

NORTH CREEK PLAZA

NEC E DEL MAR BLVD & I-35 LAREDO, TX 78041

SHOP COS.



MANAGED BY AN AFFILIATE OF
KIMCO
REALTY

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

Zach Fregosi / **ZACH@SHOPCOMPANIES.COM** / **210-985-7116**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NORTH CREEK PLAZA

NEC E DEL MAR BLVD & I-35 LAREDO, TX 78041

SHOP COS.



PROJECT SCOPE

Located directly off IH35, North Creek Plaza provides exceptional access and visibility from the main interstate in Texas. Anchored by HEB and Target, this site presents high-density traffic patterns and an ease-of-access to the consumer that directly leads to overall sales growth for Tenants.

DETAILS

- 245,991 SF GLA
- 1,215 SF - 32,368 SF Available
- Triple Nets: \$5.56 PSF
- Please contact Broker for pricing

TRAFFIC COUNTS

o E Del Mar Blvd	21,852 VPD 23'
o I-35	97,766 VPD 23'

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	8,288	87,888	172,170
Avg. HH Income	\$114,063	\$96,232	\$92,336
Total Housing Units	2,953	28,773	54,659
Daytime Population	10,679	96,647	188,761
Median Home Value	\$235,507	\$203,986	\$211,592

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

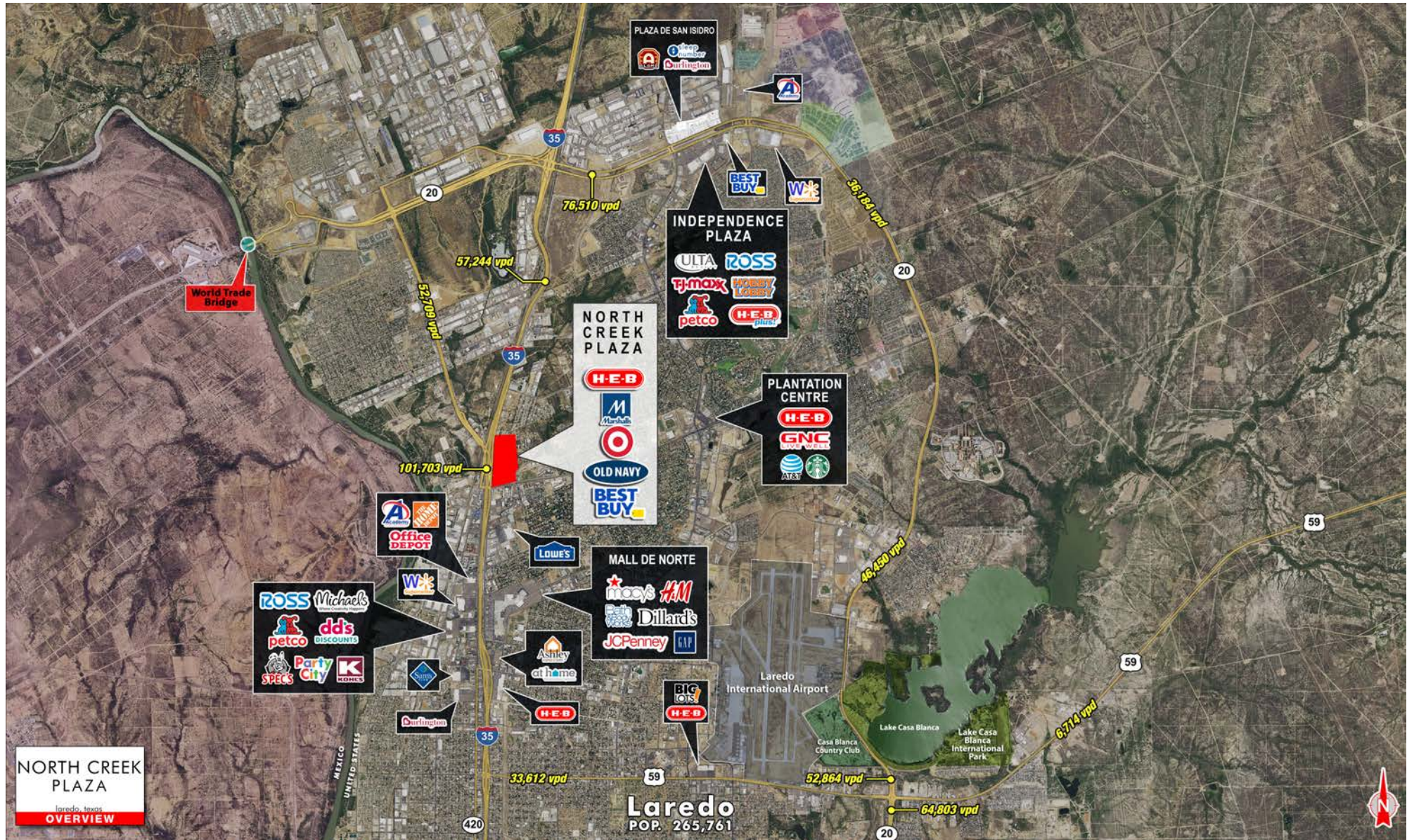
Zach Fregosi/ ZACH@SHOPCOMPANIES.COM / 210-985-7116

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NORTH CREEK PLAZA

NEC E DEL MAR BLVD & I-35 LAREDO, TX 78041

SHOP COS.



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

Zach Fregosi/ ZACH@SHOPCOMPANIES.COM / 210-985-7116

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NORTH CREEK PLAZA

NEC E DEL MAR BLVD & I-35 LAREDO, TX 78041

SHOP COS.



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

Zach Fregosi/ ZACH@SHOPCOMPANIES.COM / 210-985-7116

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NORTH CREEK PLAZA

NEC E DEL MAR BLVD & I-35 LAREDO, TX 78041

SHOP COS.

TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 AVAILABLE	32,368	9 Bath & Body Works	4,493	19 Rodeo Dental	5,269	27 Sports Clips	1,905
2 Bath & Body Works		10 America's Best	4,570	20 AVAILABLE	3,117	28 AVAILABLE	2,500
3 909 Home	3,381	11 Dollar Tree	8,029	21 The Vitamin Shoppe	3,100	29 El Venado Restaurant	4,513
4 HomeGoods	19,940	13 Whataburger	2,400	22 GameStop	1,750	30 IHOP	6,000
5 Boot Barn	12,000	15 Wells Fargo Bank	3,700	23 Wingstop	2,700	31 Applebee's	5,432
6 Old Navy	17,184	16 Casa de Hilo	2,200	24 Pizza Patron	1,568	33 Best Buy	45,699
7 Sephora	5,000	17 The UPS Store	1,200	25 Leslie's Swimming Pool Supplies	3,002		
8 Marshall's	40,000	18 Money Service Business	1,530	26 AVAILABLE	1,215		



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

Zach Fregosi/ ZACH@SHOPCOMPANIES.COM / 210-985-7116

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

NORTH CREEK PLAZA

NEC E DEL MAR BLVD & I-35 LAREDO, TX 78041

SHOP COS.



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

Zach Fregosi / **ZACH@SHOPCOMPANIES.COM** / **210-985-7116**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone