

FREESTANDING BUILDING LAREDO, TX

917 FARRAGUT ST

Laredo, TX 78040



AVAILABLE FOR SALE OR GROUND LEASE

Daniel Galvan, SIOR, CCIM

956 451 2983

dgalvan@cbcworldwide.com

Michael Pacheco

956 739 5172

michael.pacheco@cbcworldwide.com

Andrew Brittingham

956 235 2229

abrittingham@cbcworldwide.com



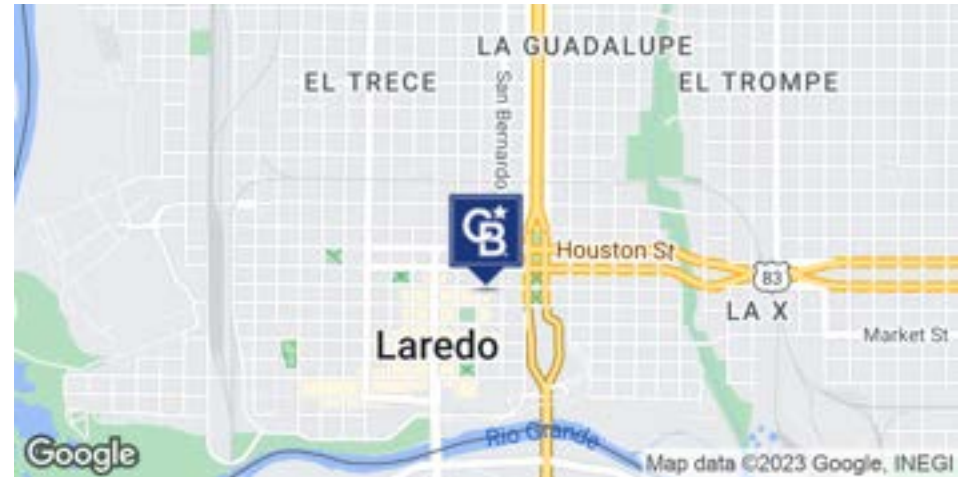
**COLDWELL BANKER
COMMERCIAL**

RIO
GRANDE VALLEY

PROPERTY SUMMARY

917 FARRAGUT ST

Laredo, TX 78040



OFFERING SUMMARY

Sale Price:	\$1,700,000
Ground Lease Rate:	\$125,000.00/YR
Building Size:	6,720 SF
Lot Size:	0.36 Acres
Year Built:	1991
Market:	Webb
Submarket:	Laredo

PROPERTY OVERVIEW

Former bank branch located in the heart of Laredo, TX. Its close proximity to I-35 and major arterial roads, as well as shopping and dining options, ensures exceptional visibility, accessibility, and convenience. With a vibrant local community, thriving economy, and abundant amenities, this location provides an enticing investment proposition.

PROPERTY HIGHLIGHTS

- Easily Accessible
- Downtown Laredo
- Proximity to I-35
- Available Ground Lease

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SITE

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AERIAL MAP

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LOCATION MAP

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DEMOGRAPHICS

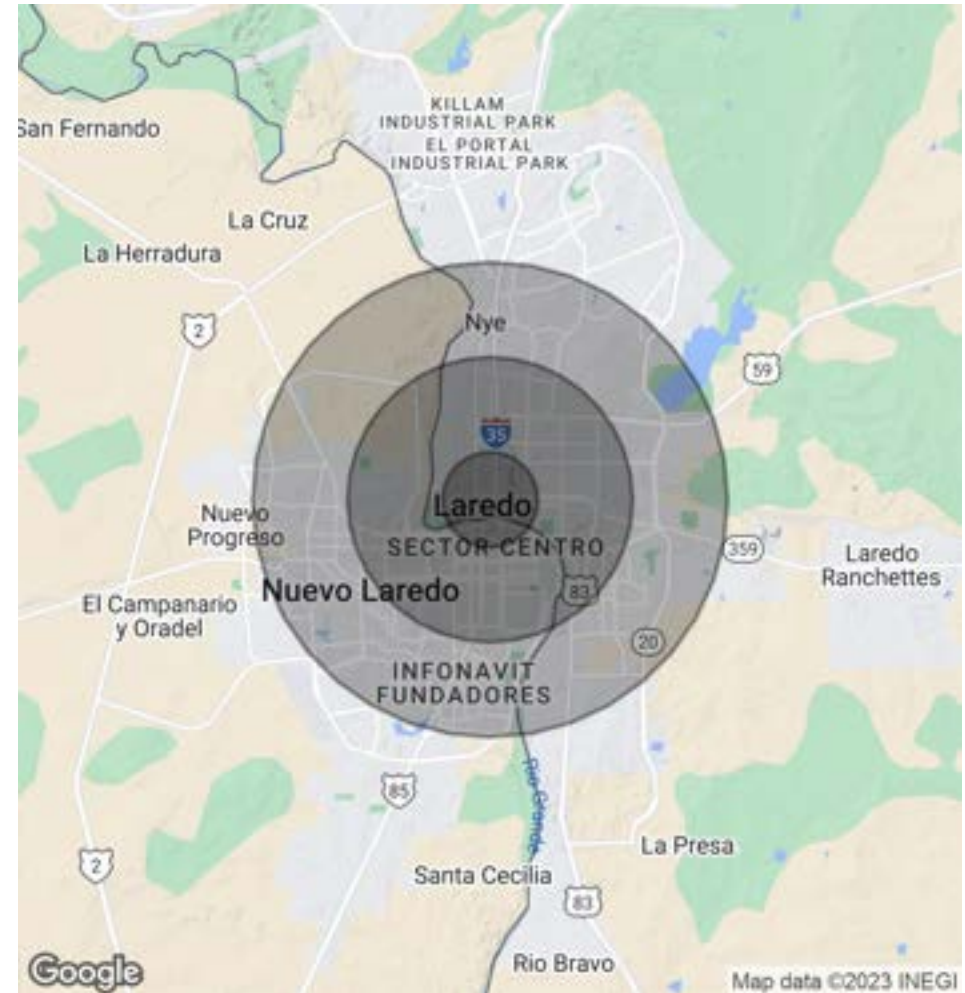
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,154	89,408	172,499
Average Age	29.6	30.5	29.5
Average Age (Male)	25.9	28.6	27.9
Average Age (Female)	33.2	33.1	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,792	30,380	54,078
# of Persons per HH	2.5	2.9	3.2
Average HH Income	\$27,573	\$39,448	\$50,485
Average House Value	\$68,715	\$94,520	\$114,322

* Demographic data derived from 2020 ACS - US Census



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