

THE SHOPPES AT SHILOH PHASE III

Laredo, TX 78045

RETAIL PROPERTY FOR LEASE



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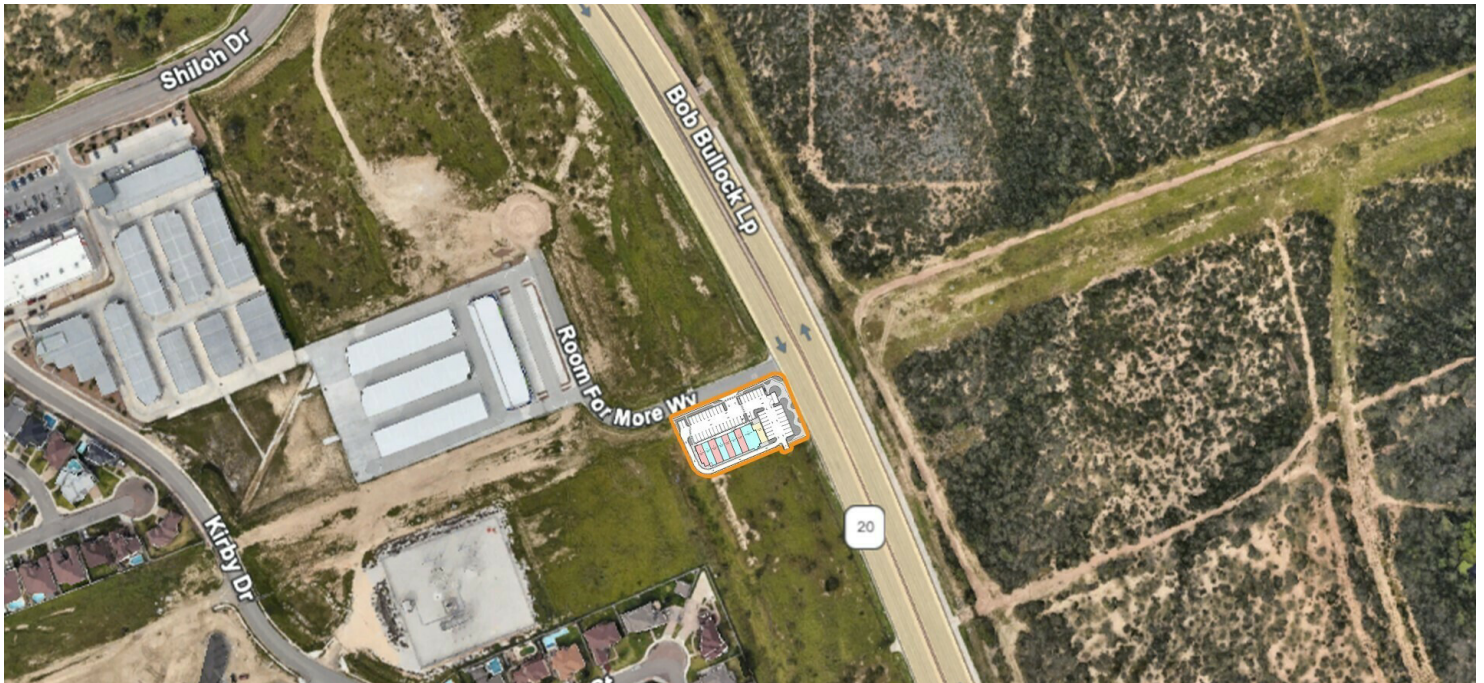
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PROPERTY DESCRIPTION

The Shoppes at Shiloh Phase 3 features 8,884.5 SF of thoughtfully designed space. It includes a covered patio ideal for restaurant use as well as an end cap restaurant with drive-thru available. This proposed retail shell will feature eight suites, ranging from 800 SF to 1,800 SF, tailored for a mix of businesses.

Positioned with direct frontage along Bob Bullock Loop 20, The Shoppes at Shiloh Phase 3 offers unbeatable visibility and access in North Laredo's growing commercial landscape. With its strategic location, ample parking, and flexible suite options, it is an ideal destination for shoppers, residents, and commuters. The covered patio area and drive-thru option present a standout opportunity for a restaurant, café, or specialty food concept.

PROPERTY HIGHLIGHTS

- Total Retail Space: 8,884.5 SF
- 8 units available from 800 SF to 1,800 SF
- Covered Patio, Drive-Thru Available
- Flexible space options suited for restaurants, retail, professional services
- Frontage along Bob Bullock Loop 20 with 70,000 VPD for maximum exposure
- Located at the gateway to The Coves master-planned community
- Ideal for ventures seeking a high-growth trade area

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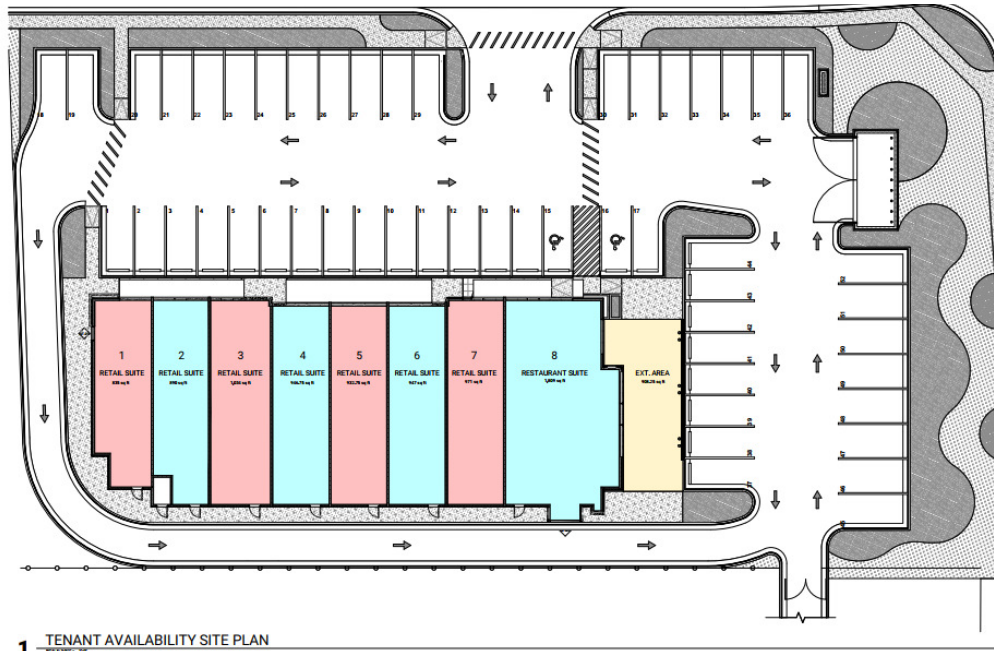
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Suite 1	Available	835 SF	NNN
Suite 2	Available	890 SF	NNN
Suite 3	Available	1,034 SF	NNN
Suite 4	Available	946 SF	NNN
Suite 5	Available	932 SF	NNN
Suite 6	Available	947 SF	NNN
Suite 7	Available	971 SF	NNN
Suite 8	Available	1,809 SF	NNN

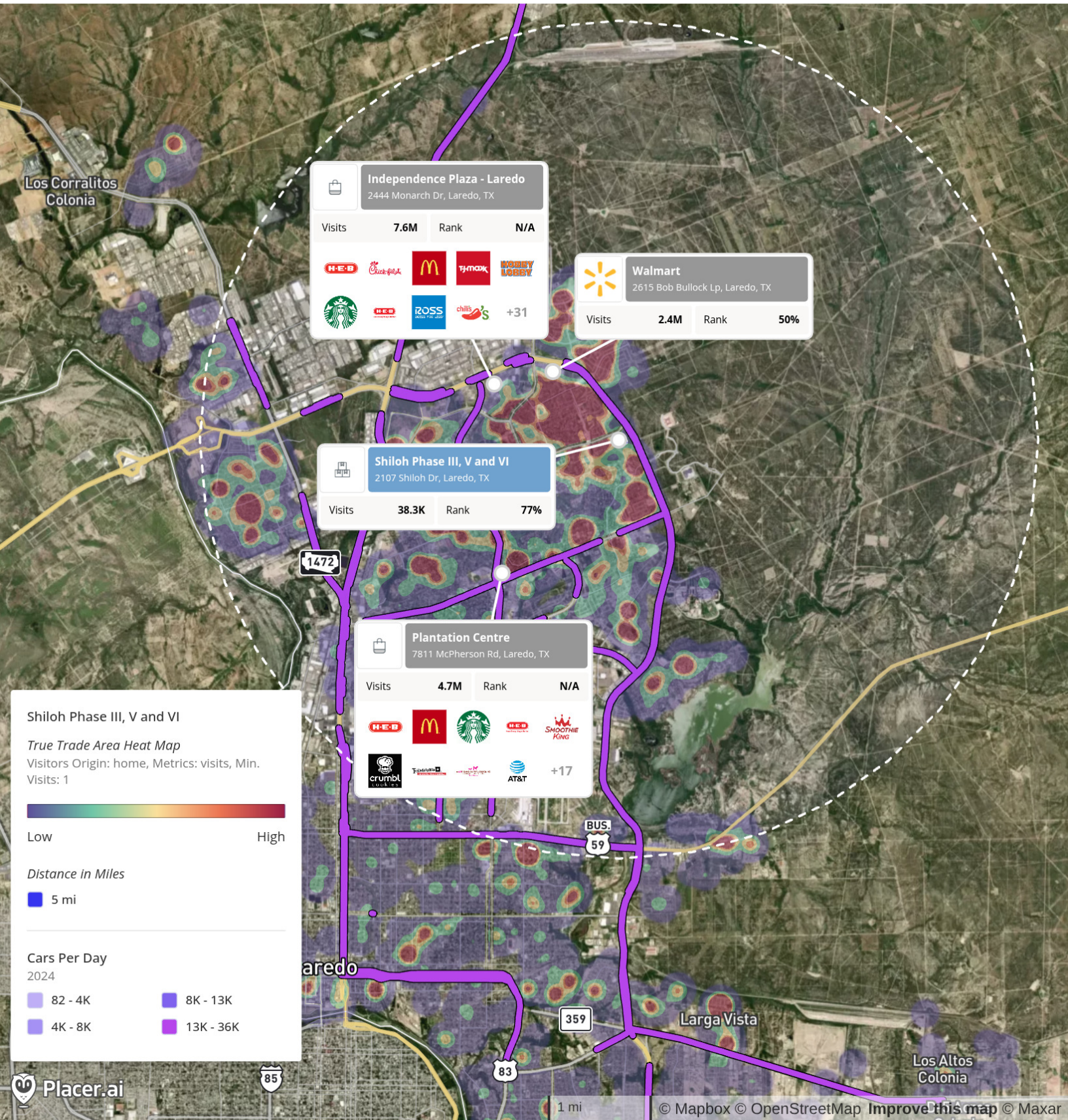
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Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

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Residential and Market Demographics

Feb 1, 2025 - Jan 31, 2026



Demographic Overview

Summary

Markets	Median Household Income	Most Common Ethnicity	Median Age	Bachelor's Degree or Higher	Persons per Household
Plantation Residents	\$116.3K	Hispanic or Latino (86.5%)	41.9	53.7%	3.03
D & J Alexander Estates Residents	\$119.4K	Hispanic or Latino (92%)	32.4	54.8%	3.12
Shiloh Crossing Residents	\$112.6K	Hispanic or Latino (96.2%)	23.8	42.5%	4.05
Bent Tree Residents	\$128.3K	Hispanic or Latino (83.5%)	36.1	57.8%	3.03
Deer Ridge Residents	\$128.2K	Hispanic or Latino (83.5%)	36.1	57.8%	3.03
Winfield Residents	\$102.2K	Hispanic or Latino (92.2%)	35.1	53.9%	2.97
The Reserve East Residents	\$124.3K	Hispanic or Latino (84.7%)	35.8	57.3%	3.02
San Isidro Residents	\$92.6K	Hispanic or Latino (93.8%)	30.8	37.9%	3.26

Feb 1st, 2025 - Jan 31st, 2026 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Placer AI Demographic Overview Feb 1 2025-Jan 31 2026

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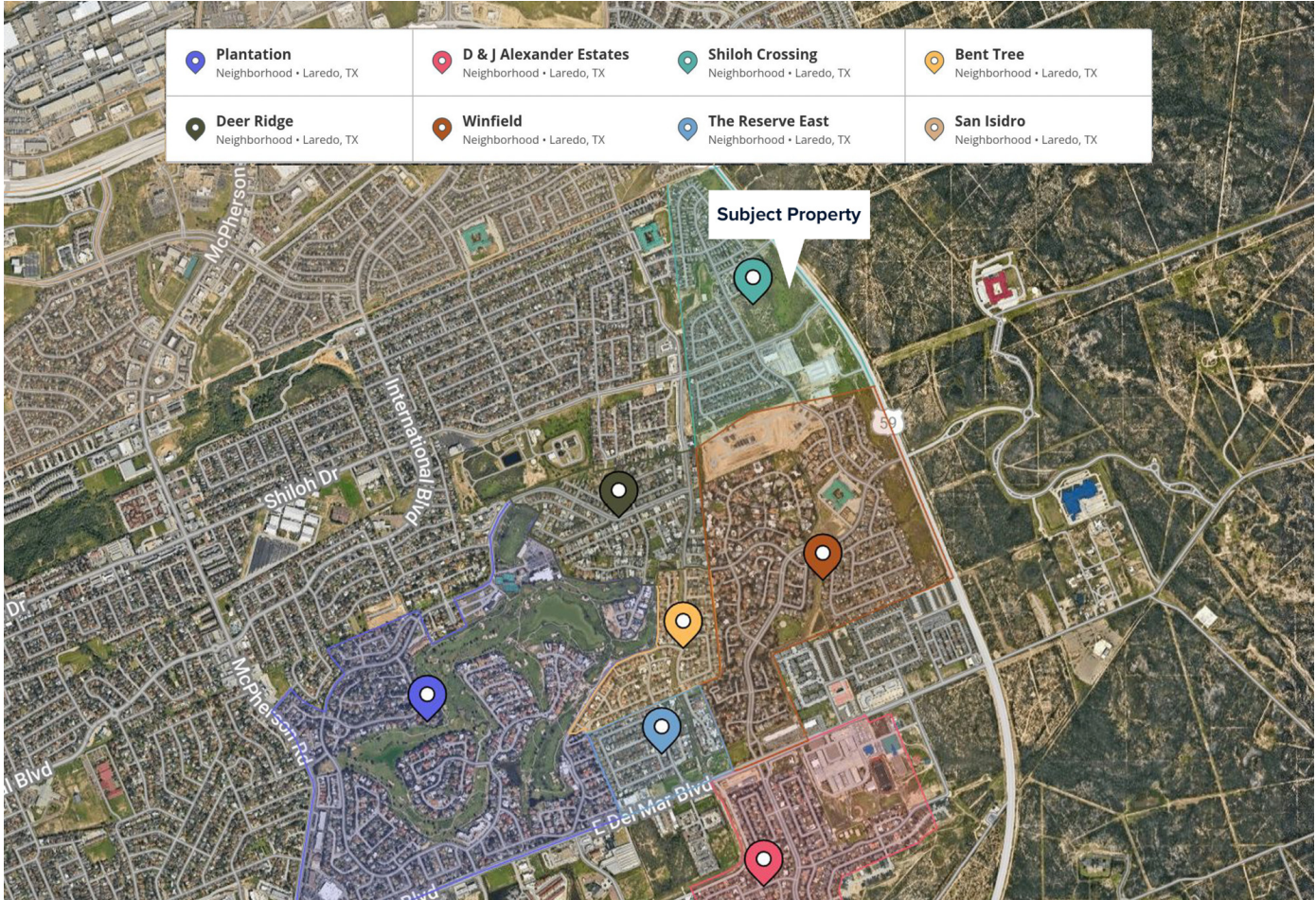
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RESIDENTIAL OVERVIEW

- **Affluent, High-Spending Households:** Surrounding neighborhoods boast affluent households with an **average household income of \$118K**, providing a strong foundation of consumers who value quality and convenience. Retailers can expect customers with higher discretionary spending, making the area attractive for both premium brands and everyday essentials. This creates a reliable and resilient market less vulnerable to economic downturns.
- **Densely Populated Trade Area with National Retailers:** The center is positioned within a dense trade area already anchored by major national retailers, ensuring consistent traffic and visibility. Retailers benefit from the synergy of being located alongside trusted household names, strengthening consumer confidence and shopping frequency.
- **Future Growth:** With direct access to Loop 20, proximity to The Coves, and adjacency to a **future 1,700 new rooftops**, this location is primed for growth and accessibility.

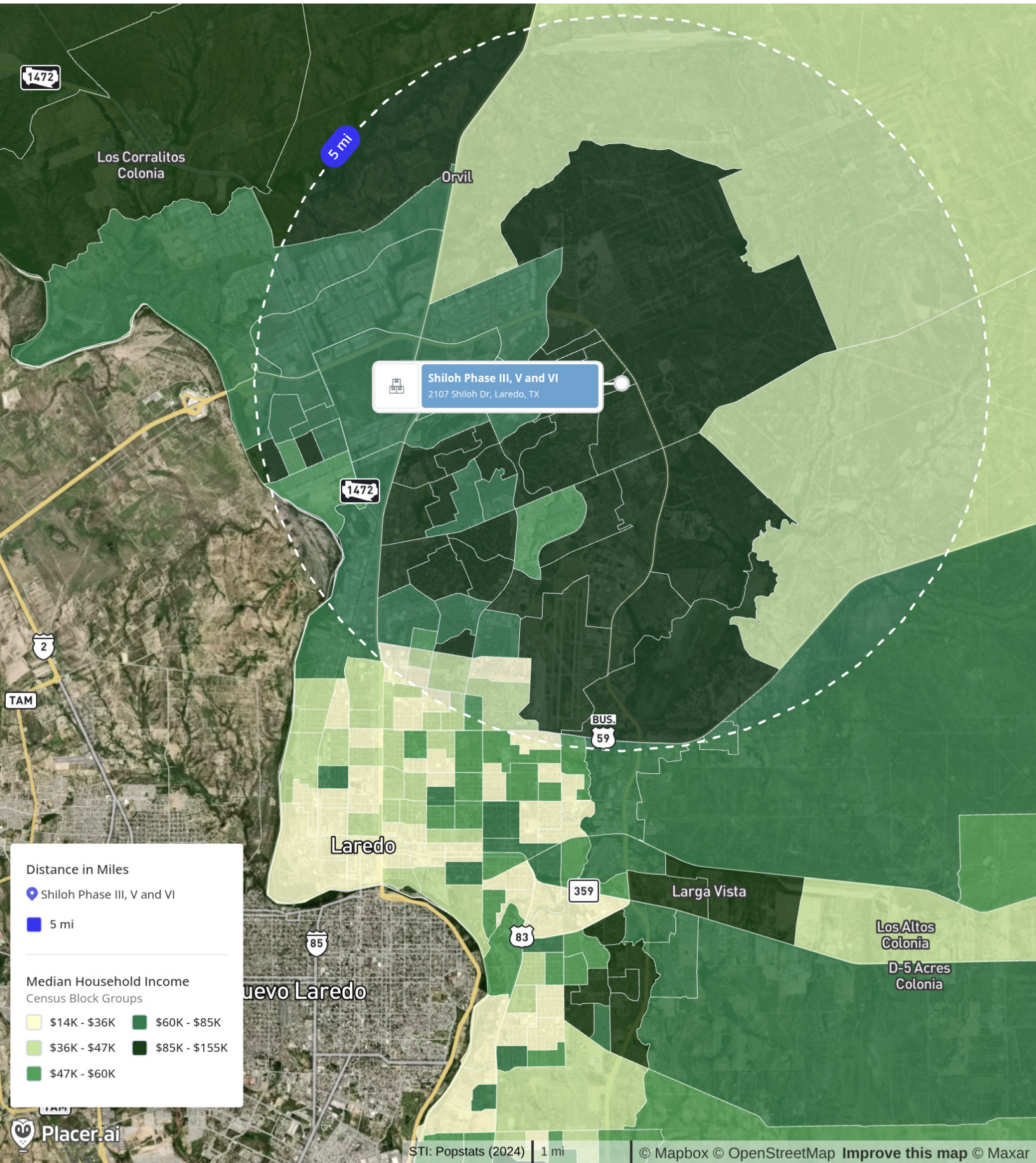
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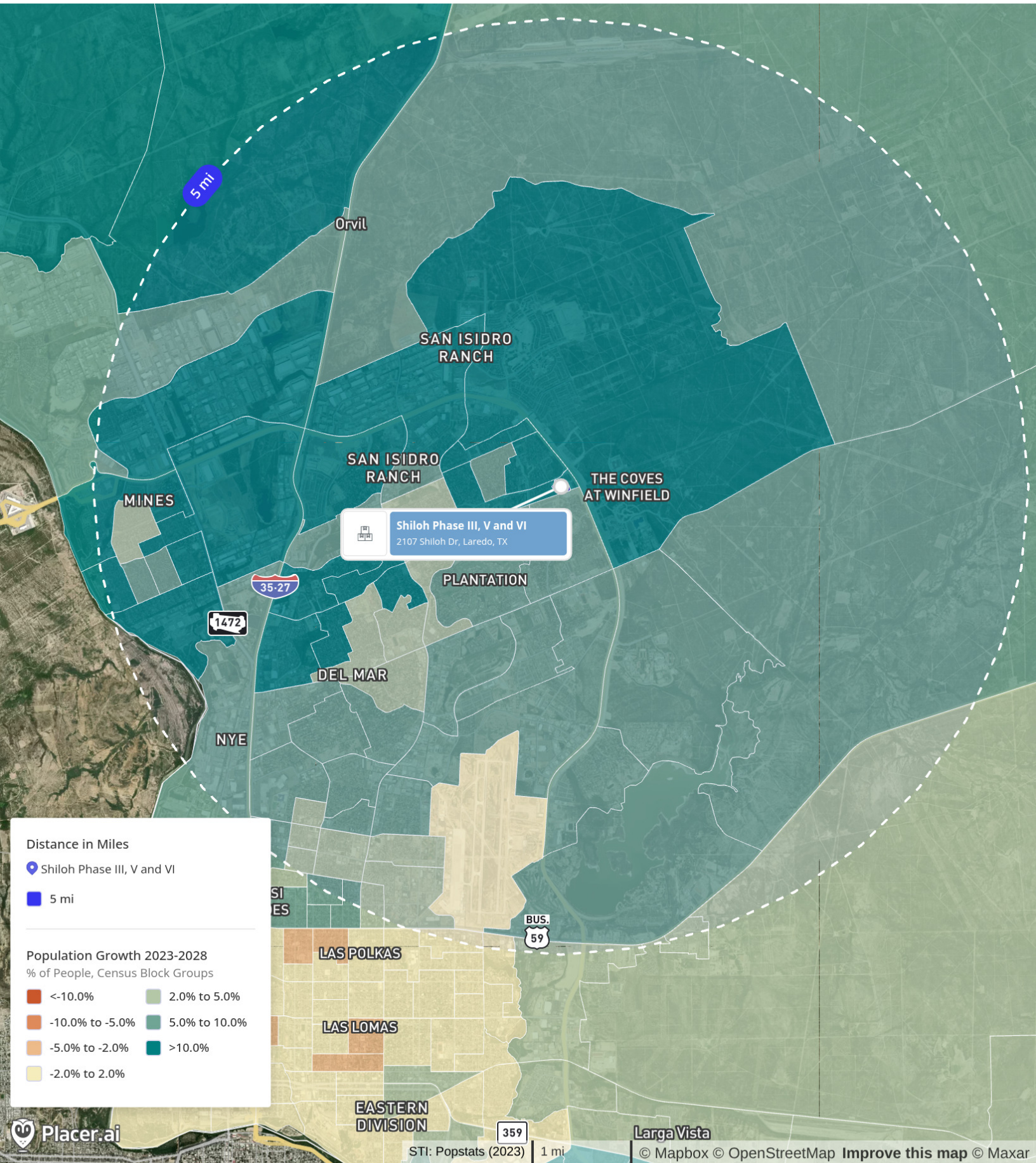
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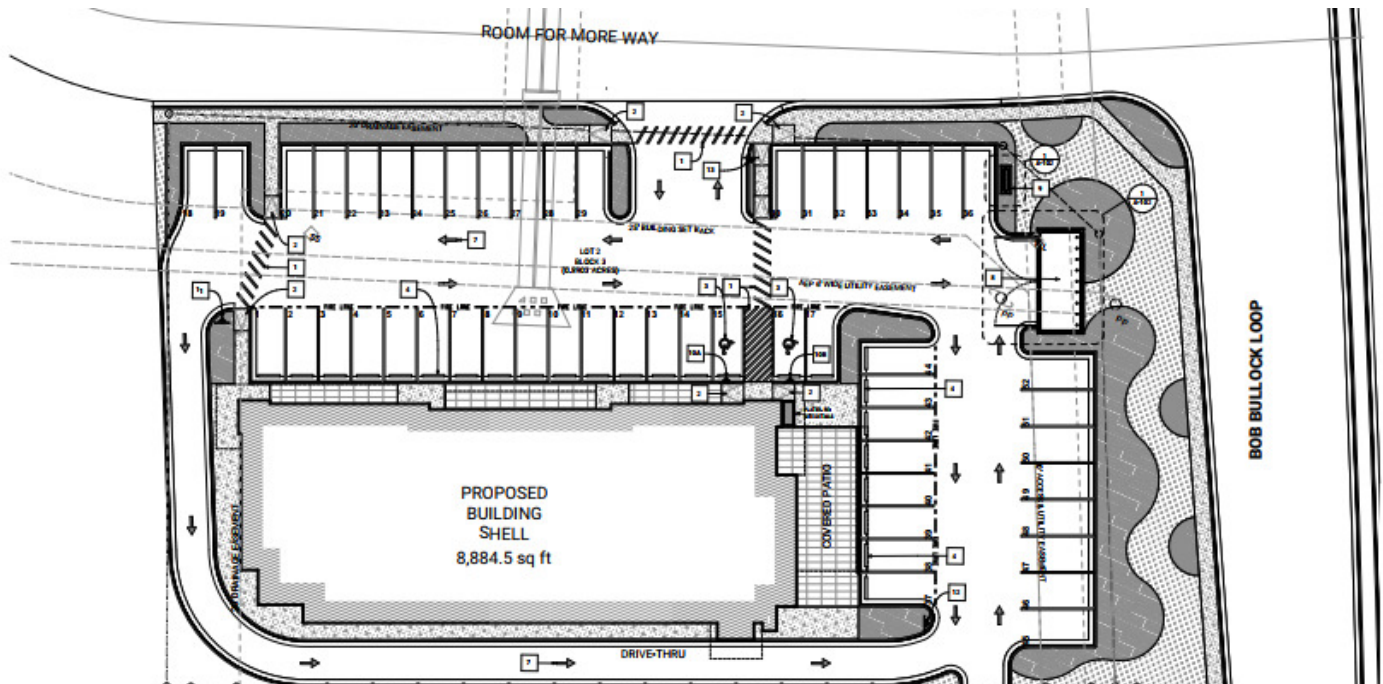




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