

FOR LEASE | OFFICE BUILDING

**6547 STAR CT., SUITE 101**

LAREDO, TX 78041



**FORUM**  
CRE



#### PROPERTY SPECIFICATIONS

Building Size:	6,039 SF
Available SF:	3,393 SF
Lot Size:	0.456 Acres
Number of Units:	3
Exam Rooms:	6
Private Office:	2
Year Built:	2016
Zoning:	B-4

#### PROPERTY OVERVIEW

3,393 SF of office space available for lease. This space features a waiting room, reception area, 6 exam rooms, as well as a second floor with storage space and another potential private office.

#### LOCATION OVERVIEW

Located in central Laredo in close proximity to residential and commercial spaces. This is in a high-traffic area by the Mall del Norte.

#### SPACES

6547 Star Ct., Suite 101

#### LEASE RATE

Negotiable

#### SPACE SIZE

3,393 SF

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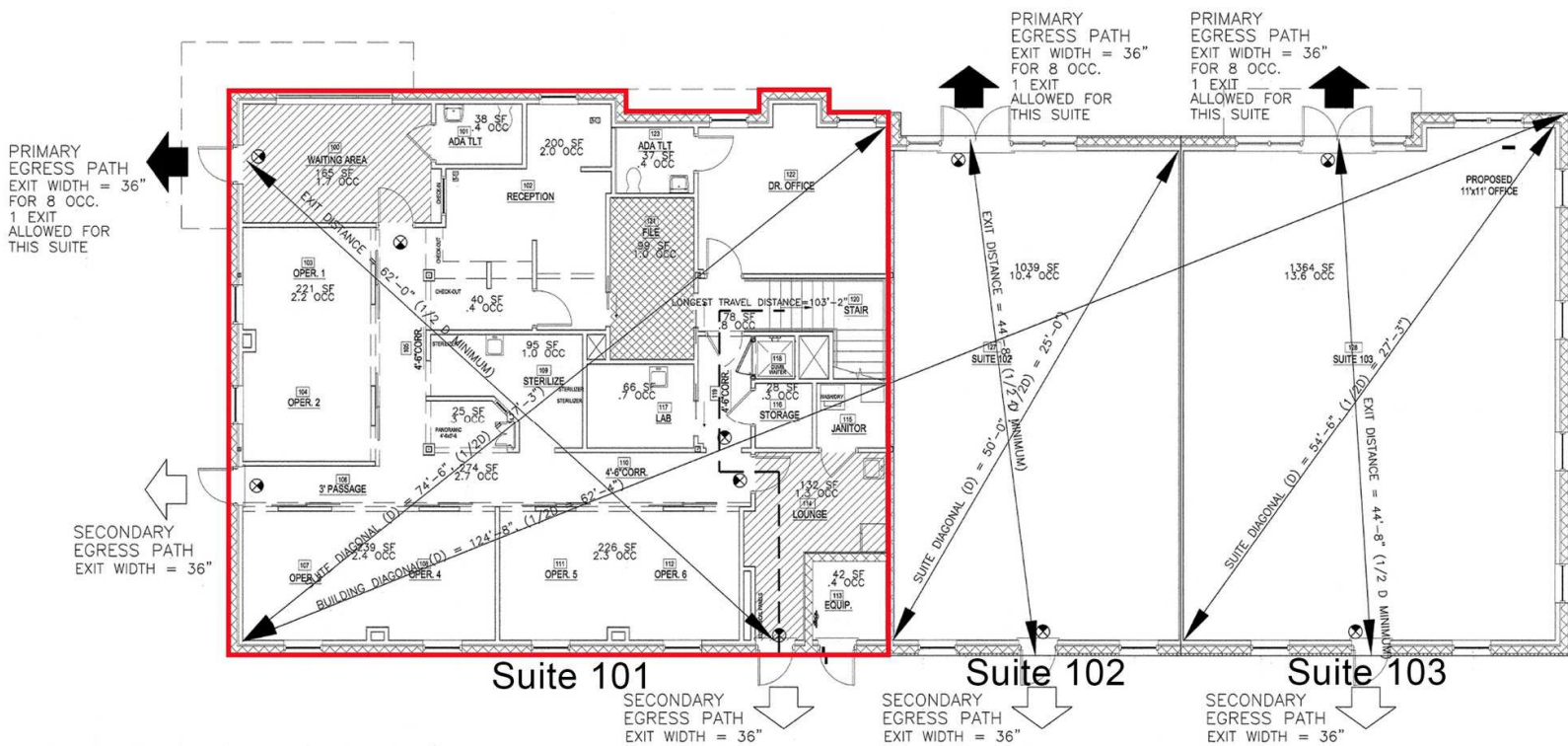
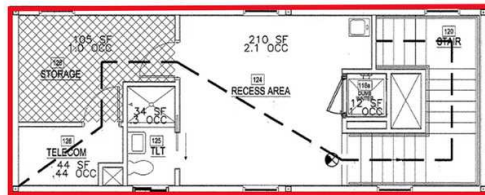
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① LIFE SAFETY - FLOOR PLAN (OVERALL EGRESS PLAN)  
N.T.S.

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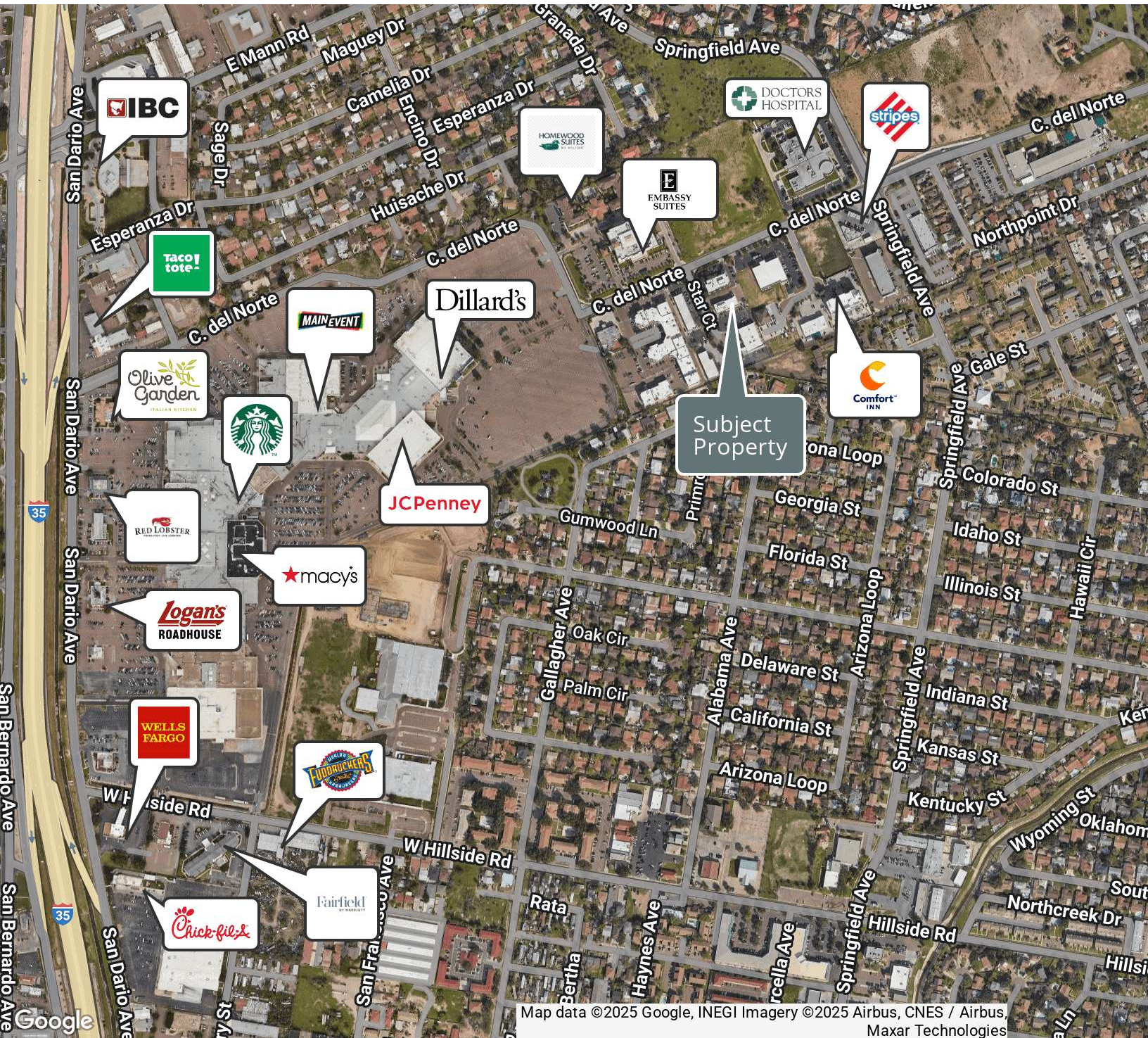
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Map data ©2025 Google, INEGI Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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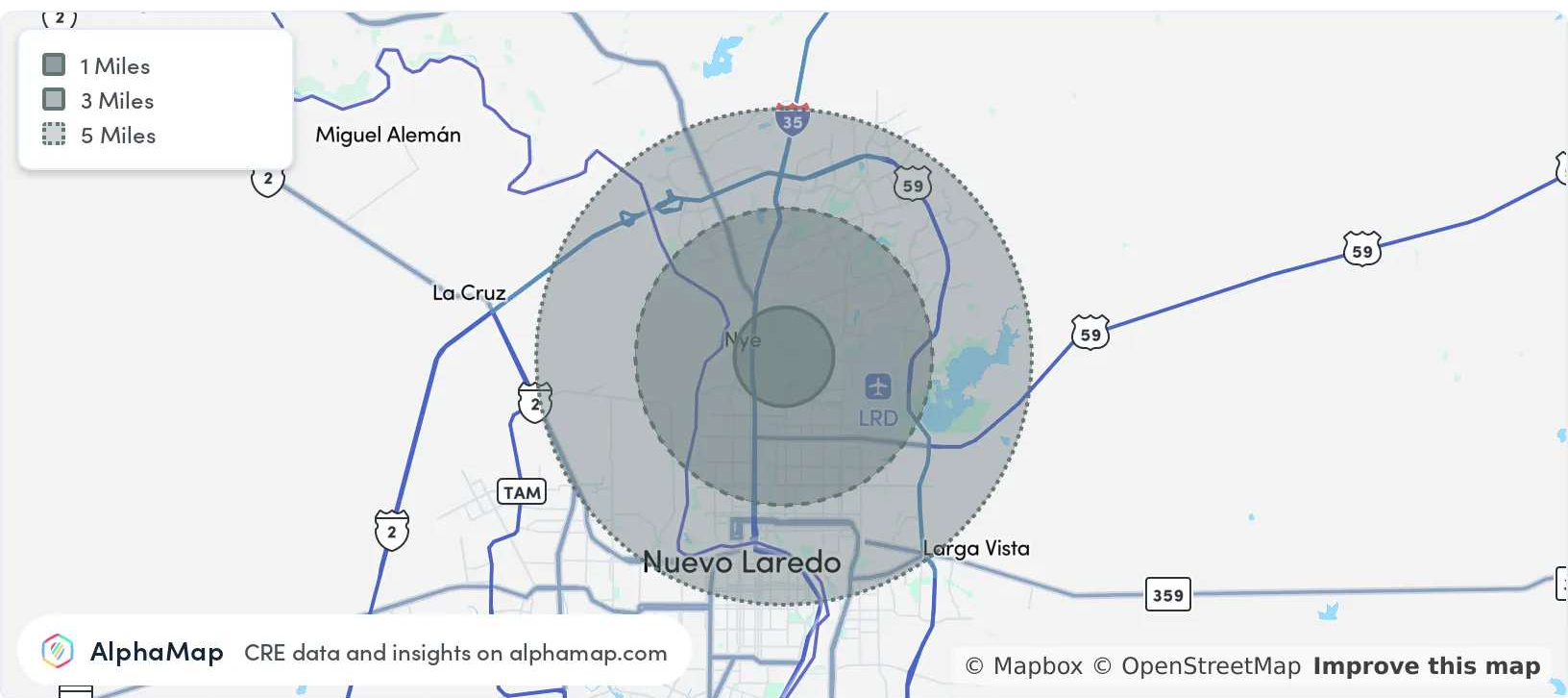
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,064	99,891	171,646
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	41	39	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,392	33,073	54,720
Persons per HH	2.8	3	3.1
Average HH Income	\$83,853	\$76,816	\$83,868
Average House Value	\$255,457	\$211,124	\$217,248
Per Capita Income	\$29,947	\$25,605	\$27,054

Map and demographics data derived from AlphaMap

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# Information About Brokerage Services

11-2-2015

*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.

<u>FORUM CRE, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9002545</u> License No.	<u>laredo@forumcre.com</u> Email	<u>(956) 717-9090</u> Phone
<u>Carlo Molano</u> Designated Broker of Firm	<u>565621</u> License No.	<u>laredo@forumcre.com</u> Email	<u>(956) 717-9090</u> Phone
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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501

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Carlo Molano

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