

PHASE II

NOW PRE-LEASING

AUG 2025

1,320 SF – 3,000 SF RETAIL SPACES, 2 DRIVE THRUS
& OUTDOOR SEATING AREAS AVAILABLE



contact@skgroupusa.com

956.415.0100

illustration only*

4020 E Del Mar Blvd.

Khaledi Heights Plaza Phase II

LAREDO, TEXAS, 78045

16 RETAIL SUITES FOR LEASE: 1,320 SF - 3,000 SF



FOR LEASE

KHALEDI HEIGHTS PLAZA - II

LAREDO, TEXAS

EAST END CAP



OUT-PARCEL



OUT-PARCEL



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OUT-PARCEL



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WEST END CAP

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KHALEDI HEIGHTS PLAZA - II

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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



16 SUITES RANGING FROM
1,320 SF - 1,625 SF



2 DRIVE-THRUS
AT END CAP & OUT-PARCEL



OUTDOOR SEATING
AT END-CAP SUITES

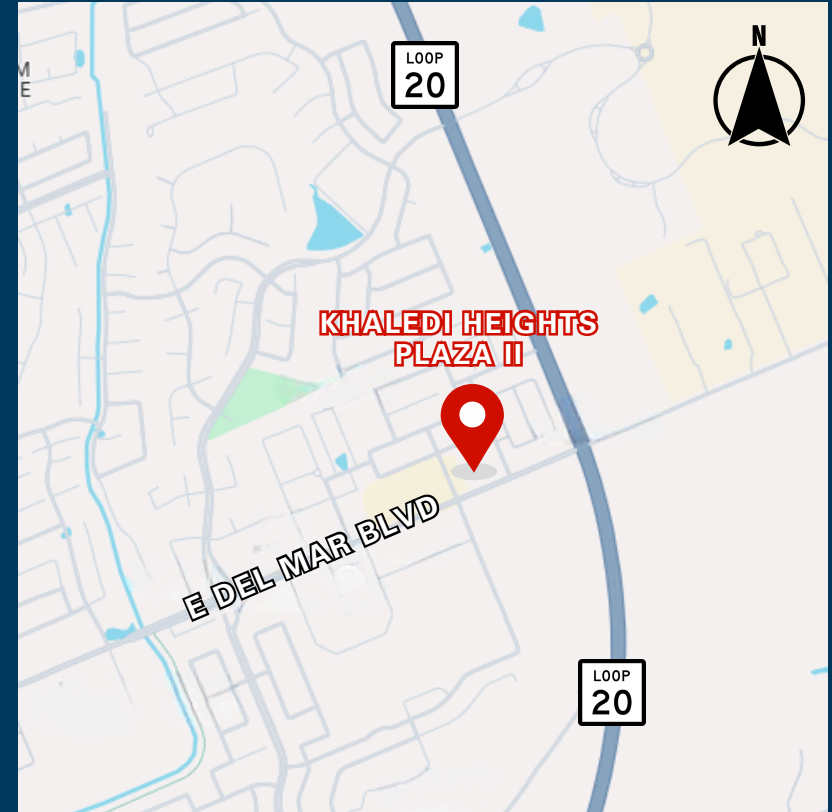


4 POINTS OF
INGRESS/EGRESS



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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NORTH LAREDO



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