

The Shops at San Isidro

1,320 SF for Lease

2517 Bob Bullock Loop
Laredo, Texas 78045



100 E. Anderson Lane
Suite 200
Austin, TX 78752
(512) 628-5354

Derek Quinn, Agent
derek@dbrealty.net



Durhman & Bassett
REALTY GROUP, INC.



LAREDO UNITED HIGH SCHOOL
4,000 STUDENTS



Academy
SPORTS + OUTDOORS

Under Construction

PETSMART
11,220 SF
Available

SPEC'S
MEAT MARKET + DELI

GREASE MONKEY
Oil Changes & More

BUSH'S CHICKEN
AND BREADS

0.9 ac.
Dutch Bros

Pad Sites

Under Construction

stripes

Freddy's

MAJESTIC'S
PAPA JOHN'S

P.F. CHANG'S

Black Bear
BBQ

EASTPOINT INDUSTRIAL PARK

ALAMO
DRAFTHOUSE CINEMA

STATE EMERGENCY CENTER
OF LAREDO

INTERSTATE
69W

LOOP
20

Coming Soon

Burlington

Cheddar's

LAQUINTO
OL

1.29 Acre
Pad Site

IHOP

Double
Drive Thru

LOOP
20

Olive Garden
Proposed

McDonald's

Chick-fil-A

Taco Bell

CAVENDER

DOLLAR TREE

1,320 SF
AVAILABLE

Verizon
SUBWAY
posh sushi

BlueWave
PHOTO COPY

CHASE

Applebee's

Sprint

Walmart

ANCIRA
AUTO DEALERSHIP

CARMAX

LOOP
20

PETCO

ULTA

CONVENYS

MURPHY
CORPORATION

Ruby's

SMOOTHIE KING

posh sushi

HOBBY LOBBY

TJ-MAXX

H-E-B
plus!

MONARCH DR.

WELLS FARGO

7-Eleven

INTERNATIONAL BLVD.

MCPHERSON RD.





SAN ISIDRO RANCH

TRADE CENTER BLVD

F-M 1472

F-M 1472

F-M 1472

F-M 1472

F-M 1472

F-M 1472

F-M 1472

F-M 1472

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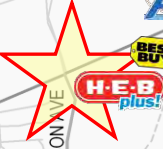
F-M 1472

F-M 1472

F-M 1472

LAREDO UNITED HIGH SCHOOL
(4,000 ENROLLMENT)

3,000 TO 4,000
PLANNED HOMES
500 EXISTING



HEB plus

Walmart

BEST BUY

BOB BULLOCK LOOP

F-M 3464

MCPHERSON AVE

PLANTATION COUNTRY CLUB

E DEL MAR BLVD

SAN IGNACIO RD

20

20

Texas A&M International University

- Mall Del Norte
- Dillards
 - Sears
 - Macy's
 - Joe Brand
 - Mervyn's
 - Cinemark Theatres
 - JC Penney

W DEL MAR BLVD

Del Mar

3B

4

LOWE'S

Walmart

TOYS R US

SAM'S CLUB

W CALYON RD

3A

2

2

1B

1A

CLARK BLVD

Laredo

N MEADOW AVE

W ARKANSAS AVE

Walmart
TARGET

Lake Casa Blanca

59

20

59

35

83

359

20

Larga Vista



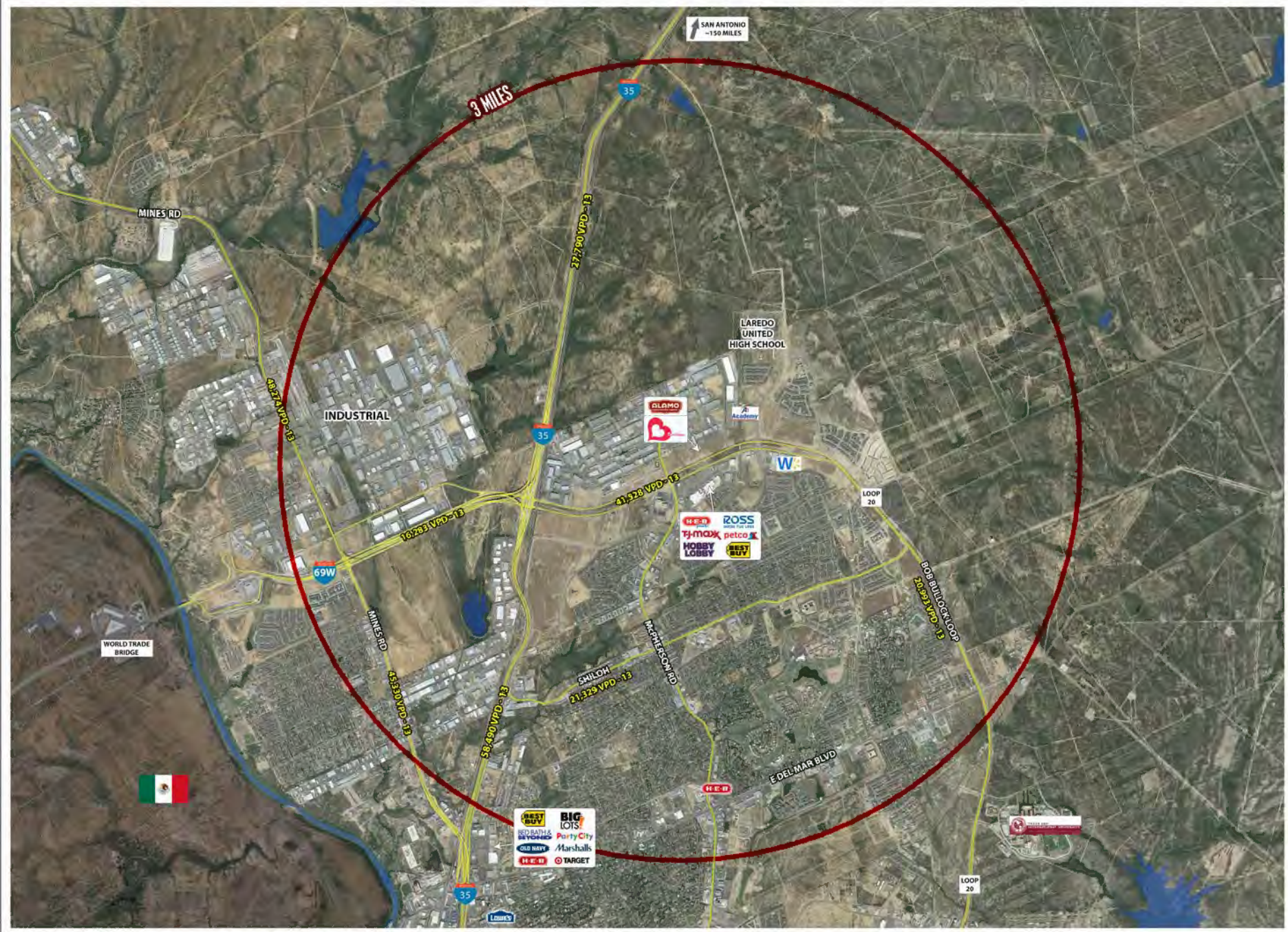
Durhman & Bassett
REALTY GROUP, INC.
(512) 833-6444

LAREDO, TX
LOOP 20 & McPHERSON RD

2015 DEMOGRAPHIC SUMMARY

3 MILE RADIUS	
DAYTIME POPULATION	34,269
POPULATION	50,738
2020 POP projected	56,833
AVG HH INCOME	\$78,123
MED HH INCOME	\$66,467
% BACH DEGREE or >	34.9%
5 MILE RADIUS	
DAYTIME POPULATION	76,226
POPULATION	91,796
2020 POP projected	100,938
AVG HH INCOME	\$70,585
MED HH INCOME	\$58,712
% BACH DEGREE or >	30.4%

Source: MetLife, 2015



LAREDO, TX
LOOP 20 & McPHERSON RD

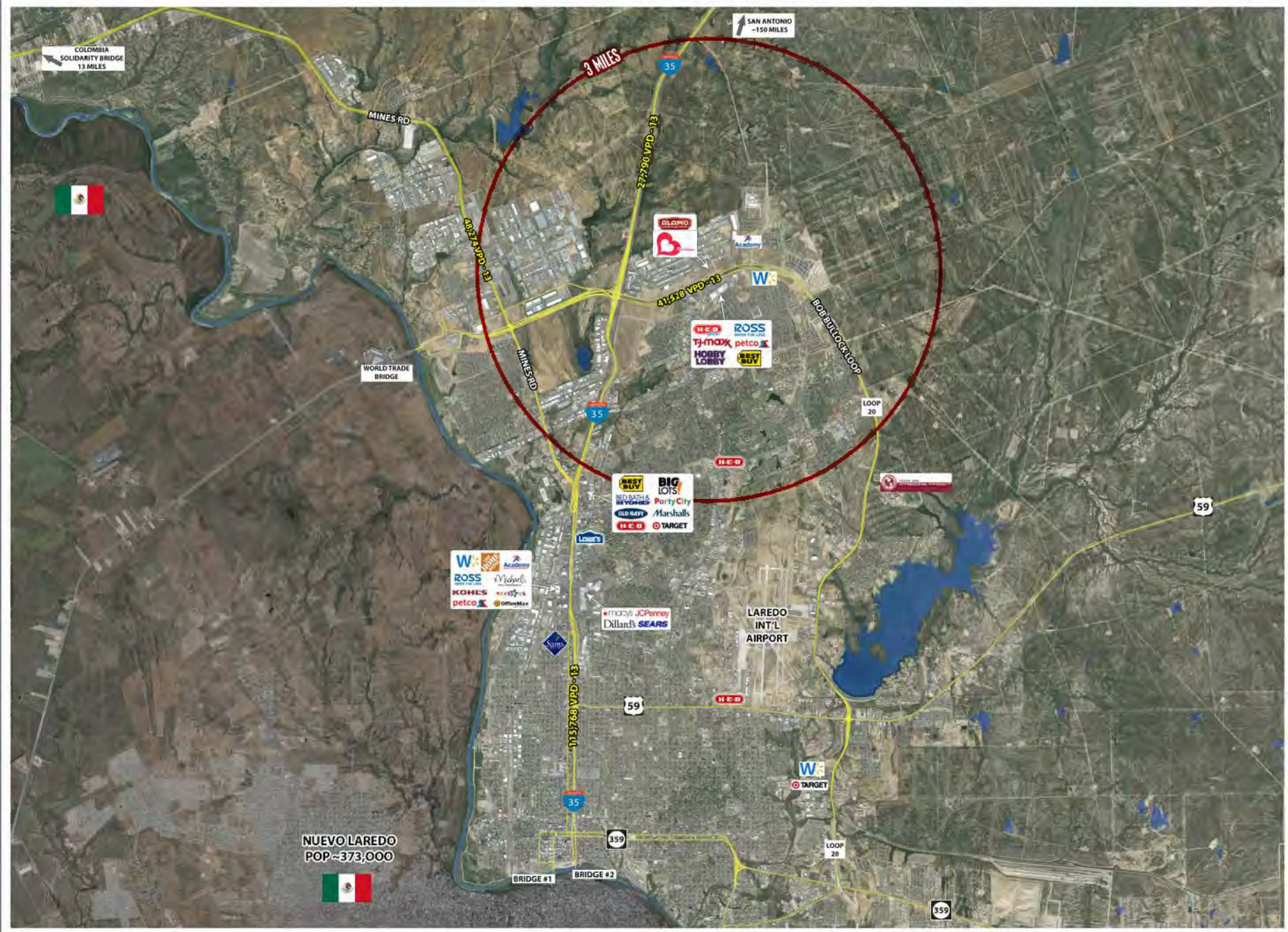
2015 DEMOGRAPHIC SUMMARY

3 MILE RADIUS	
DAYTIME POPULATION	34,269
POPULATION	50,738
2020 POP projected	56,833
AVG HH INCOME	\$78,123
MED HH INCOME	\$66,467
% BACH DEGREE or >	34.9%
5 MILE RADIUS	
DAYTIME POPULATION	76,226
POPULATION	91,798
2020 POP projected	100,938
AVG HH INCOME	\$70,585
MED HH INCOME	\$58,712
% BACH DEGREE or >	30.4%

Source: IMAGERY 2012

- Bridge 1**
~8,300 Daily Pedestrian Crossings
~3,450 Daily Vehicle Crossings
- Bridge 2**
~10,600 Daily Vehicle Crossings
- World Trade Bridge #4**
(Primarily Commercial)
~4,850 Daily Vehicle Crossings
- Colombia Solidarity Bridge #3**
(13 miles to the northwest)
~1,000 Daily Vehicle Crossings

*IMAGERY 2012



NUEVO LAREDO
POP ~373,000



COLOMBIA
SOLIDARITY BRIDGE
13 MILES



SAN ANTONIO
~150 MILES

3 MILES

277,900 VPD-13

41,528 VPD-13

63,374 VPD-13

113,768 VPD-13

BRIDGE #1

BRIDGE #2

LOOP 20

359

59

LAREDO INT'L
AIRPORT

emagys JCPenney
Dillard's SEARS

BIG
LOTS
RED BATH
NEW YORK
OLD NAVY
H-E-B
TARGET

ROSS
TJ-MAXX
petco
HOBBY
LOBBY
BEST
BUY

OLOMO

W

WE
TARGET

W
ROSS
KOHLS
petco
OfficeMax

MINES RD

WORLD TRADE
BRIDGE

MINES RD

BOB-BITLOCK LOOP

LOOP 20

35

35

359

59

H-E-B

H-E-B

H-E-B

H-E-B

H-E-B

H-E-B



SAN ISIDRO RANCH

LAREDO, TX



LAREDO UNITED HIGH SCHOOL
4,000 STUDENTS

FUTURE ELEMENTARY SCHOOL

PHASE IV
(200 LOTS)

LA PRIMAVERA
(80 LOTS)

AVANDARA
(100 LOTS)

PHASE III
(400 LOTS)

LOS EBANOS
(200 LOTS)

EASTPOINT INDUSTRIAL PARK



BOARDER PATROL HEADQUARTERS

HOSPITAL

PLAZA DE SAN ISIDRO

FUTURE OFF RAMP



LOS PALMARES (PHASE I)
(350 LOTS)

PHASE II
(375 LOTS)

MILO INDUSTRIAL PARK

ANHEUSER BUSCH DISTRIBUTOR



WORLD TRADE BRIDGE

FUTURE FLYOVER

UNITED DAY SCHOOL

McPHERSON RD.

INTERNATIONAL BLVD.

MALAKOFF ELEMENTARY @ SAN ISIDRO

BORCHERS ELEMENTARY

SHILOH CROSSING
(430 LOTS)

(150 LOTS)

MATIAS DE LLANO ELEMENTARY

COL. SANTOS BENAVIDES ELEMENTARY

UNITED 9TH GRADE CAMPUS

TEXAS A&M INTERNATIONAL UNIVERSITY
5,500 ENROLLMENT



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HIGH SCHOOL
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Academy
SPORTS + OUTDOORS

Walmart

INTERNATIONAL BLVD.

BlueWave

MURPHY

SMOOTHIE KING

ALAMO
DRAFTHOUSE CINEMA

W

EASTPOINT
INDUSTRIAL PARK

Cheddar's

Burlington

PETCO

ROSS
DRESS FOR LESS

HOBBY LOBBY

TJ-MAXX

MONARCH DR.

H-E-B
plus!

at&t

WELLS FARGO

CVS

VALERO

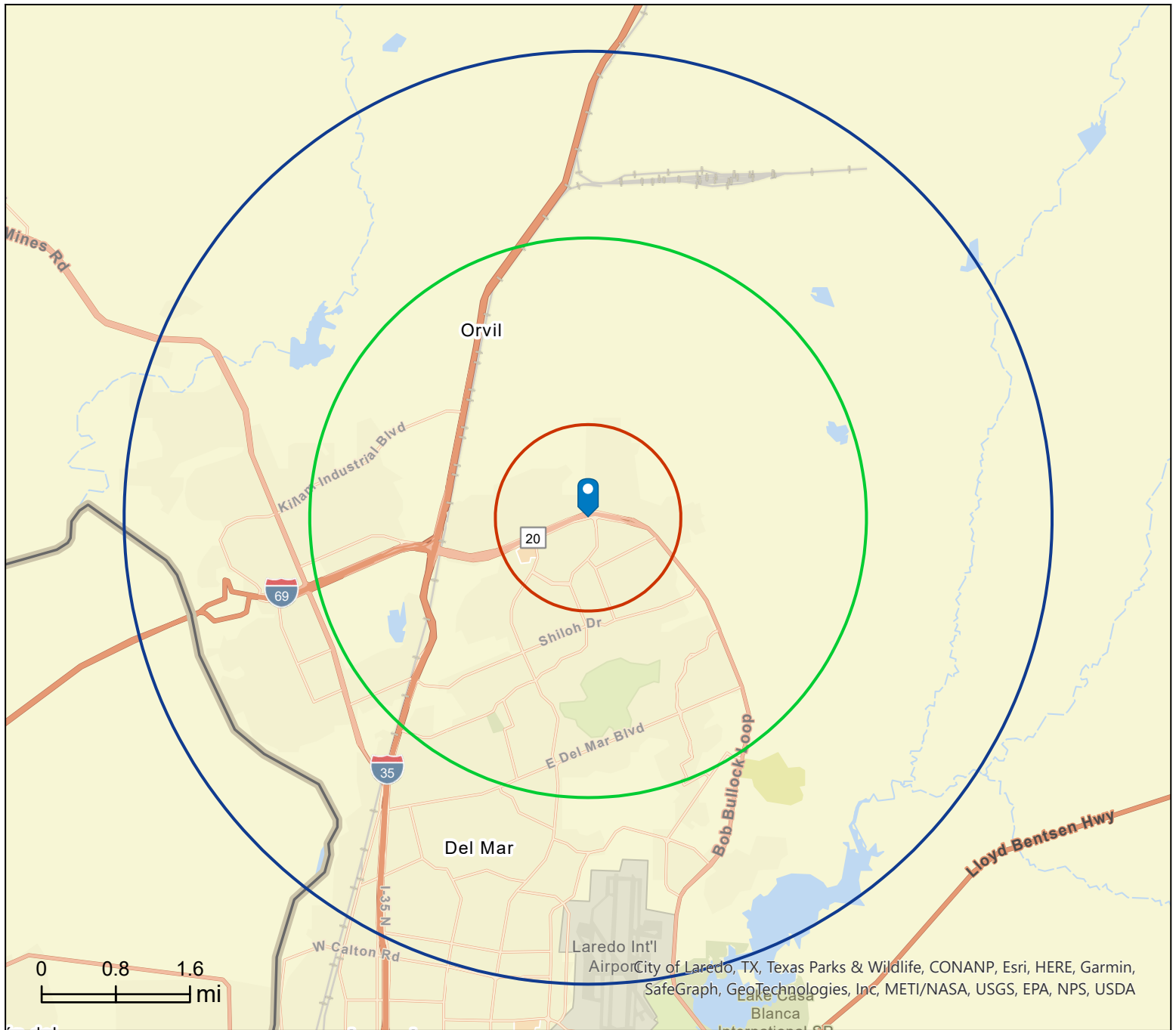
LOOP
20

McPHERSON RD.

DOCTOR'S
HOSPITAL

2517 NE Bob Bullock Loop, Laredo, Texas, 78045
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.61246
Longitude: -99.46736



This site is located in:

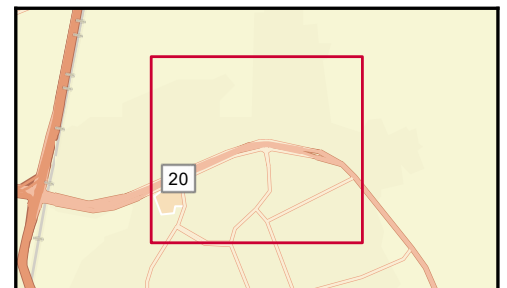
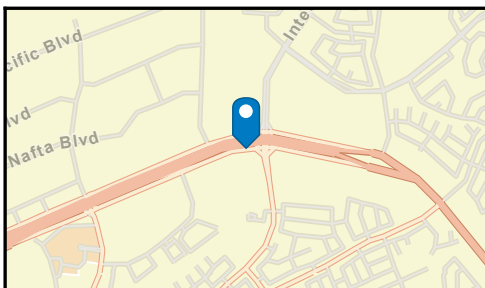
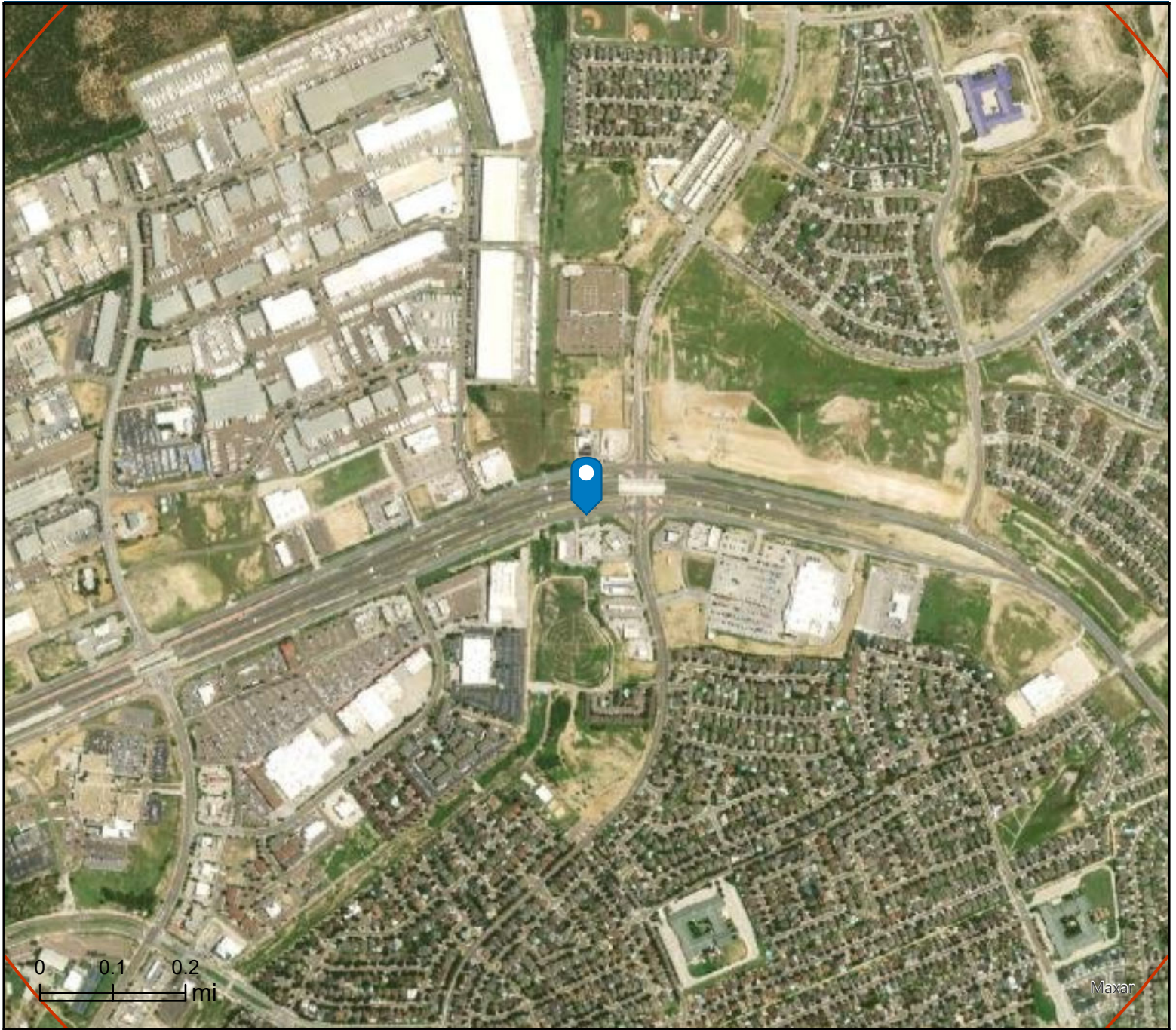
City: Laredo
County: Webb County
State: Texas
ZIP Code: 78045
Census Tract: 48479001713
Census Block Group: 484790017132
CBSA: Laredo, TX Metropolitan Statistical Area

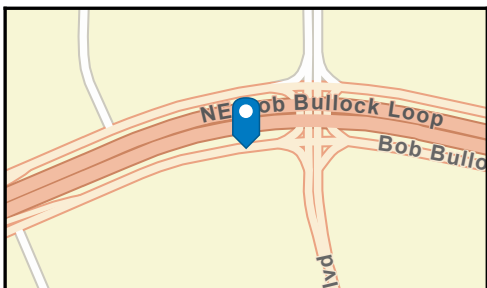
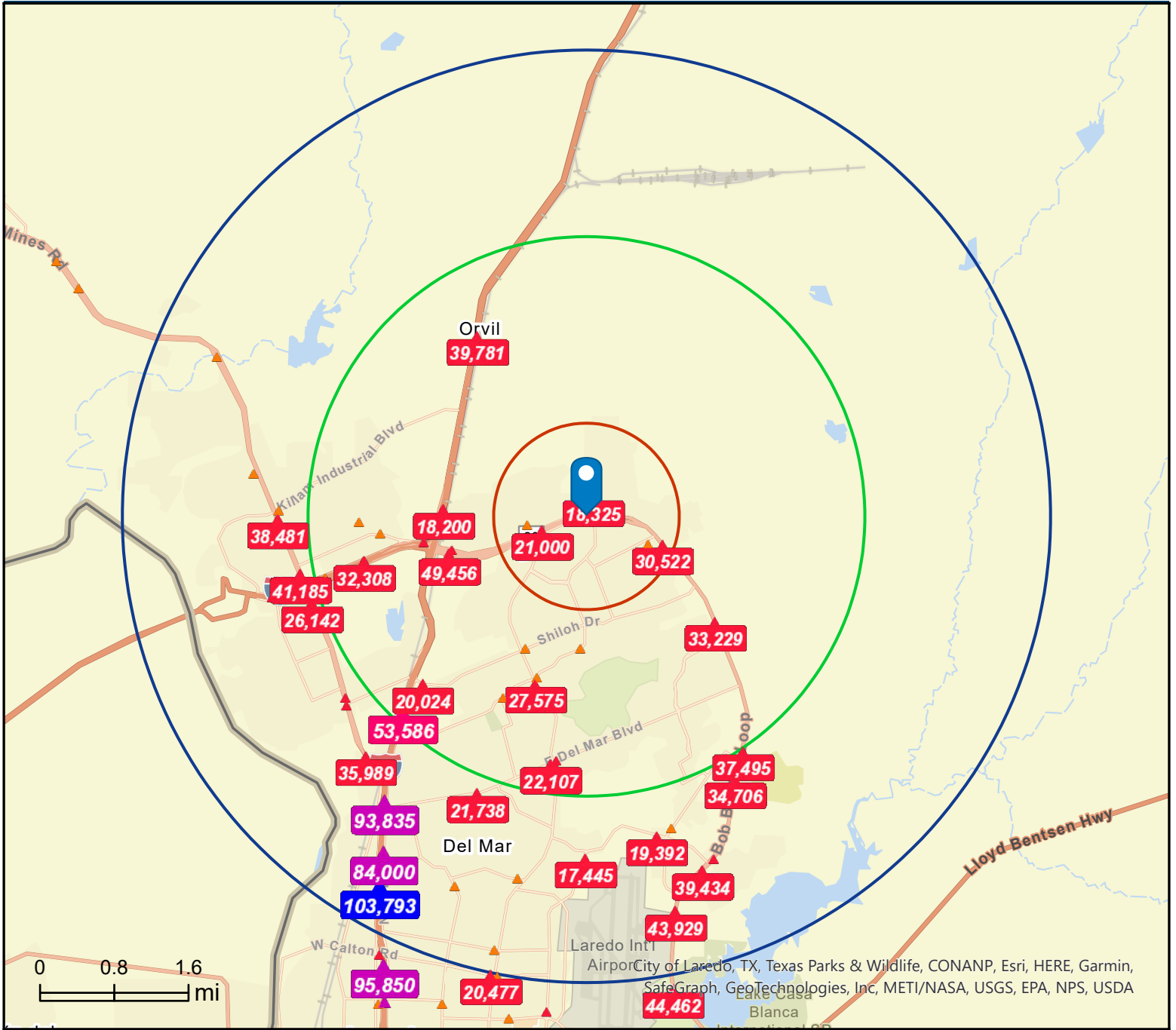


Site Map on Satellite Imagery - 1.6 Miles Wide

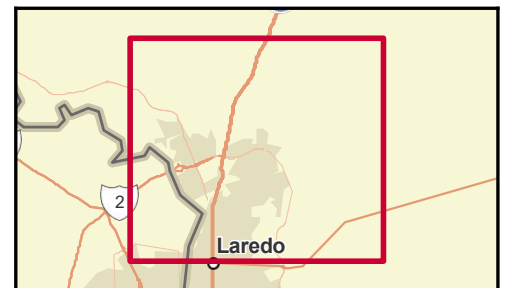
2517 NE Bob Bullock Loop, Laredo, Texas, 78045
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.61246
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).



Executive Summary

2517 NE Bob Bullock Loop, Laredo, Texas, 78045
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.61246
Longitude: -99.46736

	1 mile	3 miles	5 miles
Population			
2000 Population	2,500	17,006	45,675
2010 Population	7,263	34,477	75,472
2021 Population	9,402	42,622	89,849
2026 Population	10,520	46,772	97,187
2000-2010 Annual Rate	11.25%	7.32%	5.15%
2010-2021 Annual Rate	2.32%	1.90%	1.56%
2021-2026 Annual Rate	2.27%	1.88%	1.58%
2021 Male Population	48.8%	48.6%	48.3%
2021 Female Population	51.2%	51.4%	51.7%
2021 Median Age	30.4	33.0	32.2

In the identified area, the current year population is 89,849. In 2010, the Census count in the area was 75,472. The rate of change since 2010 was 1.56% annually. The five-year projection for the population in the area is 97,187 representing a change of 1.58% annually from 2021 to 2026. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 30.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	90.2%	90.6%	89.4%
2021 Black Alone	1.1%	0.9%	0.8%
2021 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2021 Asian Alone	1.5%	1.5%	1.1%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	5.7%	5.2%	6.8%
2021 Two or More Races	1.2%	1.3%	1.5%
2021 Hispanic Origin (Any Race)	90.8%	89.9%	91.5%

Persons of Hispanic origin represent 91.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	109	119	98
2000 Households	659	4,651	12,971
2010 Households	2,051	10,171	21,885
2021 Total Households	2,734	12,782	26,255
2026 Total Households	3,073	14,094	28,490
2000-2010 Annual Rate	12.02%	8.14%	5.37%
2010-2021 Annual Rate	2.59%	2.05%	1.63%
2021-2026 Annual Rate	2.37%	1.97%	1.65%
2021 Average Household Size	3.44	3.32	3.39

The household count in this area has changed from 21,885 in 2010 to 26,255 in the current year, a change of 1.63% annually. The five-year projection of households is 28,490, a change of 1.65% annually from the current year total. Average household size is currently 3.39, compared to 3.41 in the year 2010. The number of families in the current year is 21,748 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

2517 NE Bob Bullock Loop, Laredo, Texas, 78045
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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	10.3%	10.8%	11.8%
Median Household Income			
2021 Median Household Income	\$94,991	\$94,506	\$80,201
2026 Median Household Income	\$102,816	\$101,891	\$86,348
2021-2026 Annual Rate	1.60%	1.52%	1.49%
Average Household Income			
2021 Average Household Income	\$110,704	\$115,159	\$98,794
2026 Average Household Income	\$123,114	\$127,757	\$110,038
2021-2026 Annual Rate	2.15%	2.10%	2.18%
Per Capita Income			
2021 Per Capita Income	\$32,455	\$34,639	\$28,844
2026 Per Capita Income	\$36,255	\$38,609	\$32,230
2021-2026 Annual Rate	2.24%	2.19%	2.24%

Households by Income

Current median household income is \$80,201 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$86,348 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$98,794 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$110,038 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,844 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,230 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	180	170	157
2000 Total Housing Units	679	4,871	13,757
2000 Owner Occupied Housing Units	530	3,968	9,555
2000 Renter Occupied Housing Units	129	683	3,416
2000 Vacant Housing Units	20	220	786
2010 Total Housing Units	2,133	10,814	23,189
2010 Owner Occupied Housing Units	1,719	7,924	16,044
2010 Renter Occupied Housing Units	332	2,247	5,841
2010 Vacant Housing Units	82	643	1,304
2021 Total Housing Units	2,916	13,970	28,526
2021 Owner Occupied Housing Units	2,360	9,762	19,168
2021 Renter Occupied Housing Units	374	3,020	7,087
2021 Vacant Housing Units	182	1,188	2,271
2026 Total Housing Units	3,295	15,495	31,137
2026 Owner Occupied Housing Units	2,665	10,811	20,999
2026 Renter Occupied Housing Units	407	3,283	7,491
2026 Vacant Housing Units	222	1,401	2,647

Currently, 67.2% of the 28,526 housing units in the area are owner occupied; 24.8%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 23,189 housing units in the area - 69.2% owner occupied, 25.2% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 9.64%. Median home value in the area is \$224,979, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.14% annually to \$262,578.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

DISCLAIMER: The information contained herein was obtained from sources believed reliable. However, Durhman & Bassett Realty Group, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

INFORMATION ABOUT REAL ESTATE BROKERS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.