

956.415.0100

Call to inquire about your future space today.



illustration only*

KHALEDI HEIGHTS PLAZA - II

4002 E Del Mar Blvd.

LAREDO, TEXAS, 78045

16 RETAIL SUITES FOR LEASE: 1,320 SF - 1,625 SF

The logo for SKG, consisting of the letters 'S', 'K', and 'G' in a bold, stylized, black font. The 'S' and 'K' are connected at the top, and the 'G' is positioned to the right.

FOR LEASE

KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS

PROPERTY OVERVIEW

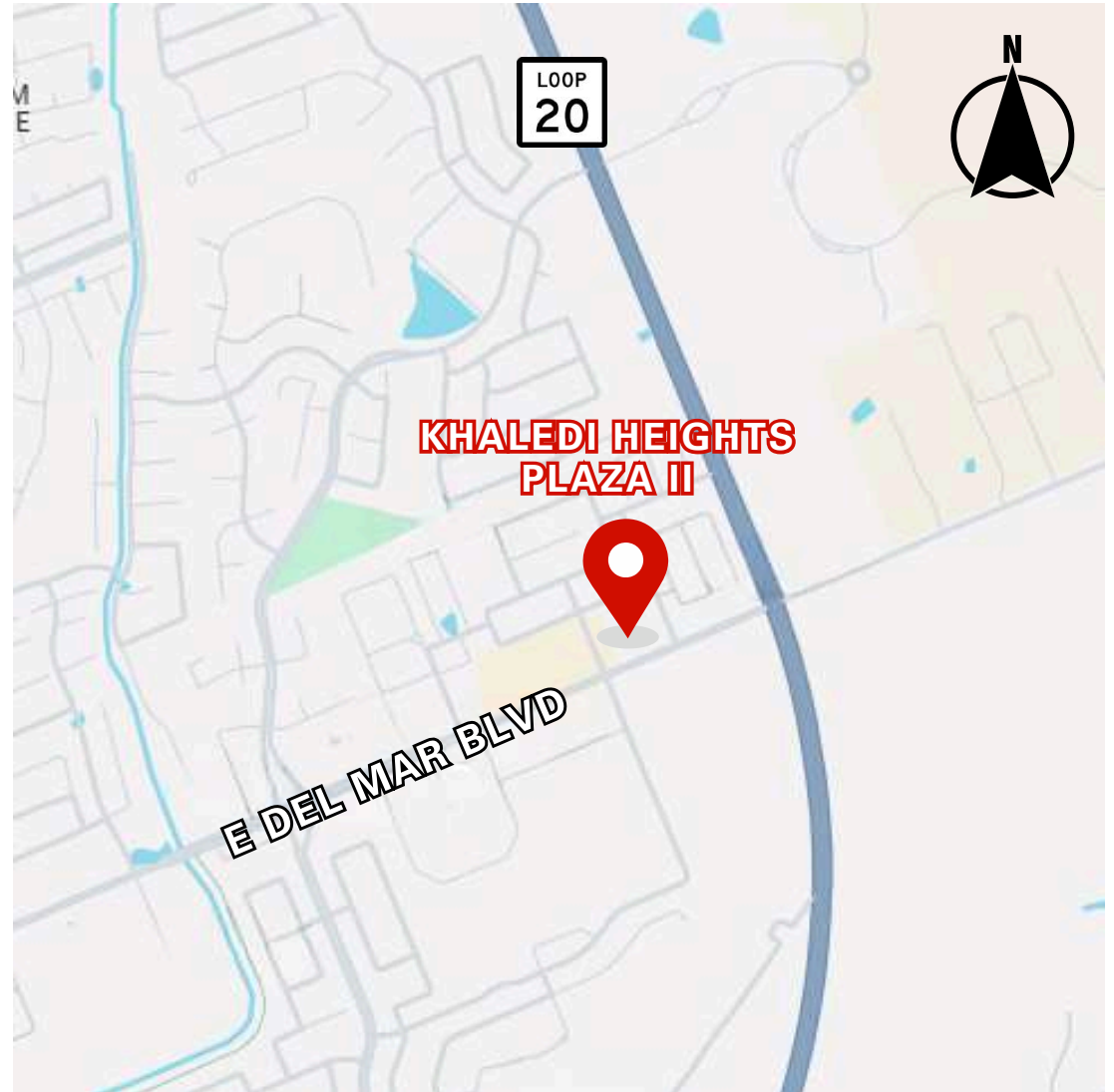
4002 E Del Mar Blvd, Laredo, TX 78045

16 Brand-New Suites & Out-Parcel in a High Traffic Area of North Laredo.

- 16 Newly Constructed Suites.
- Suites ranging from 1,320-1,625 SF.
- 1 Newly Constructed Out-Parcel of 2,700 SF.
- Business may occupy more than one suite, if needed.
- 2 TOTAL drive-thru stations: 1 at Suites, 1 at Out-Parcel.
- Pylon signage to maximize visibility.

LOCATION OVERVIEW

- Near the intersection of Del Mar and Loop 20.
- 7 Minutes away from Laredo International Airport.
- Easy Access: 4 Points of Ingress/ Egress.
- 33,288 Vehicles pass by daily.



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contact@skgroupusa.com
skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

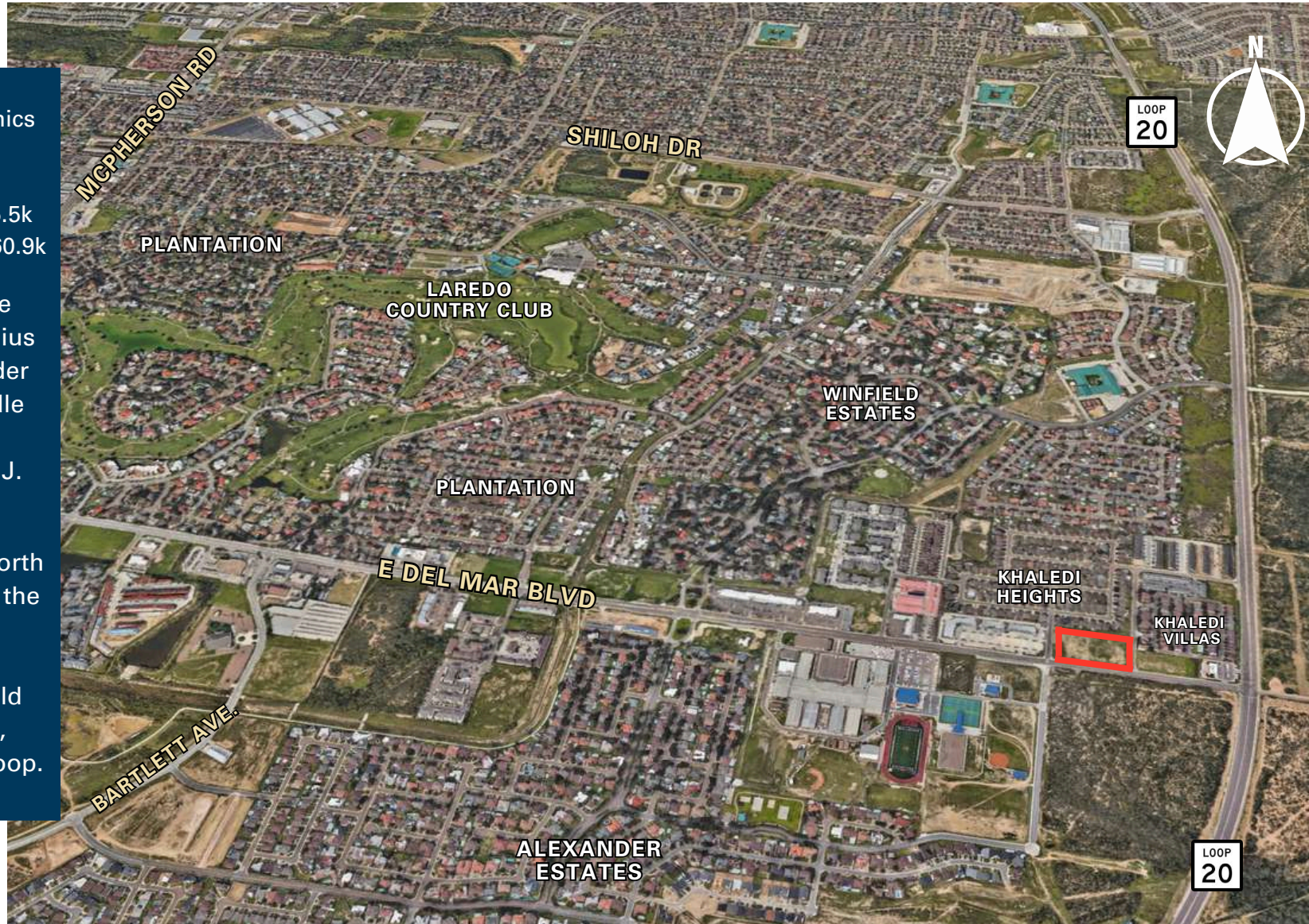
KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS

Laredo's Market Demographics
Population: 256k
Median Age: 29.3
College Degree + Higher: 15.5k
Median Household Income: 60.9k

Laredo's best schools are located within a 2-mile radius from the site: J.B. Alexander High School, United Middle School, Colonel Santos Elementary, and Roberto J. Santos Elementary.

The site is located on the North Side of Laredo, adjacent to the city's most affluent neighborhoods: Alexander Estates, Winfield Estates, Khaledi Heights, Plantation, Lakeside, The Loop.



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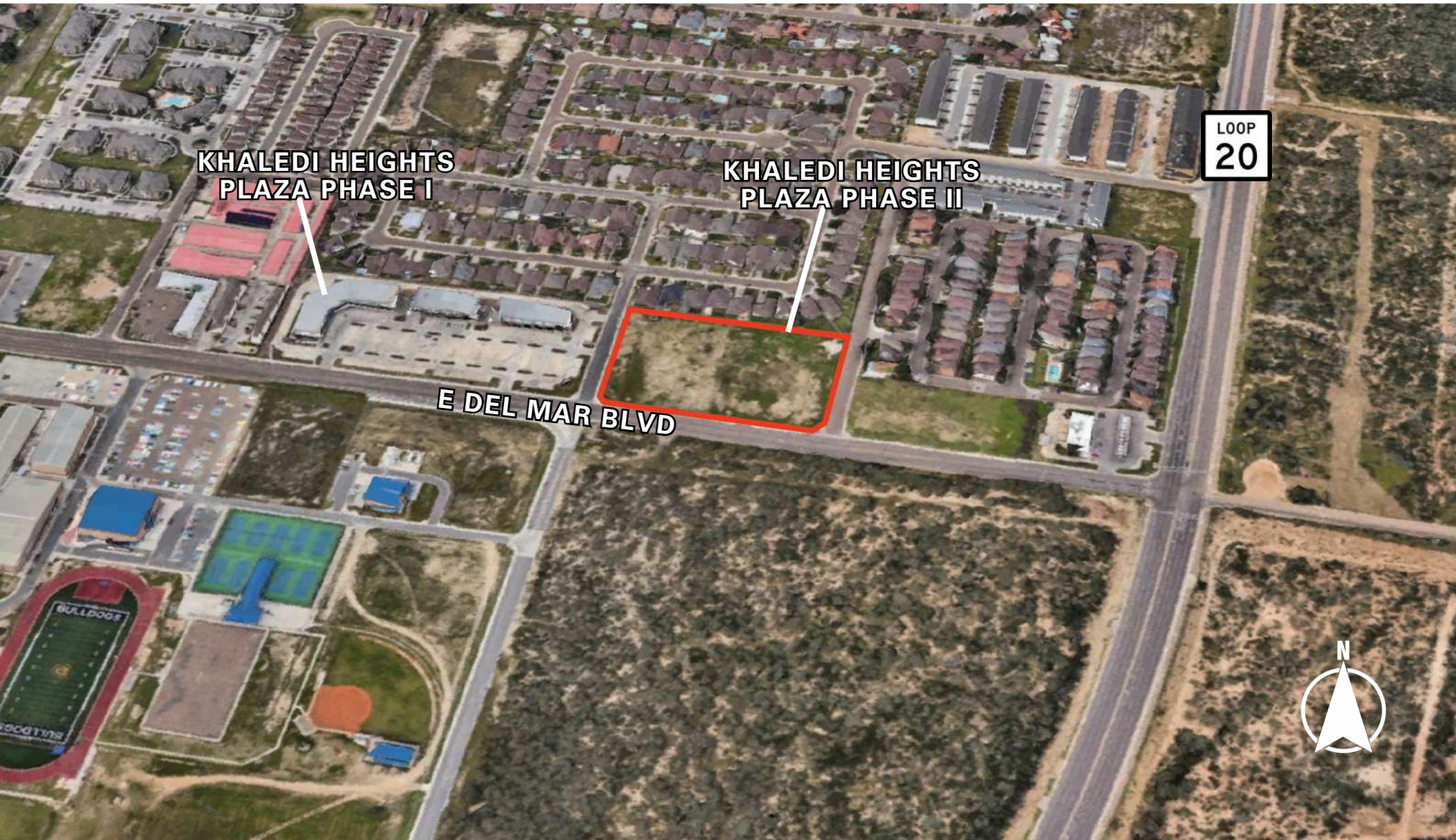


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NORTH LAREDO



E DEL MAR BLVD

LOOP
20



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KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS

RETAIL REDEFINED AT KHALEDI HEIGHTS PLAZA PHASE II



AESTHETIC FINISHES AT EVERY ANGLE

- Exterior Canopies
- Glass Storefronts
- No Interior Columns
- Recessed Lighting
- Pylon Signage

PRIME LOCATION FOR YOUR BUSINESS

- 33,288 daily traffic count
- 16 suites available for Lease
- Suites ranging from 1,320-1,625 SF
- Two Drive-Thru Stations
- 4 points of ingress/ egress
- 190 Car Parking Spaces

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KHALEDI HEIGHTS PLAZA - II

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RETAIL REDEFINED AT KHALEDI HEIGHTS PLAZA PHASE II



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