

PLANTATION CENTRE

NEQ E DEL MAR BLVD & MCPHERSON RD LAREDO, TX 78041

SHOP COS.



MANAGED BY AN AFFILIATE OF
KIMCO™
REALTY

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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.

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PROJECT SCOPE

Located in the heart of Laredo at McPherson and Del Mar, Plantation Centre is Class A retail destination for both Tenants and consumers alike. Anchored by HEB, this site allows for excellent ingress and egress as well as incredible visibility and convenience. Dense residential surroundings and two major traffic carriers make Plantation Centre one of the premier retail opportunities in the market.

DETAILS

- 136,487 SF GLA
- Suites Available
 - Suite 1 2,157 SF
 - Suite 2 4,503 SF
 - Suite 15 2,453 SF
 - Suite 23 2,100 SF - 2nd Gen Restaurant
 - Suite 26 750 SF
 - Suite 28 1,240 SF
- Triple Nets: \$6.98 PSF
- Please contact Broker for pricing

TRAFFIC COUNTS

- o McPherson Rd 39,934 VPD
- o E Del Mar Blvd 34,467 VPD

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	13,623	79,043	168,241
Avg. HH Income	\$104,765	\$91,590	\$70,550
Total Housing Units	4,249	23,589	48,218
Daytime Population	14,640	96,560	194,390
Median HH Income	\$88,182	\$71,571	\$51,545

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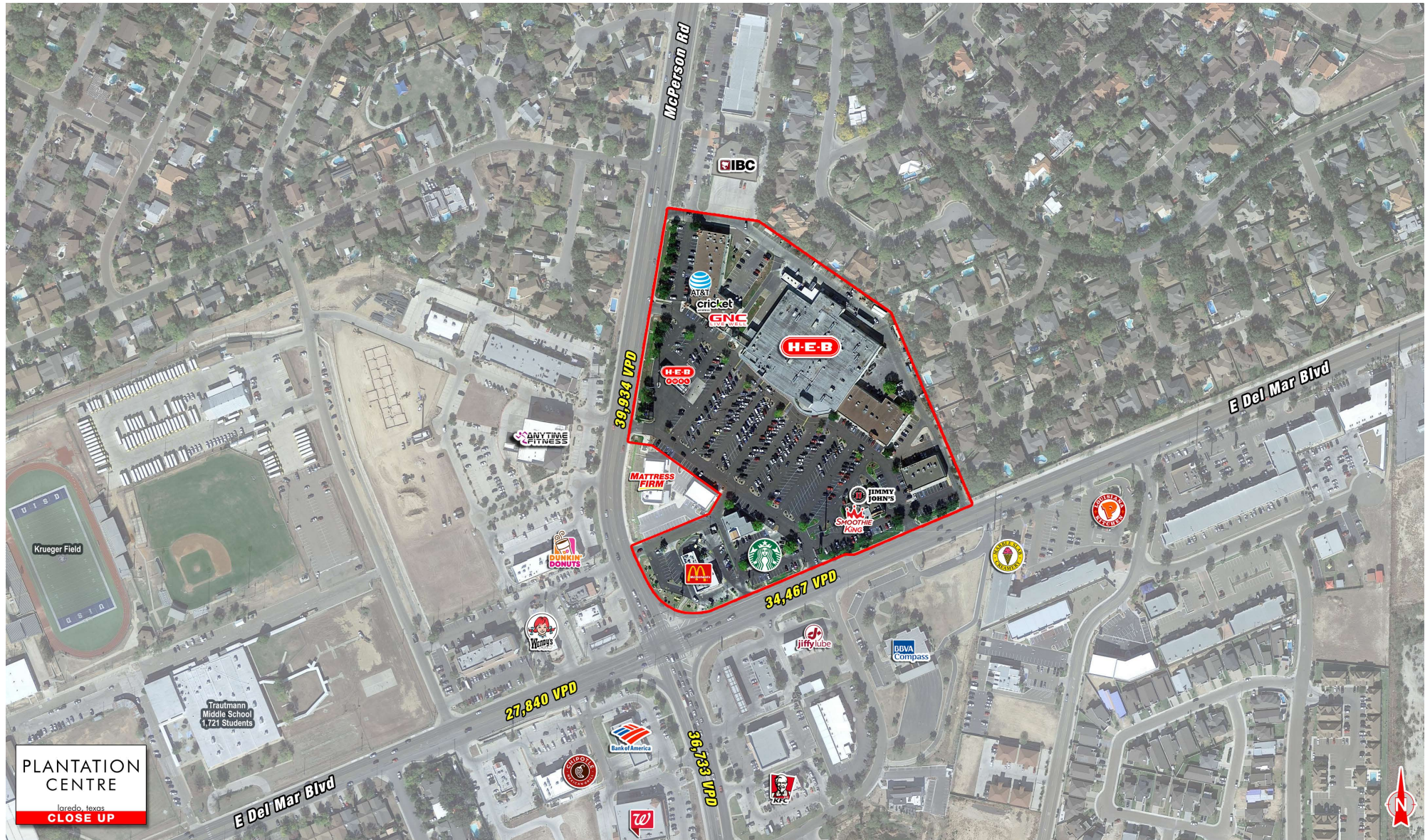
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PLANTATION CENTRE

Laredo, Texas
CLOSE UP

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TENANT	SQ FT
1 AVAILABLE	2,157
2 AVAILABLE	4,503
3 Moore Jewelers	1,400
4 Just A Cut	1,400
5 AT&T	1,893
6 Lira's Restaurant	1,500
7 Wool Gang Bakery & Grooming	1,343
8 The Joint Chiropractic	1,050
9 H & R Block	957
10 Cricket Wireless	1,785
11 GNC	1,500
12 H-E-B Grocery	85,846
13 Sally Beauty Supply	1,600
14 Casa de Hilo	2,000
15 AVAILABLE	2,453
16 Today's Vision	2,400
17 Imagine Dental of North Laredo	6,866
19 Nail Now	3,070
20 Brilliance Furniture & Gifts	1,275
21 Vietnamese Pho Restaurant	1,50
22 Jimmy John's Gourmet Sandwiches	1,383
23 AVAILABLE	2,100
24 Smoothie King	1,360
25 Starbucks	1,606
26 AVAILABLE	750
27 One Main Financial	1,550
28 AVAILABLE	1,240

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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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