



K H A L E D I

HEIGHTS PLAZA

PHASE II

**16 SUITES 1,320 SF - 3,000 SF+ | 3 DRIVE-THRU OPPORTUNITIES**



**E DEL MAR BLVD**

**4020 E Del Mar Blvd. Laredo, TX 78041**  
25,475 SF Class A Shopping Center in North Laredo

**956.415.0100**  
contact@skgroupusa.com

# KHALEDI HEIGHTS PLAZA II

Stand Alone Drive Thru | 3,000 SF



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[contact@skgroupusa.com](mailto:contact@skgroupusa.com)

[skholdings.com](http://skholdings.com)



**SKG LAREDO OFFICE**

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

# KHALEDI HEIGHTS PLAZA II

LAREDO, TEXAS



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# KHALEDI HEIGHTS PLAZA II

LAREDO, TEXAS

## PROPERTY OVERVIEW

4020 E Del Mar Blvd, Laredo, TX 78045

LOCATED IN A HIGH-GROWTH AREA  
IN AFFLUENT NORTH LAREDO



**25,475 SF  
BUILDING AREA**



**SUITES RANGING FROM  
1,320 SF - 3,000 SF +**



**2 DRIVE-THRUS  
AT END CAP & OUT-PARCEL**



**OUTDOOR SEATING  
AT END-CAP SUITES**

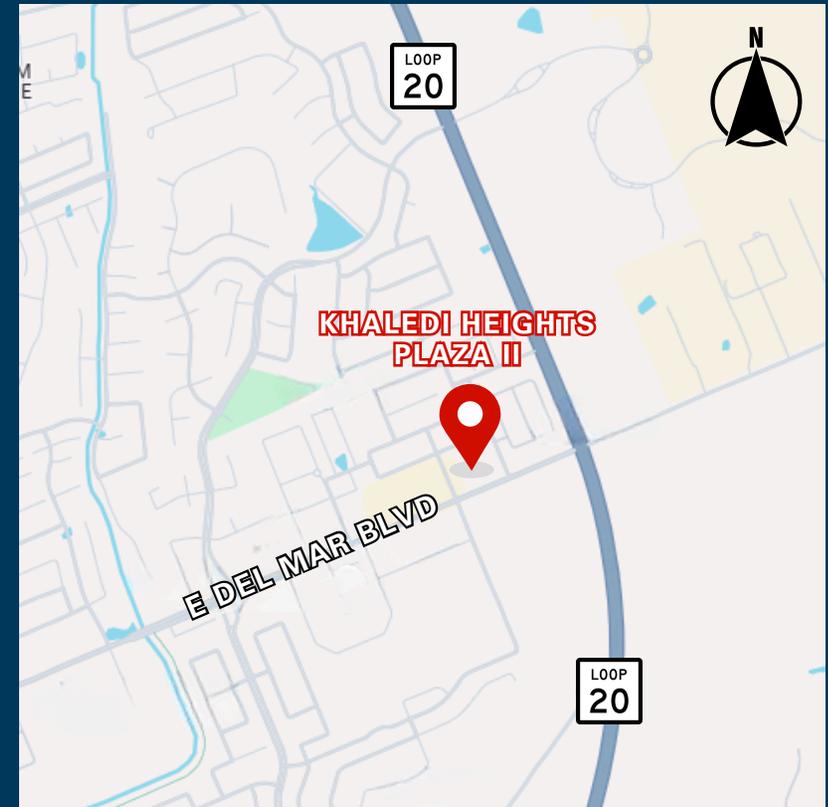


**4 POINTS OF  
INGRESS/EGRESS**



**190 CAR  
PARKING SPACES**

## LOCATION OVERVIEW



7 minutes away from Laredo International Airport



One of the most traveled streets in Laredo:  
33,288 daily traffic count.

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## 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
- 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, and The Loop.

## NORTH LAREDO



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