

# INDEPENDENCE PLAZA

SEC MCPHERSON RD AND BOB BULLOCK LOOP LAREDO, TX 78045

SHOP COS.



MANAGED BY AN AFFILIATE OF  
**KIMCO**™  
REALTY

*Kevin Clements* / **KEVIN@SHOPCOMPANIES.COM** / **210-985-7291**

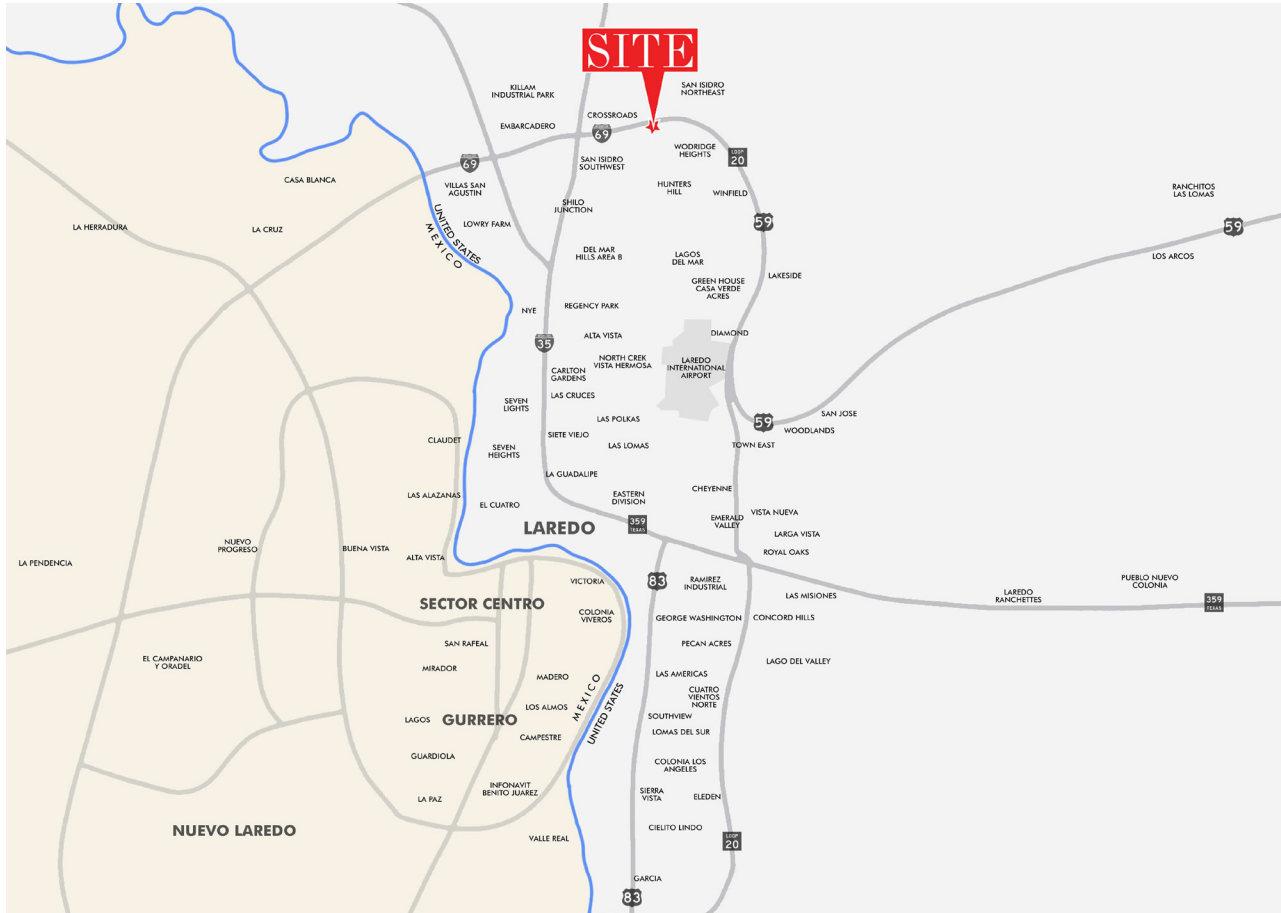
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## PROJECT SCOPE

Located on the high-traffic outer loop of Laredo, Independence Plaza is one of the premier retail destinations in the market. Anchored by HEB Plus!, this large-scale project provides customers with an eclectic mix of restaurant, retail, and lifestyle shopping opportunities. This dense residential-oriented project services the northern Laredo customer, as well as the commuter customer using Bob Bullock Loop.

## DETAILS

- 597,883 SF GLA
- Triple Nets: \$6.48 PSF
- Please contact Broker for pricing

## TRAFFIC COUNTS

o McPherson Rd	23,667 VPD 23'
o Bob Bullock Loop	46,090 VPD 23'

## AREA RETAILERS



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	11,667	52,694	95,045
Avg. HH Income	\$94,019	\$98,604	\$89,307
Total Housing Units	3,420	15,390	27,577
Daytime Population	16,849	56,745	114,455
Median HH Income	\$80,575	\$81,620	\$68,739

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**INDEPENDENCE PLAZA**  
Laredo, Texas  
OVERVIEW

**PLAZA DE SAN ISIDRO**  
Aldi, Dunkin', Burlington

**INDEPENDENCE PLAZA**  
ULTA, ROSS, TJ-maxx, HOBBY LOBBY, petco, H-E-B plus!

**NORTH CREEK PLAZA**  
H-E-B, M, Target, BED BATH & BEYOND, OLD NAVY, BEST BUY

**PLANTATION CENTRE**  
H-E-B, GNC, ALDI, STARBUCKS

**MALL DE NORTE**  
Macy's, H&M, Dillard's, JCPenney, GAP

**World Trade Bridge**

**Office DEPOT**

**ROSS, Michaels, petco, dd's DISCOUNTS, Party City, K, Sams Club, Burlington**

**Lowie's**

**Ashley at home**

**H-E-B**

**BIG LOIS H-E-B**

**Laredo International Airport**

**Lake Casa Blanca, Lake Casa Blanca International Park**

**Casa Blanca Country Club**

**TRAFFIC VOLUME DATA:**  
 - 76,510 vpd  
 - 57,244 vpd  
 - 52,709 vpd  
 - 101,703 vpd  
 - 46,450 vpd  
 - 6,774 vpd  
 - 64,803 vpd  
 - 52,864 vpd  
 - 33,612 vpd

**Highways:** 35, 20, 59, 420

**POP. 265,761**

**MEXICO UNITED STATES**

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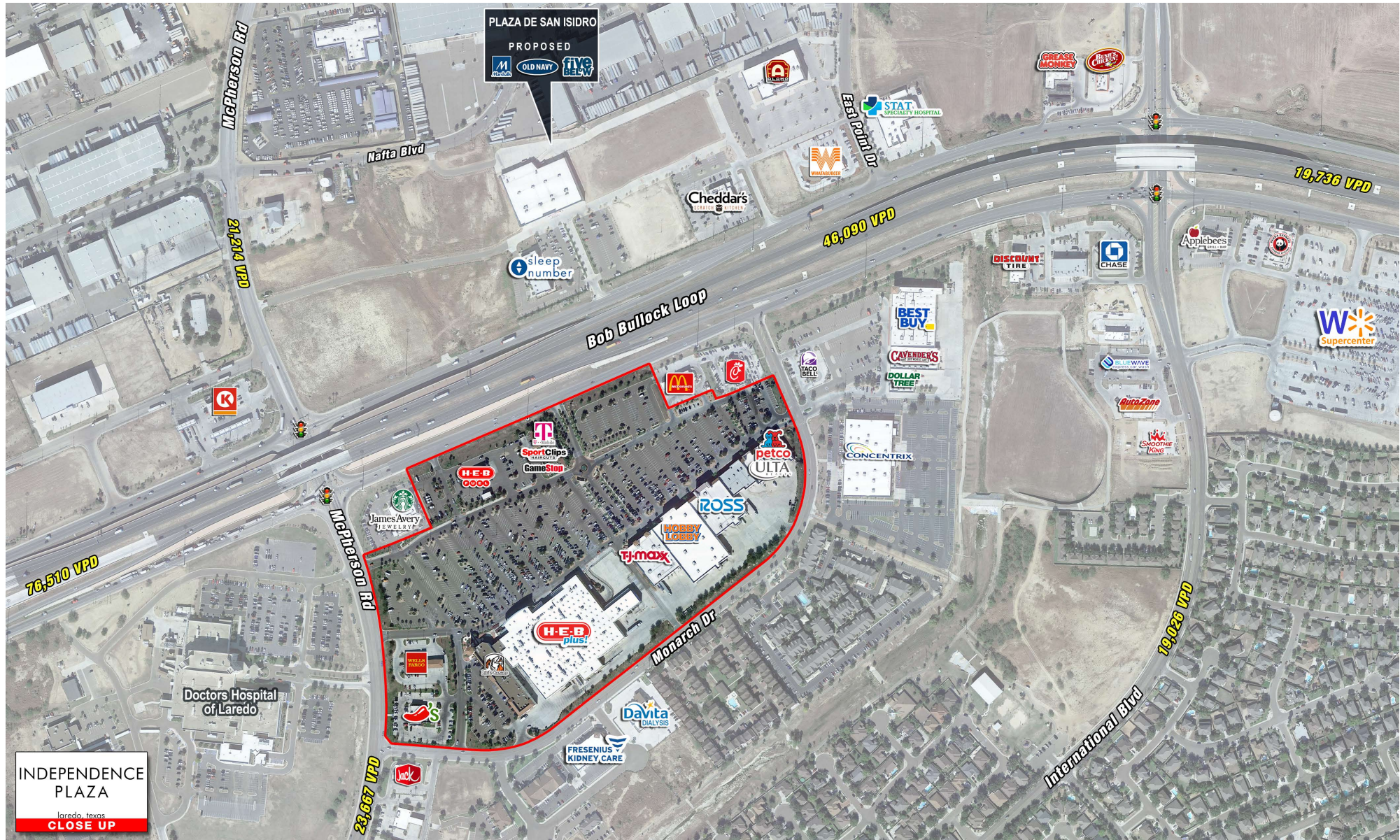
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TENANT	SQ FT
2 T-Mobile	2,800
3 Wings To Go	1,800
4 Carne Asadas La Palma	2,070
5 Sports Clips	1,300
6 Klassiq Nails	1,300
7 Jersey Mike's Subs	1,400

TENANT	SQ FT
8 TSO of Laredo	2,700
9 Petco	12,000
10 Ulta	10,075
11 5.11 Tactical	5,637
12 OshKosh	2,800
13 Carter's	3,700

TENANT	SQ FT
14 Ross Dress for Less	30,187
15 Hobby Lobby	55,000
16 T.J. Maxx	26,800
17 H-E-B Plus!	147,324
18 Fred Loya Insurance	1,268
19 Time Warner Cable	4,015

TENANT	SQ FT
20 DocAid	2,000
21 H&R Block	1,500
22 Sweetberry Yogurt	1,500
23 UPS Store	1,400
24 PHO OI	2,000
25 Great American Cookie	1,230
26 Q Nails	1,290
27 Casa de Hilo	2,000
28 Little Caesars	1,300
29 Firehouse Subs	1,967
30 Planet Dental	4,126



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# INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT  
BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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