

# EMAMI PLAZA

E. DEL MAR BLVD. | LAREDO, TX 78045

±9,284 SF OF RETAIL SPACE FOR LEASE



**ENRIQUE VOLKMER**

evolkmer@lee-associates.com  
210.889.6430

 **LEE &  
ASSOCIATES**





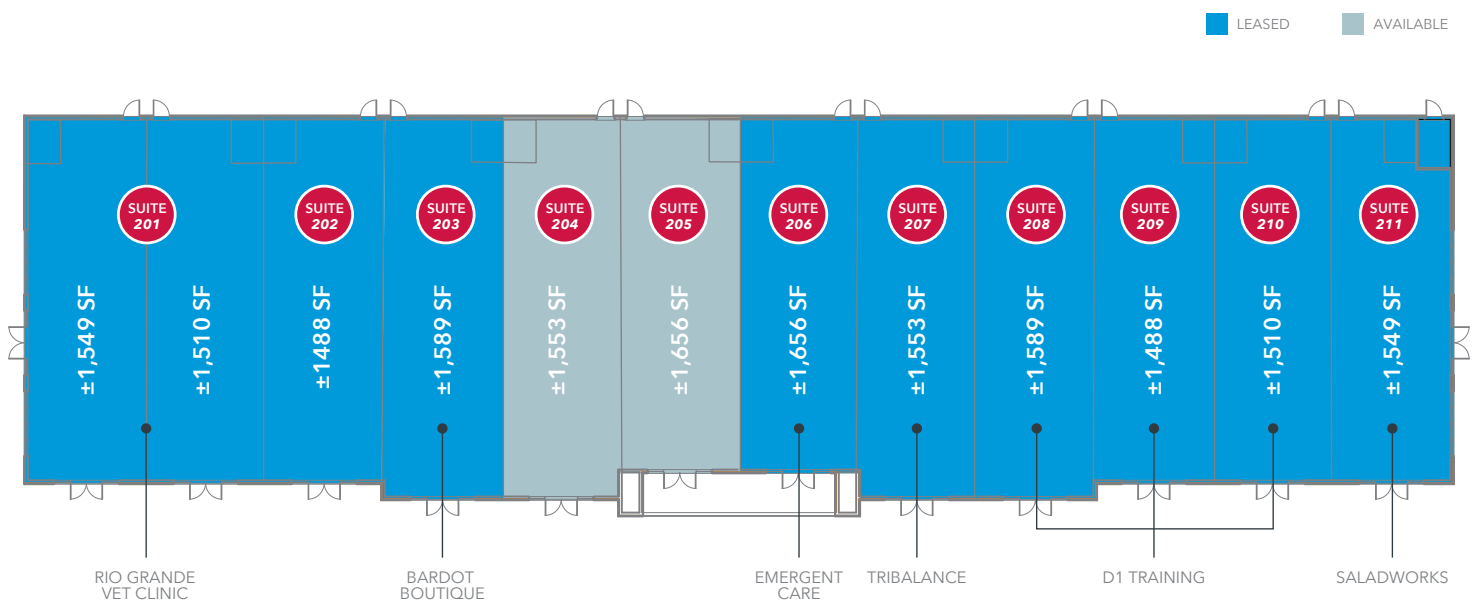
## PROPERTY OVERVIEW

The subject shopping center will consist of 34,218 SF of rentable area and approximately 180 parking spaces. The property will feature a frontage of 510 feet on Del Mar Boulevard that will maximize the visibility of the shopping center to vehicle traffic.

## LOCATION OVERVIEW

EMAMI Plaza will offer customizable retail and office spaces adjacent to three of Laredo's most affluent neighborhoods such as Alexander Estates, Plantation, and Winfield Estates.

The area sports enviable demographics with an average household income of \$106,671 and an average house value of \$291,606 within one mile or less of the shopping center. This location is perfect for restaurants that primarily serve breakfast or brunch and those that open during the afternoon and focus on high-end dining, medical or dentists, high-end retailers, fitness centers, pastry shoppes, franchise restaurants, etc.



## HIGHLIGHTS

- ±18,690 total SF
- ±3.54 AC
- ±3,209 SF available
- Year built 2024
- Water and sewer available from city
- Gas availability
- Suite size will range from 2,000 SF to 10,000 SF of rentable area
- Landlord to contribute \$35 towards tenant finish outs
- Nearby retailers and restaurants include Golds Gym, Polly Adams Boutique, Round 9, Casa Yoga, Orange Theory, Sushi Madre, Posh Sushi, Pura Nutrition, and Republica Restaurant



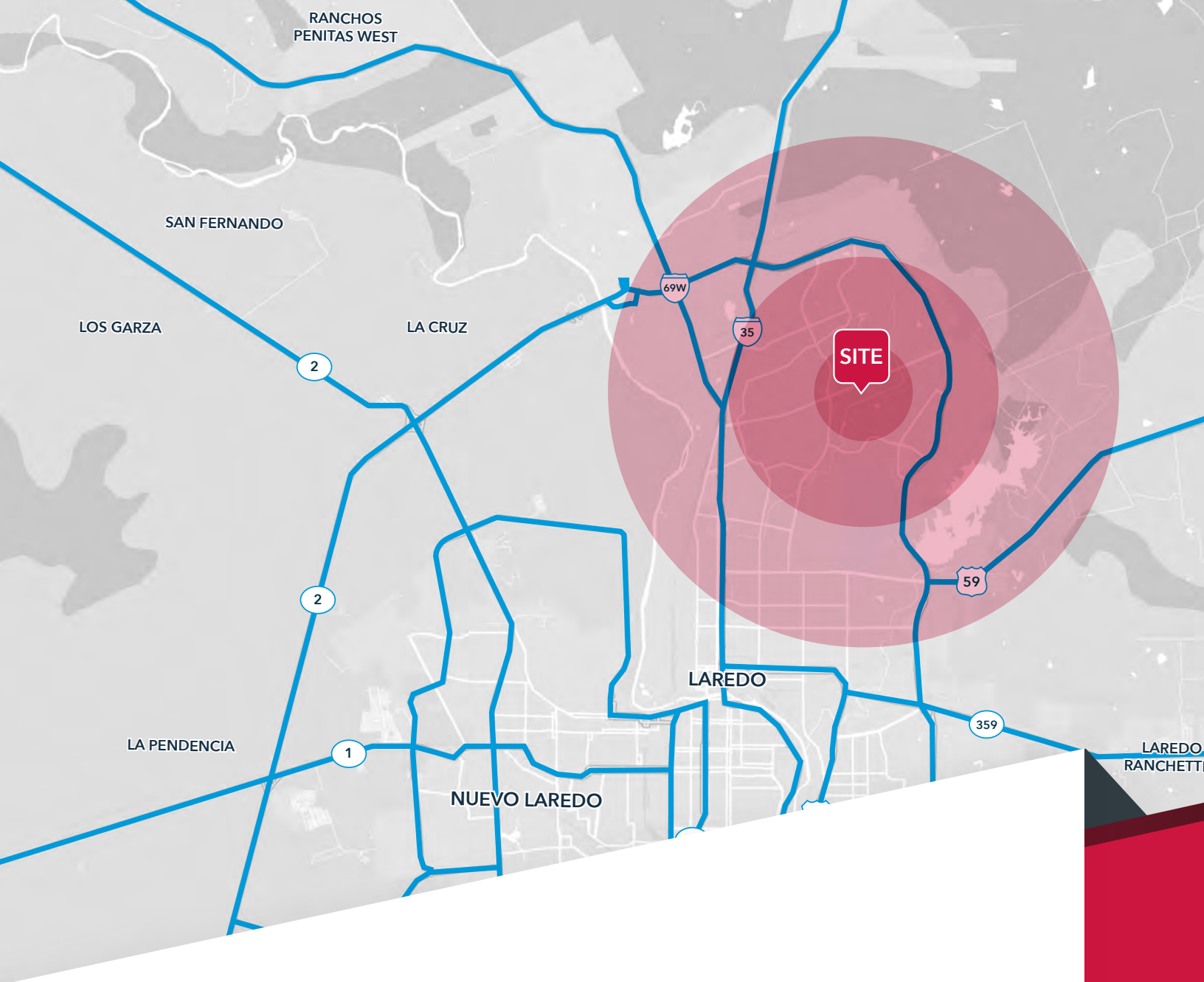






- |   |  |    |  |    |  |    |  |
|---|--|----|--|----|--|----|--|
| 1 |  | 6  |  | 11 |  | 16 |  |
| 2 |  | 7  |  | 12 |  | 17 |  |
| 3 |  | 8  |  | 13 |  | 18 |  |
| 4 |  | 9  |  | 14 |  | 19 |  |
| 5 |  | 10 |  | 15 |  | 20 |  |





### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,177	31,793	101,382
MEDIAN AGE	34.0	32.1	30.2
MEDIAN AGE (MALE)	35.3	31.2	29.2
MEDIAN AGE (FEMALE)	31.6	32.0	31.1

### HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSE HOLDS	1,525	9,466	29,524
NO. OF PERSONS PER HH	3.4	3.4	3.4
AVERAGE HH INCOME	\$106,671	\$89,687	\$67,791
AVERAGE HOUSE VALUE	\$291,606	\$252,083	\$194,486

## ENRIQUE VOLKMER

evolkmer@lee-associates.com

210.889.6430



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713.744.7400  
LEE-ASSOCIATES.COM/HOUSTON  
10497 TOWN AND COUNTRY WAY, SUITE 700  
HOUSTON, TX 77024

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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>DFW Lee &amp; Associates, LLC - Houston Office, RS</b>	<b>9012596</b>	<b>contacthouston@lee-associates.com</b>	<b>(713)744-7400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mike Spears, SIOR, CCIM</b>	<b>493926</b>	<b>contacthouston@lee-associates.com</b>	<b>(713)744-7400</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mike Spears, SIOR, CCIM</b>	<b>493926</b>	<b>contacthouston@lee-associates.com</b>	<b>(713)744-7400</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Enrique Volkmer</b>	<b>540138</b>	<b>evolkmer@lee-associates.com</b>	<b>(210)889-6430</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

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TXR-2501

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IABS 1-0 Date