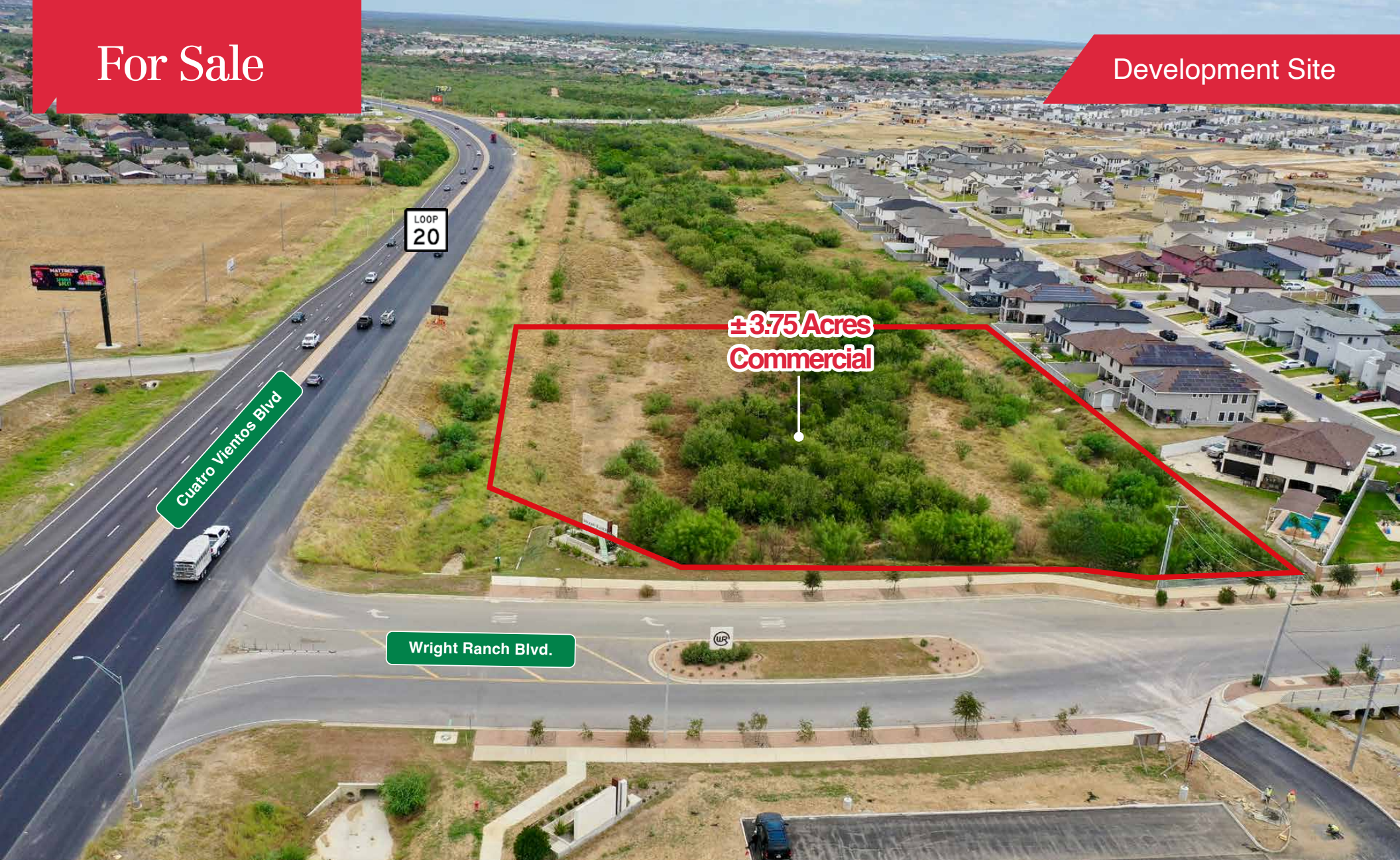


For Sale

Development Site



322519 Wright Ranch Blvd.

163,350 SF / 3.75 Acres Commercial Land in Laredo, TX 78046

NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Features

This expansive 3.75-acre property, offering 163,350 square feet of development space, is ideally situated on Wright Ranch Blvd in Laredo. Positioned in a fast-growing area with excellent road frontage, it's a prime choice for businesses or developers looking to establish a presence within a vibrant and expanding residential market. With high visibility and accessible routes, this location is perfectly suited for attracting both local residents and nearby visitors.

The property's ample lot size allows for a range of development possibilities, including retail, office, residential, or mixed-use projects. Zoned for both commercial and residential applications, it is designed to meet the needs of the surrounding community, which is steadily growing and increasing demand for local services, housing, and shopping options. Its strategic location within a high-demand trade area enhances its potential as a valuable investment.

In close proximity to dining, shopping, and recreation, this property offers added convenience for future tenants or residents. Available immediately, it provides a unique opportunity to take advantage of the area's ongoing growth without delay.



Property Facts

Address:	322519 Wright Ranch Blvd. Laredo, TX 78046
Asking Price:	Price Upon Request
Type:	Commercial Property For Sale
Lot Size:	163,350 SF
Approx # of Acres:	3.75

322519 Wright Ranch Blvd. Property Photos



Wright Ranch Blvd.

±3.75 Acres
Commercial

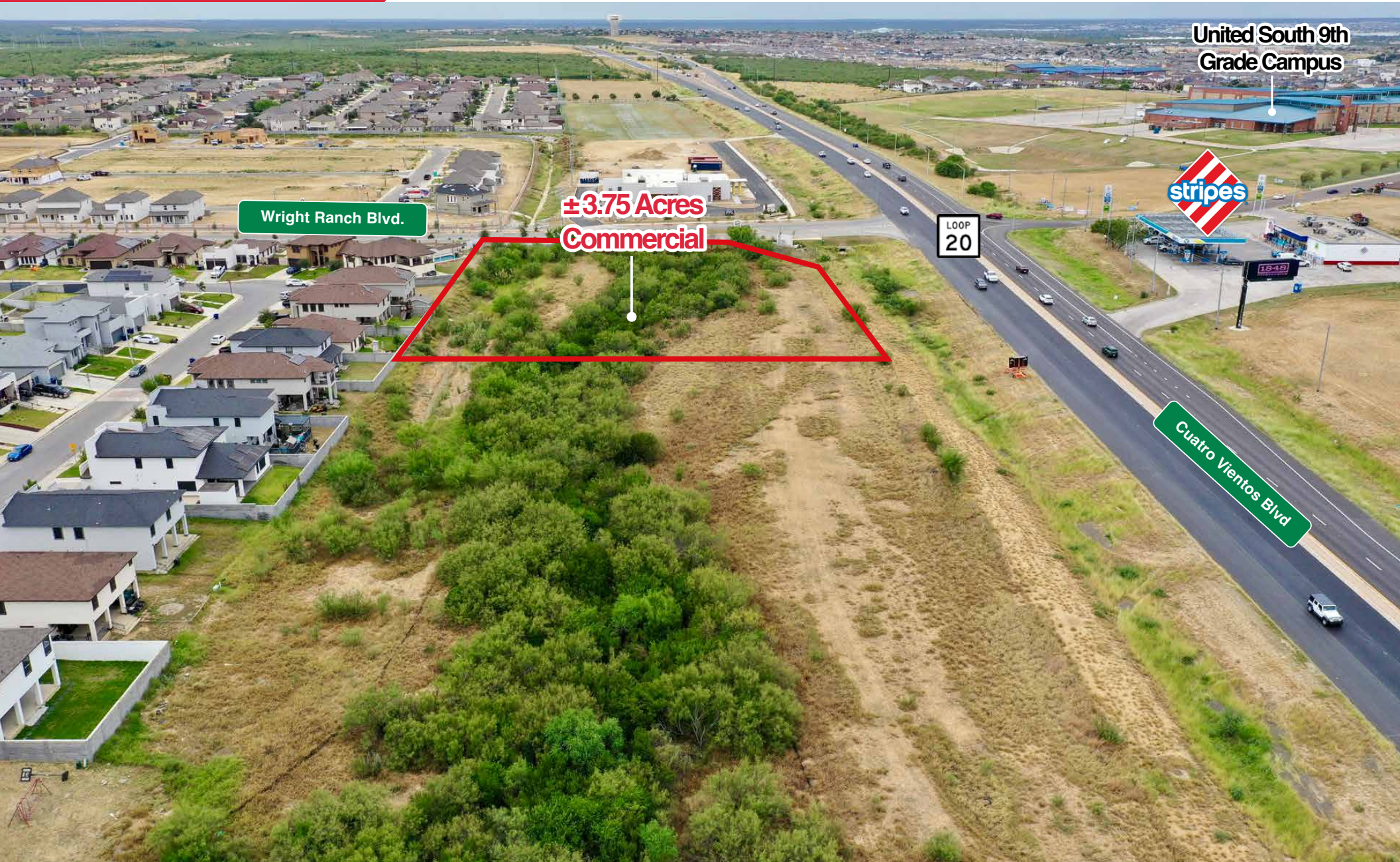
United South 9th
Grade Campus



LOOP
20

Cuatro Vientos Blvd

322519 Wright Ranch Blvd.
Property Photos



Wright Ranch Blvd.

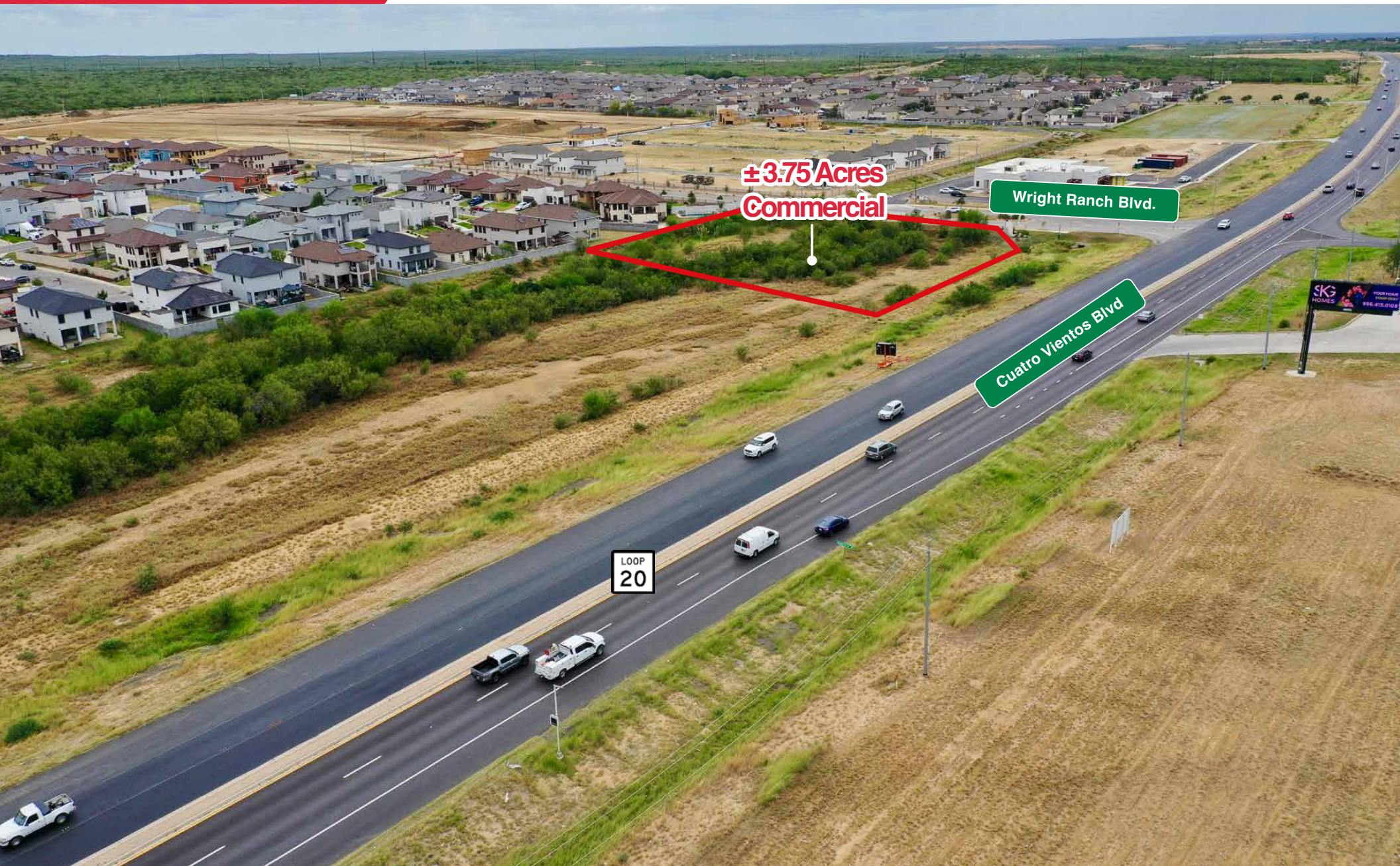
±3.75 Acres
Commercial

United South 9th
Grade Campus



LOOP
20

Cuatro Vientos Blvd

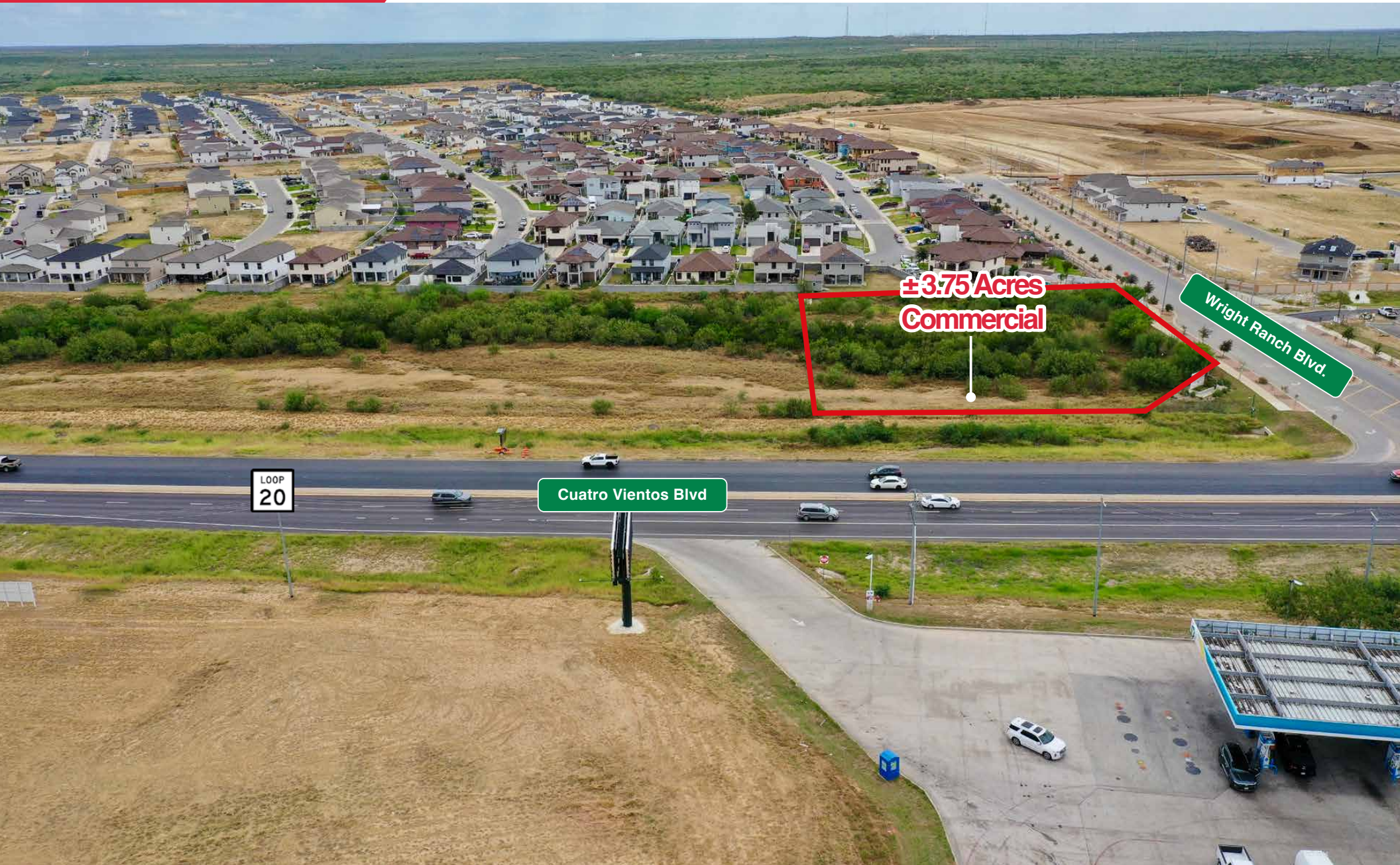


**±3.75 Acres
Commercial**

Wright Ranch Blvd.

Cuatro Vientos Blvd

LOOP
20







322519 Wright Ranch Blvd. Location Map



Residential Development (Single Family)	
1 Lagos Del Valle IV & V	69 Lots
2 Los Presidentes	185 Lots*
3 Wright Ranch	683 Lots*
4 Lomas Del Sur XV & VII	121 Lots**
5 Cuatro Vientos Sur	620 Lots*
6 Eleden	2,419 Lots*
7 Cielito Lindo	1,149 Lots*
8 600 Lot Residential Development	600 Lots*

*At full development **Under Construction

-  Educational Development
(3 Years & Newer)
-  Multi-Family Development
(5 Years & Newer)



	1 Mile	3 Mile	5 Mile
2020 Estimated Population	18,793	70,253	122,671
2025 Projected Population	18,731	71,038	126,701
2020 Est. Median Age	25.1	25.3	27.4

2020 Estimated Households	4,411	17,329	32,902
2025 Projected Households	4,458	17,772	34,595
2020 Est. Total Housing Units	4,666	18,239	35,247
2020 Est. Owner-Occupied	75.1%	71.9%	60.8%
2020 Est. Renter-Occupied	19.4%	23.1%	32.5%
2020 Median Home Value	\$86,390	\$98,899	\$101,592
2020 Median Rent	\$709	\$659	\$628

2020 Est. Total Businesses	88	592	2,408
2020 Est. Total Employees	943	6,768	24,507
2020 Est. Average Household Income	\$47,259	\$48,426	\$47,485
2020 White Collar Workers	37.3%	41.0%	41.2%
2020 Blue Collar Workers	62.7%	59.0%	58.8%

2020 Est. Total Household Expenditure	\$185.09 M	\$739.95 M	\$1.39 B
2020 Est. Apparel	\$6.59 M	\$26.25 M	\$48.95 M
2020 Est. Entertainment	\$10.17 M	\$40.66 M	\$75.87 M
2020 Est. Food, Beverages, Tobacco	\$29.33 M	\$117.22 M	\$219.64 M
2020 Est. Furnishings, Equipment	\$6.28 M	\$25.14 M	\$46.94 M
2020 Est. Health Care, Insurance	\$16.98 M	\$68.01 M	\$127.64 M
2020 Est. Household Operations, Shelter,	\$60.87 M	\$243.21 M	\$457.32 M



Population



**Households/
Housing**

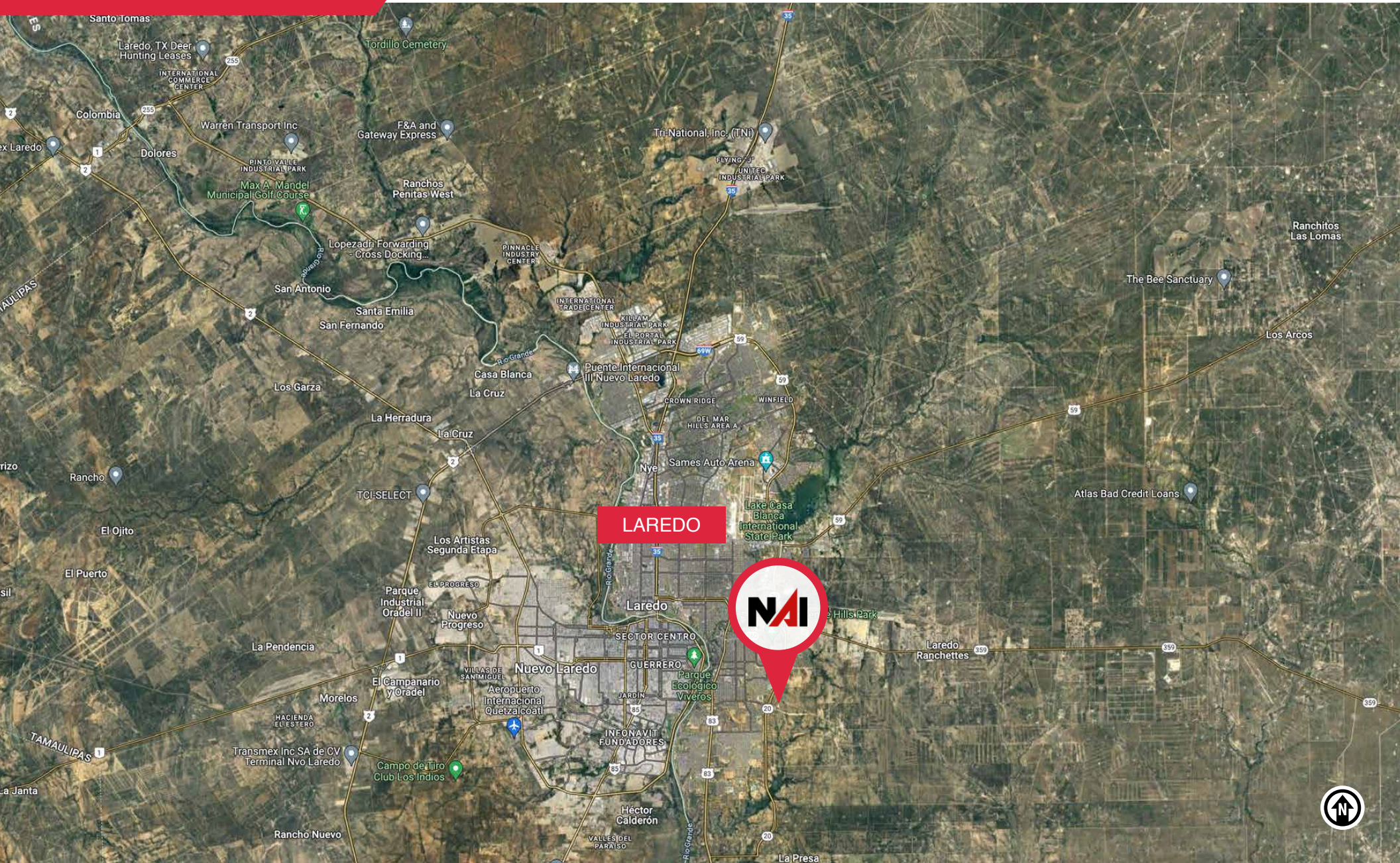


**Businesses/
Employees**



**Consumer
Expenditures**

322519 Wright Ranch Blvd. Regional Map



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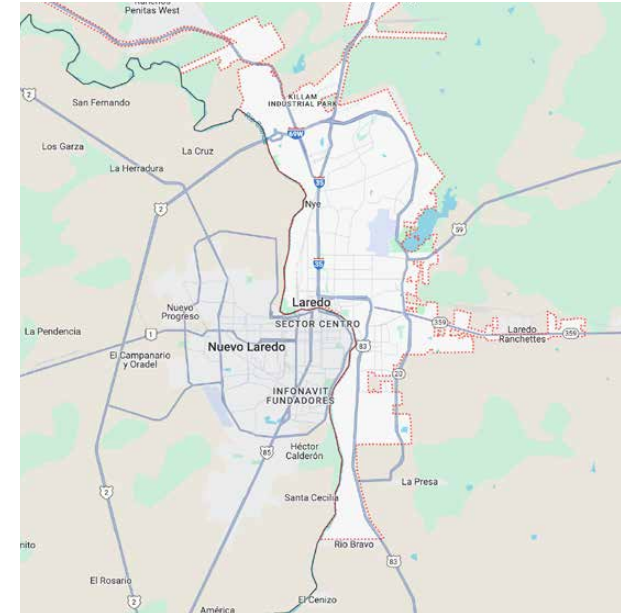
Laredo, Texas

Laredo, Texas, stands as a beacon of economic vitality and opportunity in the heart of South Texas. With its strategic location along the US-Mexico border, Laredo has long been a hub of international trade and commerce. The city's economy thrives on its robust trade relationships, bolstered by its status as the largest inland port in the United States. As a result, Laredo enjoys a diverse and dynamic marketplace, attracting businesses and investors from across the globe.

The real estate sector in Laredo reflects this buoyant economy, with steady growth and demand across residential, commercial, and industrial properties. The city's favorable business climate, coupled with its proximity to major transportation routes, makes it an attractive destination for both local entrepreneurs and multinational corporations looking to establish or expand their operations. As a result, property values have appreciated steadily, presenting lucrative opportunities for investors and homeowners alike.

Laredo's retail landscape is equally vibrant, with a thriving mix of local boutiques, national chains, and specialty stores catering to diverse consumer preferences. The city's multicultural heritage adds to the richness of its retail offerings, with a wide array of authentic Mexican goods and cuisine contributing to the unique shopping experience. Additionally, Laredo benefits from a steady stream of cross-border shoppers from Mexico, further stimulating its retail sector and bolstering its reputation as a shopping destination.

Furthermore, Laredo's robust job market and low unemployment rate underscore its resilience and economic strength. The city's diverse economy, which encompasses sectors such as logistics, healthcare, education, and manufacturing, provides ample employment opportunities for residents and newcomers alike. With a skilled workforce and a supportive business environment, Laredo continues to attract talent and investment, positioning itself for sustained growth and prosperity in the years to come.



322519 Wright Ranch Blvd.
America's Inland Port



NAI Swisher & Martin Realty
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AMERICA'S INLAND PORT

#1 Inland Port in the U.S.

#3 Largest Customs District in the U.S.

12,000 Commercial crossings each day

over 650 Rail crossings each day

\$126B in exports per year

\$177.37B in imports per year

97% of US/Mexico Trade was handled in Laredo

\$25M Industrial/Warehouse Building Permits (1st Qtr 2019)

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Presented by



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Joey Ferguson is a powerhouse real estate professional with over 15 years of experience in the business. He has been named a Top Producer seven years running since 2009, and is recognized as one of the top real estate agents in Laredo, TX and the surrounding area. Clients describe Joey Ferguson as “extremely knowledgeable,” and he is known to push on behalf of his clients to bring results. Joey’s specialties include buyer’s agent, listing agent, consulting, and commercial real estate. He is well versed in every aspect of the real estate world, and serves his clients with exceptional customer care. Joey Ferguson is a worldclass gentleman and a highly skilled salesman.

As a married family man with four wonderful children - three girls and a boy - Joey understands what it means to put family first. Working with clients and guiding them through the process of purchasing or selling residential and commercial real estate are Joey’s areas of expertise. He is always honest and ethical, never putting you, your family or your business in a position of unfair compromise. And as a REALTOR, Joey goes above and beyond the even the highest expectations of top real estate agents. He has been a part of the Laredo community since 2001 and has taken the real estate market by storm with remarkable sales ability. Joey loves learning about and using new technology, and appreciates beautiful historical architecture. In his spare time,

Joey loves to hang out with his kids and play on their PS4 with them. He also leads an active lifestyle, enjoying football, soccer, biking, jogging, swimming and a variety of outdoors sports. Joey’s personal life is as well rounded as his professional life.

