

FREESTANDING LAREDO FACILITY

8915 SAN DARIO AVENUE

Laredo, TX 78045



LEASE RATE \$15.00 per square foot
LEASE TYPE Net
NNN \$5.00 per square foot

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

FORMER BUS TERMINAL
8915 San Dario Avenue Laredo, TX 78045



PROPERTY DESCRIPTION

8915 San Dario Avenue stands as a beacon of commercial potential in Laredo, Texas. Its strategic positioning off I-35, close to vital industrial parks and vibrant retail centers, makes it a prime location for businesses looking to thrive in a dynamic environment. With its blend of accessibility, modern amenities, and diverse commercial opportunities, Laredo Plaza is poised to become a cornerstone of Laredo's economic growth

PROPERTY HIGHLIGHTS

- Proximity to Interstate 35
- Excellent Frontage on San Dario Avenue
- Easily Accessible

OFFERING SUMMARY

Lease Rate:	\$15.00 per square foot
NNN:	\$5.00 per square foot
Available SF:	17,908 SF
Lot Size:	1.639 Acres
Floors:	2
Market:	Webb County
Zoning:	M-1

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INTERIOR PHOTOS

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AERIAL

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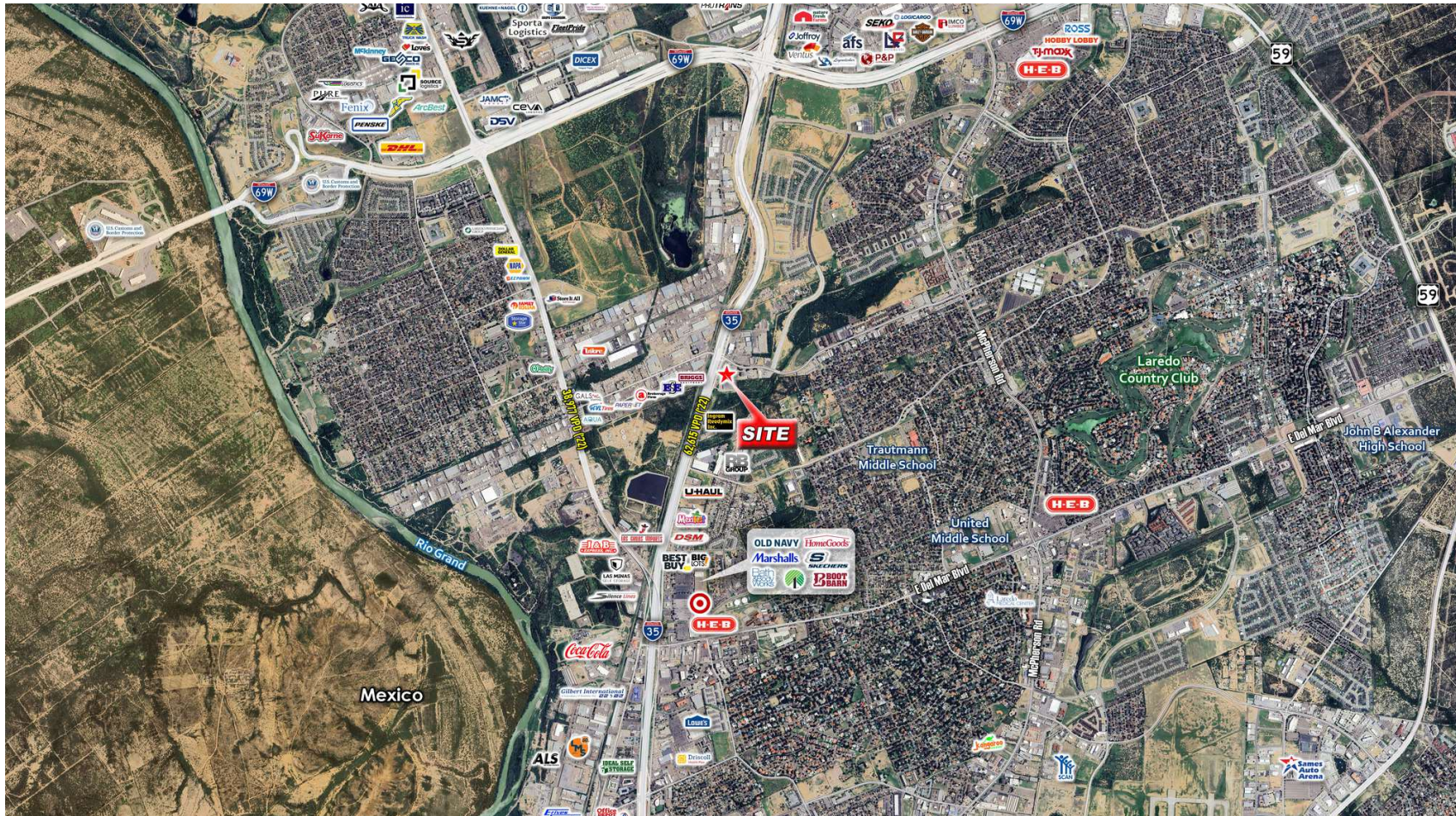


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AERIAL MAP

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DEMOGRAPHICS

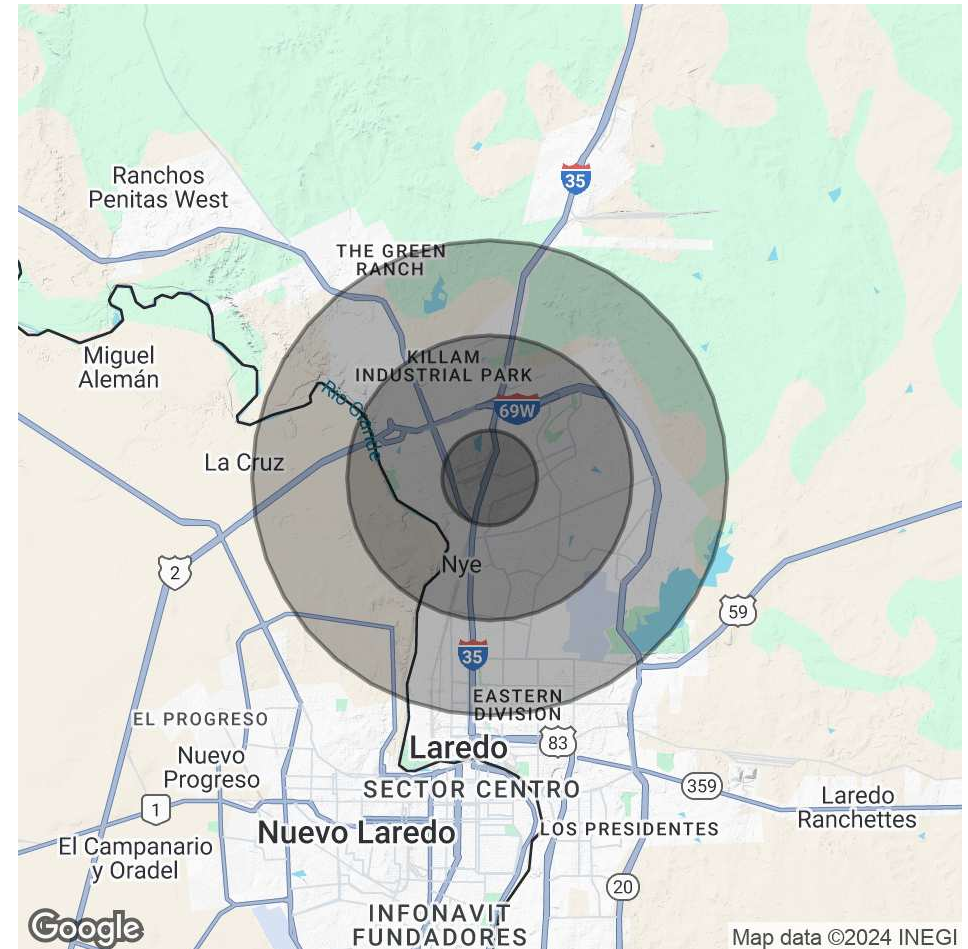
FORMER BUS TERMINAL

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,460	76,674	151,529
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,544	24,616	48,086
# of Persons per HH	2.9	3.1	3.2
Average HH Income	\$101,358	\$104,708	\$88,541
Average House Value	\$218,371	\$264,058	\$230,518

Demographics data derived from AlphaMap



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