

PAD SITE- LAREDO, TX

105 CIELITO LINDO BLVD

Laredo, TX 78046



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**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

PROPERTY SUMMARY

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Laredo, TX 78046



PROPERTY DESCRIPTION

The Retail Pad Site located at the intersection of Cielito Lindo and Zapata Highway in Laredo, Texas, offers a prime location for commercial development. Surrounded by a high residential density and in close proximity to a major arterial road and Laredo College, this site presents an excellent opportunity for retailers to establish a thriving business.

PROPERTY HIGHLIGHTS

- Proximity to Zapata Highway
- Excellent Visibility from Cielito Lindo Blvd
- Fast Growing Market
- Easily Accessible

OFFERING SUMMARY

Sale Price:	\$850,291
Lot Size:	1.22 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,602	7,299	16,328
Total Population	7,448	33,062	68,928
Average HH Income	\$36,695	\$37,665	\$39,708

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AERIAL MAP

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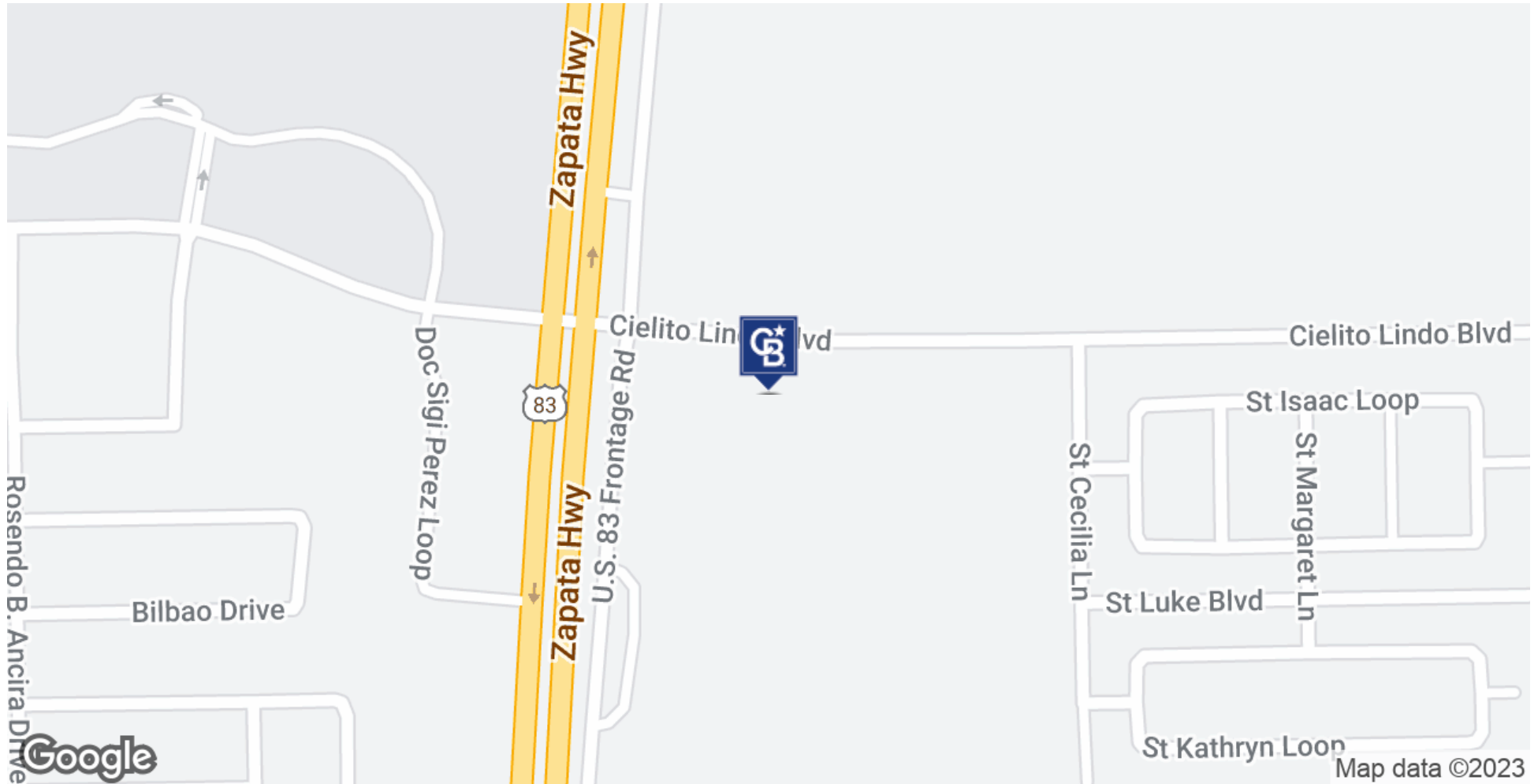


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LOCATION MAP

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DEMOGRAPHICS

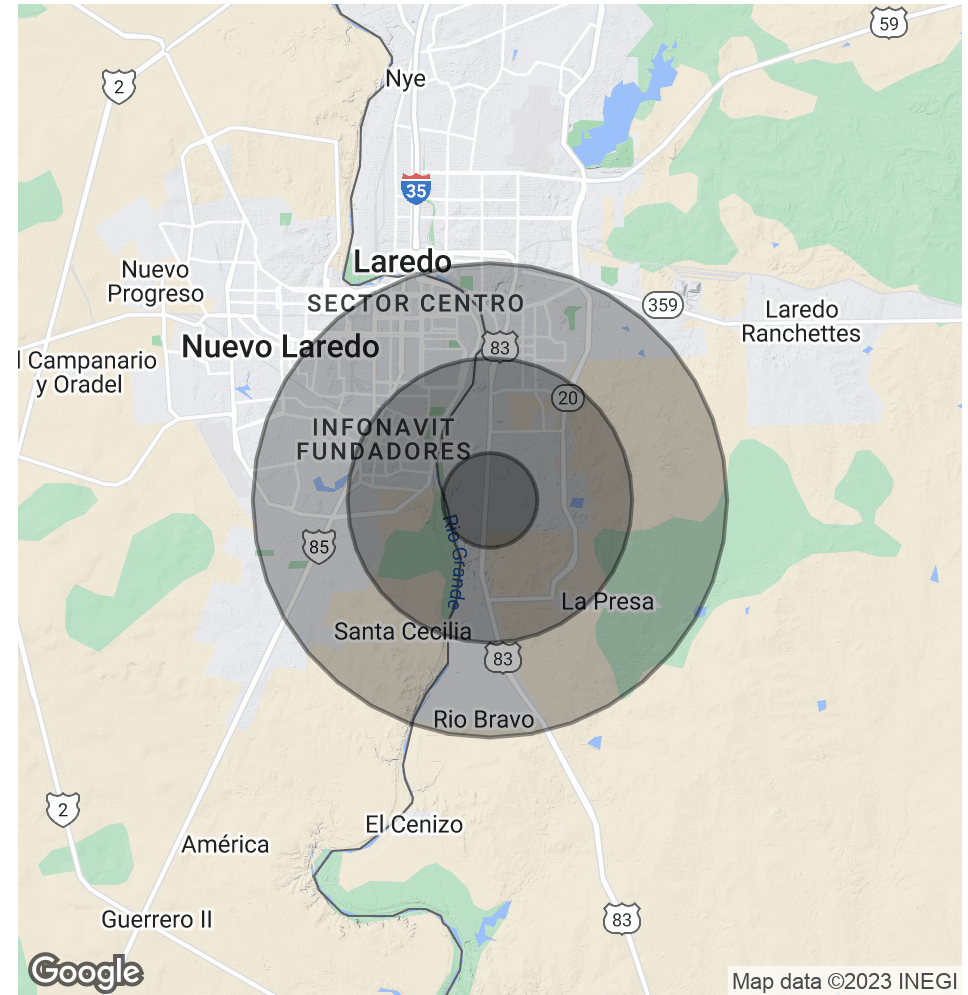
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,448	33,062	68,928
Average Age	21.9	21.7	23.5
Average Age (Male)	20.2	19.9	21.2
Average Age (Female)	24.8	23.4	25.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,602	7,299	16,328
# of Persons per HH	4.6	4.5	4.2
Average HH Income	\$36,695	\$37,665	\$39,708
Average House Value	\$75,276	\$75,618	\$97,951

* Demographic data derived from 2020 ACS - US Census



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