

FREESTANDING BUILDING - LAREDO, TX

102 DEL COURT

Laredo, TX 78041



AVAILABLE FOR SALE OR GROUND LEASE

Daniel Galvan, SIOR, CCIM
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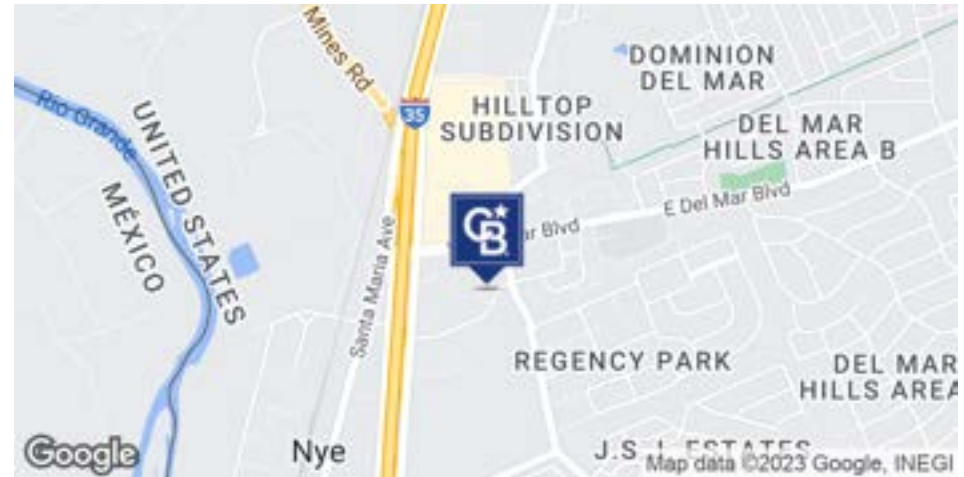


**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

PROPERTY SUMMARY

102 DEL COURT

Laredo, TX 78041



PROPERTY DESCRIPTION

Exceptional opportunity in Laredo, Texas - a freestanding building with an unbeatable location. Situated in close proximity to the bustling I-35 and other major arterial roads, as well as an array of shopping and dining options, this property offers the ideal setting for a wide range of businesses.

PROPERTY HIGHLIGHTS

- Easily Accessible
- Excellent Visibility
- Freestanding
- Available for Ground Lease

OFFERING SUMMARY

Sale Price:	\$2,000,000
Ground Lease Rate:	\$250,000.00/YR
Lot Size:	1.26 Acres
Building Size:	6,826 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,996	30,168	55,696
Total Population	8,161	90,462	168,813
Average HH Income	\$77,361	\$65,329	\$61,552

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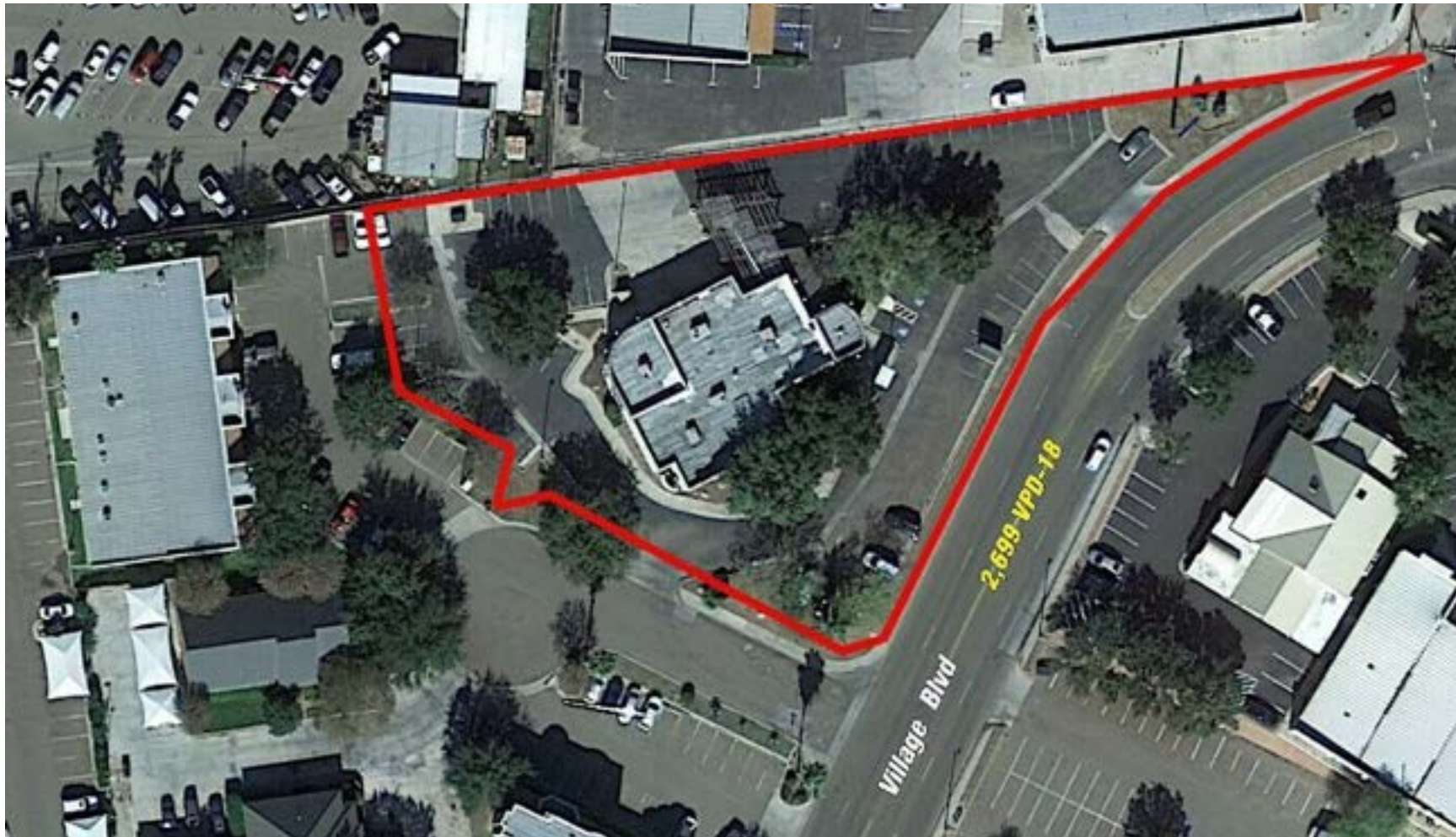


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SITE

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SITE MAP

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AERIAL MAP

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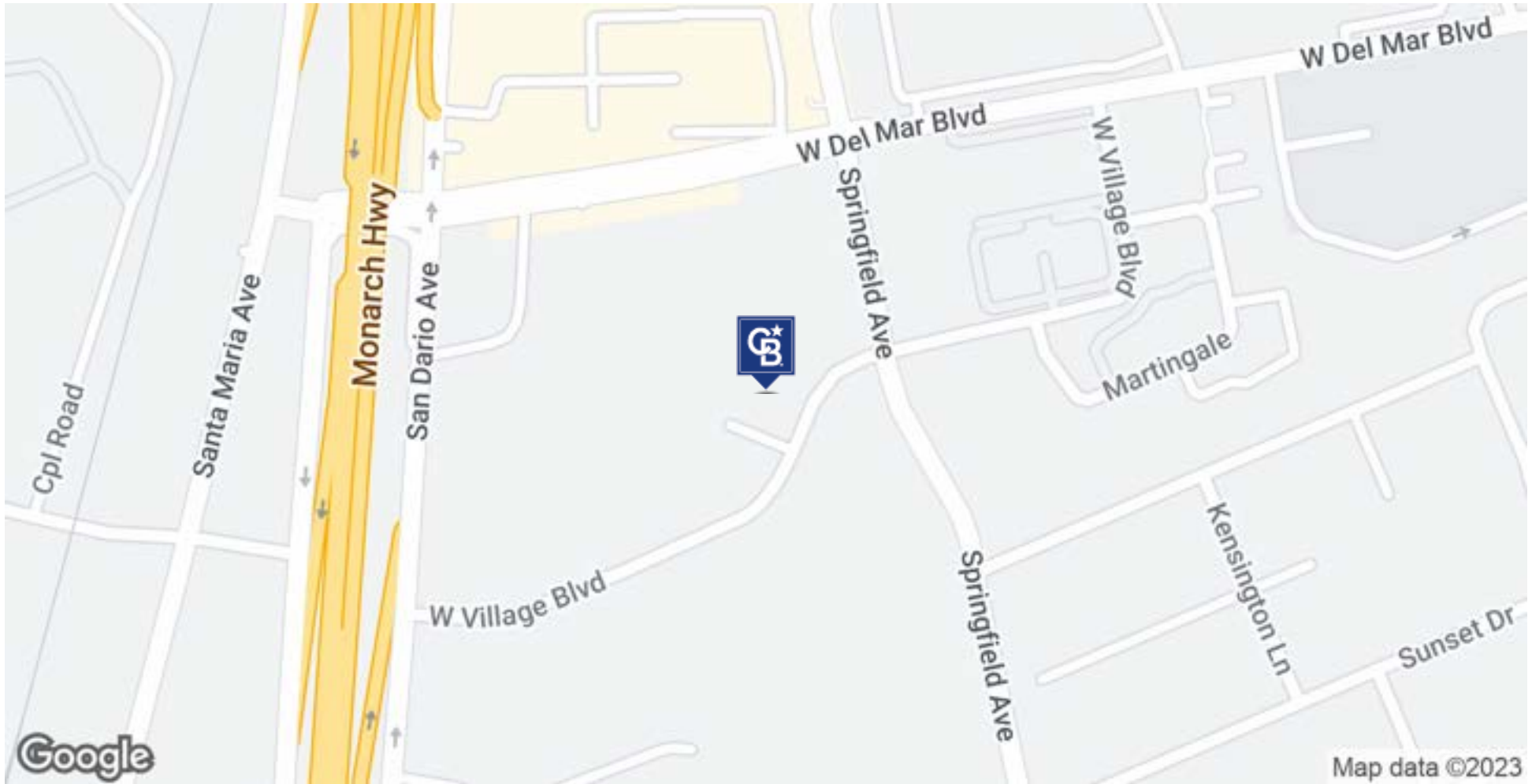


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LOCATION MAP

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DEMOGRAPHICS

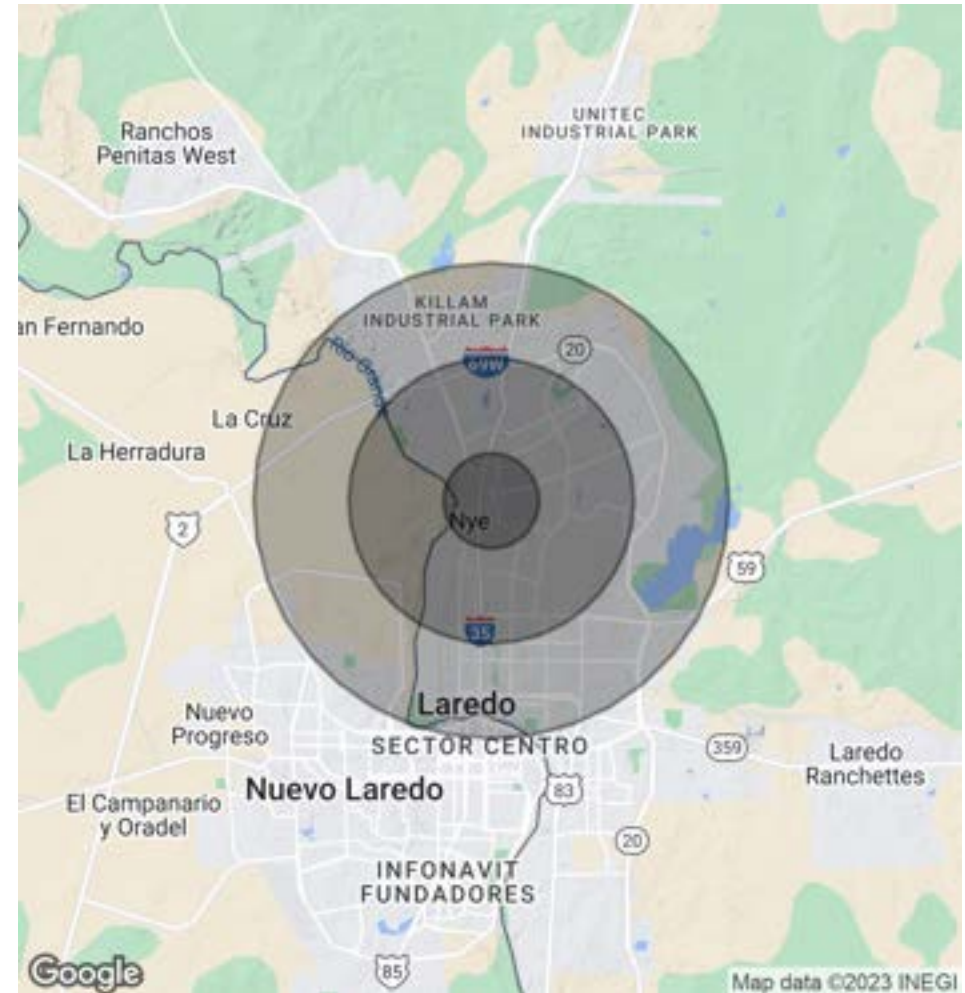
102 DEL COURT

102 Del Ct Laredo, TX 78041

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,161	90,462	168,813
Average Age	36.5	33.1	31.8
Average Age (Male)	35.8	31.8	30.5
Average Age (Female)	36.3	34.7	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,996	30,168	55,696
# of Persons per HH	2.7	3	3
Average HH Income	\$77,361	\$65,329	\$61,552
Average House Value	\$182,700	\$150,067	\$147,696

* Demographic data derived from 2020 ACS - US Census



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