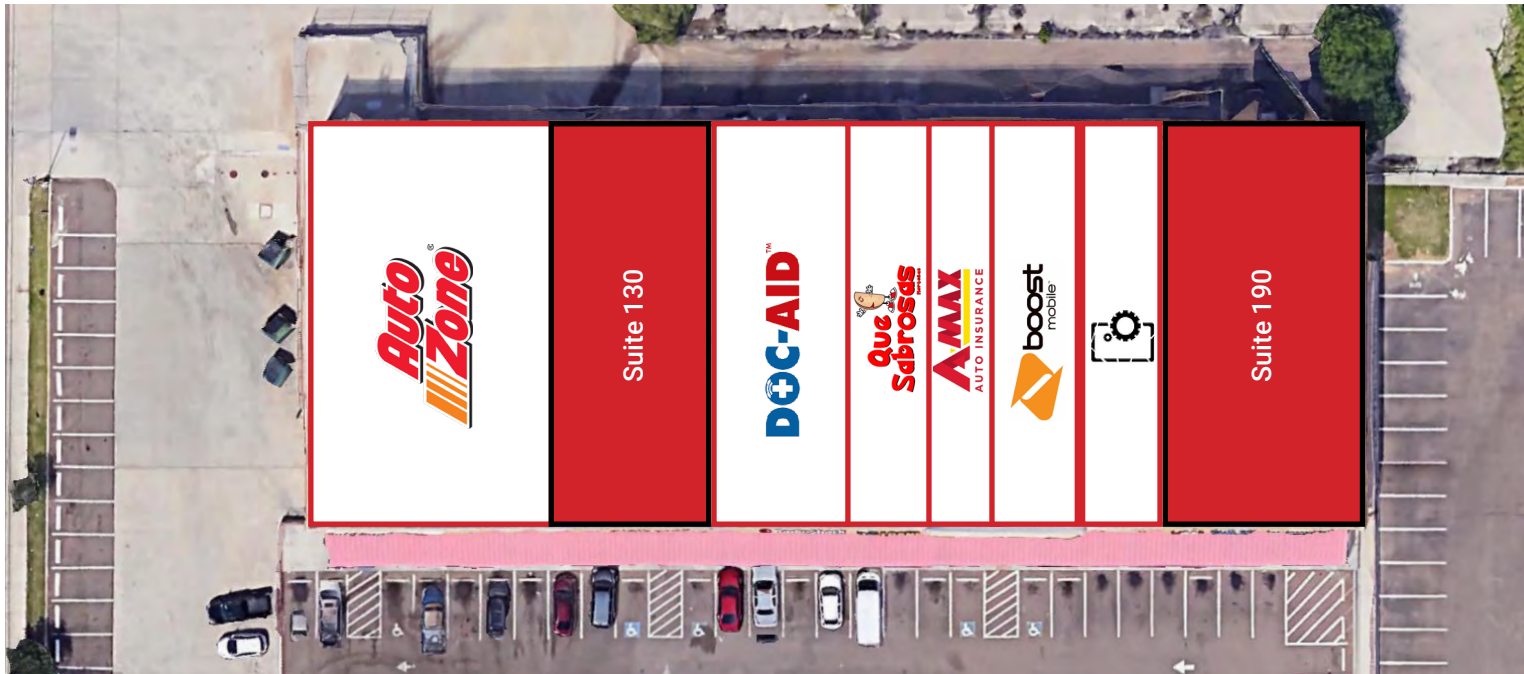


POPULATION

12,615

46,739

98,249



Scan For
Interior Photos



Photos

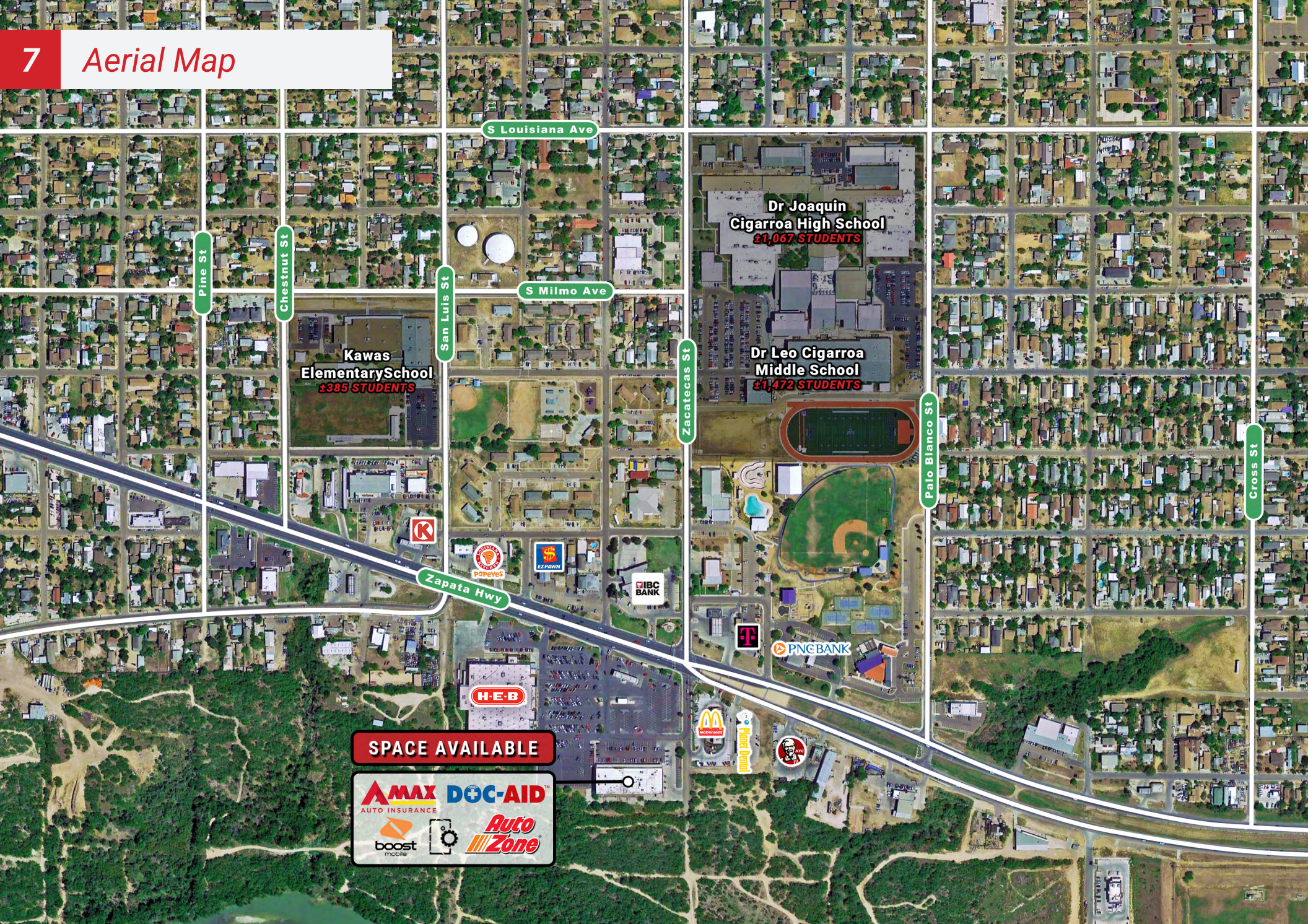
UNAVAILABLE

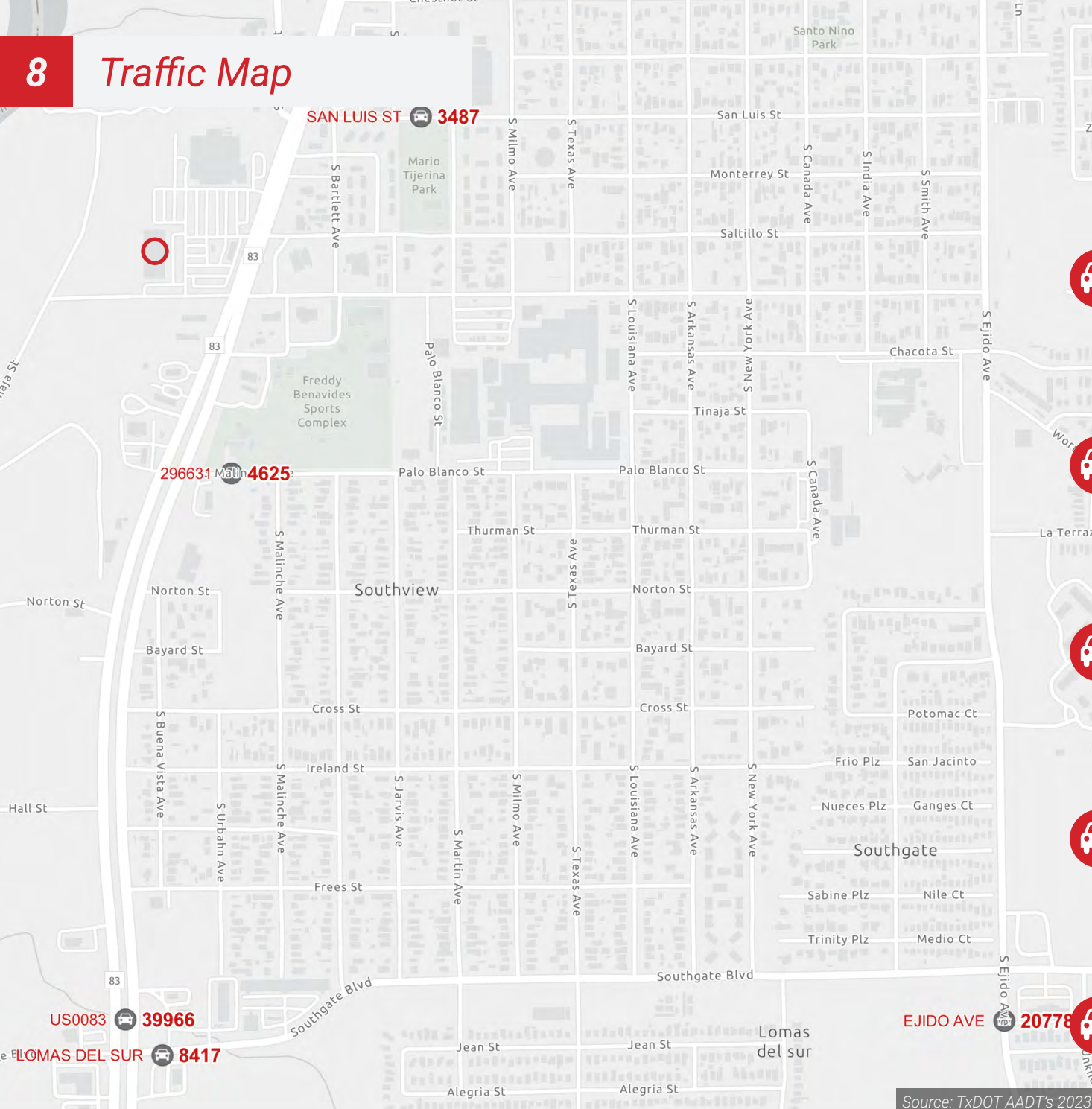
AVAILABLE

Suite	Space Type	Unit Size	Tenant Name	Lease Type	Lease Rate SF/YR
	Retail	7,116	Auto Zone	NNN	-
130	Restaurant	5,011	Vacant	NNN	\$20.00 - \$24.00
150	Medical	2,847	DOC-AID	NNN	-
101	Restaurant	1,783	Que Sabrosas	NNN	-
C	Retail	1,907	A-MAX Auto Insurance	NNN	-
103	Retail	1,473	Boost Mobile	NNN	-
104	Retail	1,200	Mobile Addiction Phone Repair	NNN	-
190	Retail	5,830	Vacant	NNN	\$20.00 - \$24.00










Traffic Counts

2316 Zapata Hwy. Laredo, TX

US-83

 39,966 VPD


Lomas Del Sur Blvd.

 8,417 VPD

San Luis St.

 3,487 VPD

Palo Blanco St.

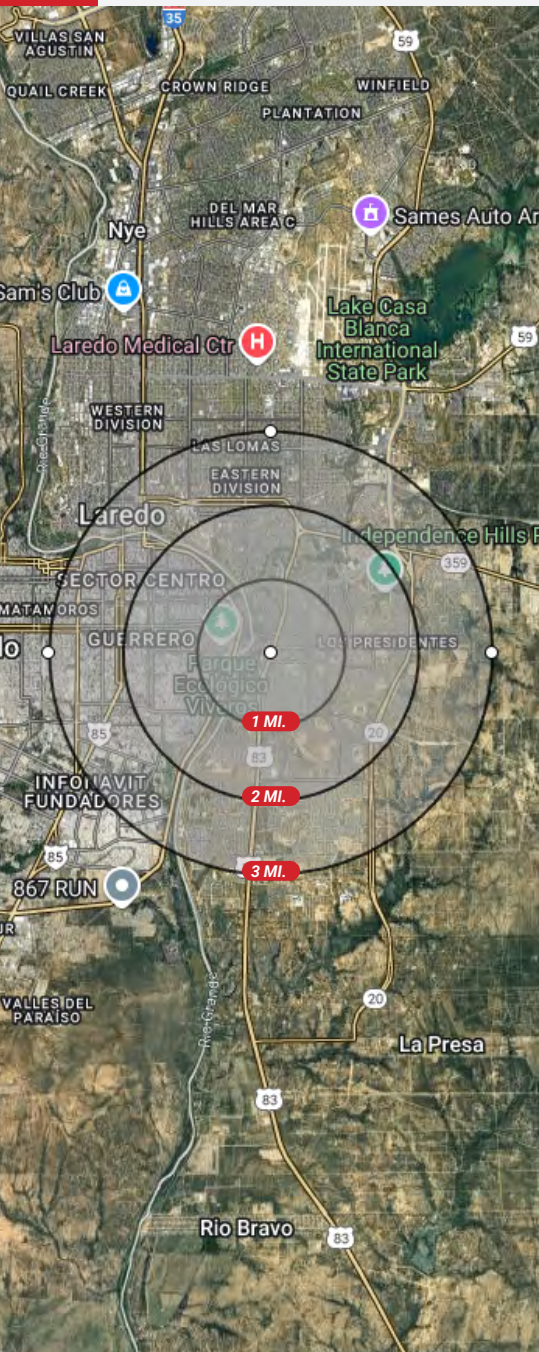
 4,625 VPD

S Ejido Ave.

 20,778 VPD

Source: TxDOT AADT's 2023

9 Demographics



1 Mile

KEY FACTS

12,614

2023 Total Population (Esri)

30.6

Median Age



Average Household Size

\$44,315

Median Household Income

BUSINESS



206

Total Businesses



2,871

Total Employees

INCOME



\$44,315

Median Household Income



\$17,344

Per Capita Income



\$84,075

Median Net Worth

EDUCATION

41%

No High School Diploma



26%
High School Graduate



22%
Some College



11%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

49%



Blue Collar

33%



Services

18%

3.3%

Unemployment Rate

2 Miles

KEY FACTS

46,739

2023 Total Population (Esri)

29.5

Median Age



Average Household Size

\$52,079

Median Household Income

BUSINESS



609

Total Businesses



6,457

Total Employees

INCOME



\$52,079

Median Household Income



\$19,966

Per Capita Income



\$116,904

Median Net Worth

EDUCATION

32%

No High School Diploma



28%
High School Graduate



25%
Some College



15%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

50%



Blue Collar

30%



Services

20%

4.4%

Unemployment Rate

3 Miles

KEY FACTS

98,249

2023 Total Population (Esri)

30.1

Median Age



Average Household Size

\$51,594

Median Household Income

BUSINESS



1,897

Total Businesses



20,874

Total Employees

INCOME



\$51,594

Median Household Income



\$20,198

Per Capita Income



\$105,887

Median Net Worth

EDUCATION

33%

No High School Diploma



26%
High School Graduate



26%
Some College



15%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

48%



Blue Collar

32%



Services

20%

4.6%

Unemployment Rate

We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.



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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pedro F. Torres Jr.	699448	Ptorres@screg.net	(956) 536-8994
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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DISCLAIMER

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