

FOR SALE

102 CIELITO LINDO BLVD
Laredo, Texas 78046



PROPERTY HIGHLIGHTS

Cushman & Wakefield U.S. partnered with Franklin Street, as an exclusive advisor is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in Laredo, Texas. The site is positioned at/near the intersection of Zapata Highway and Cielito Lindo Boulevard, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Laredo MSA.

BUILDING SF	N/A	SIGNAGE TYPE	TBD
LAND SF	75,324	1-MILE (POP.)	4,371
YEAR BUILT	N/A	3-MILE (POP.)	21,430
PARKING	N/A	MED. INCOME	\$42,910
TRAFFIC COUNTS	20,342 VPD	SPACE USE	TBD



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The property lies in the City of Laredo, yielding a multitude of development opportunities. The seller is seeking proposals from qualified investors to acquire the property via a fee simple sale.

LEGAL INFORMATION

TAX PARCEL ID	273990
2020 RE TAXES	Contact Broker
ZONING	B-3



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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