

### Now Preleasing 11,500 Sq. Ft. Industrial/ Flex Office Space

5999 Mcpherson Rd.| Laredo, Texas 78041



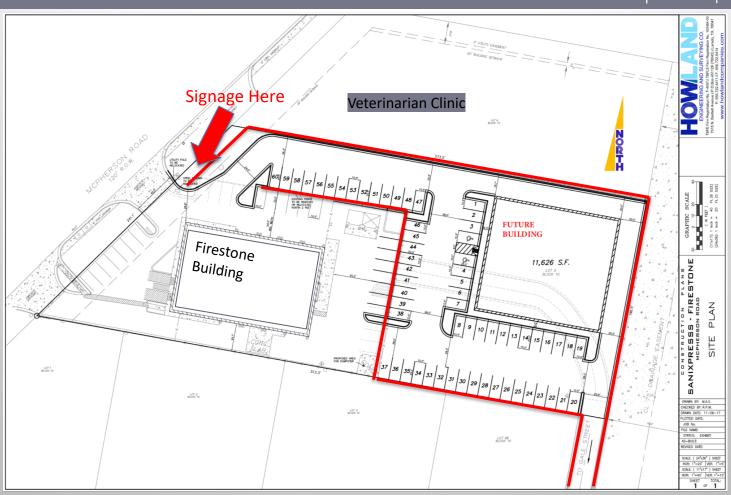
\*Proposed Rendering

- Now Preleasing proposed 11,500 SF Building All or part
- McPherson Rd. Visibility Adjacent to Firestone
- Gale Street Access for Traffic Circulation
- 1.13 Acres
- Flex/ Office/ Medical/ Industrial Space
- M1 Zoning

## Site Plan

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For more information contact:
Barry Sanditen
512.327.5353 Ext. 1
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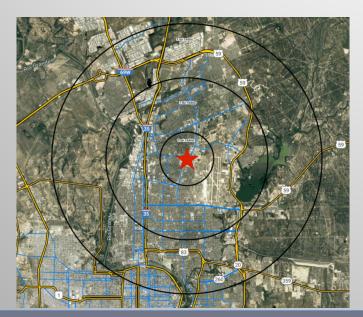


# Site Plan/ Map

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- Entry off Mcpherson Rd. has been reconfigured for better access
- Sections of the new concrete parking lot have been completed





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# **Demographics**

## Now Preleasing

11,500 Sq. Ft.

### Industrial/ Flex Office Space

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5999	McPherson Rd	1 mi radius	3 mi radius	5 mi radius
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	2019 Estimated Population	11,619	106,009	198,340
8	2024 Projected Population	12,252	111,832	210,569
Ĭ ŧ	2010 Census Population	11,649	100,248	181,154
POPULATION	2000 Census Population	11,118	86,349	145,703
l þ	Projected Annual Growth 2019 to 2024	1.1%	1.1%	1.2%
	Historical Annual Growth 2000 to 2019	0.2%	1.2%	1.9%
(0	2019 Estimated Households	4,017	33,761	60,323
ноиѕеногрѕ	2024 Projected Households	4,315	36,300	65,308
오	2010 Census Households	3,754	29,539	51,312
SE	2000 Census Households	3,452	24,381	40,059
ō	Projected Annual Growth 2019 to 2024	1.5%	1.5%	1.7%
	Historical Annual Growth 2000 to 2019	0.9%	2.0%	2.7%
	2019 Est. Population Under 10 Years	14.3%	17.0%	17.9%
	2019 Est. Population 10 to 19 Years	15.7%	16.3%	16.8%
	2019 Est. Population 20 to 29 Years	14.1%	15.3%	15.2%
AGE	2019 Est. Population 30 to 44 Years	18.1%	18.2%	18.8%
₹	2019 Est. Population 45 to 59 Years	19.7%	17.1%	16.5%
	2019 Est. Population 60 to 74 Years	13.4%	11.1%	10.3%
	2019 Est. Population 75 Years or Over	4.8%	4.9%	4.5%
	2019 Est. Median Age	34.2	30.6	29.7
S	2019 Est. Male Population	47.8%	48.6%	48.8%
F A	2019 Est. Female Population	52.2%	51.4%	51.2%
MARITAL STATUS & GENDER	2019 Est. Never Married	32.9%	38.2%	37.7%
불팅	2019 Est. Now Married	44.3%	39.0%	39.9%
RI &	2019 Est. Separated or Divorced	16.7%	16.1%	16.3%
MA	2019 Est. Widowed	6.1%	6.7%	6.1%
	2019 Est. HH Income \$200,000 or More	7.4%	4.4%	3.4%
	2019 Est. HH Income \$150,000 to \$199,999	4.9%	4.8%	4.4%
	2019 Est. HH Income \$100,000 to \$149,999	17.4%	12.9%	12.3%
	2019 Est. HH Income \$75,000 to \$99,999	9.6%	10.0%	11.0%
	2019 Est. HH Income \$50,000 to \$74,999	20.0%	15.3%	16.5%
NCOME	2019 Est. HH Income \$35,000 to \$49,999	10.7%	12.2%	12.7%
ΙĮΫ	2019 Est. HH Income \$25,000 to \$34,999	6.1%	9.9%	9.9%
=	2019 Est. HH Income \$15,000 to \$24,999	7.7%	10.7%	11.1%
	2019 Est. HH Income Under \$15,000	16.1%	19.9%	18.7%
	2019 Est. Average Household Income	\$78,277	\$62,897	\$61,185
	2019 Est. Median Household Income	\$61,786	\$53,855	\$52,561
	2019 Est. Per Capita Income	\$27,070	\$20,131	\$18,691
	2019 Est. Total Businesses	777	4,595	7,577
	2019 Est. Total Employees	4,956	45,606	75,136

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5999	McPherson Rd	1 mi radis	ıs 3 mirad	ius 5 mi radius	
Lared	do, TX 78041	i mi radio	is 3 mi radi	ius 5 mi radius	
RACE	2019 Est. White 2019 Est. Black 2019 Est. Asian or Pacific Islander 2019 Est. American Indian or Alaska Native 2019 Est. Other Races	1.7	1% 0 7% 1 3% 0	8.0% 88.19 0.9% 0.99 1.5% 1.29 0.3% 0.39 9.5% 9.59	% % %
HISPANIC	2019 Est. Hispanic Population 2019 Est. Hispanic Population 2024 Proj. Hispanic Population 2010 Hispanic Population	10,5 90.7 85.4 91.7	7% 93 8% 89	,719 186,50 3.1% 94.09 9.4% 90.89 1.2% 95.29	% %
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over) 2019 Est. Elementary (Grade Level 0 to 8) 2019 Est. Some High School (Grade Level 9 to 11) 2019 Est. High School Graduate 2019 Est. Some College 2019 Est. Associate Degree Only 2019 Est. Bachelor Degree Only 2019 Est. Graduate Degree	9.0 9. 23.0 17.3	0% 15 1% 11 0% 25 2% 17 3% 7	,152 113,88 5.2% 16.49 1.4% 11.79 5.1% 26.29 7.2% 17.09 7.8% 7.59 5.4% 14.59	% % % % % %
HOUSING	2019 Est. Total Housing Units 2019 Est. Owner-Occupied 2019 Est. Renter-Occupied 2019 Est. Vacant Housing	62.1 34.6	5% 53 5% 41	,385 63,57 3.8% 57.69 1.6% 37.39 1.6% 5.19	% %
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later 2019 Homes Built 2000 to 2009 2019 Homes Built 1990 to 1999 2019 Homes Built 1980 to 1989 2019 Homes Built 1970 to 1979 2019 Homes Built 1960 to 1969 2019 Homes Built 1950 to 1959 2019 Homes Built 1950 to 1959	10.5 18.6 27.5 20.5 6.6 2.5	5% 16 0% 17 9% 16 9% 13 1% 8	0.4% 10.6% 5.0% 18.8% 7.8% 20.1% 5.2% 14.2% 3.9% 11.1% 7.6% 6.5% 6.6% 6.0%	% % % % % %
HOME VALUES	2019 Home Value \$1,000,000 or More 2019 Home Value \$500,000 to \$999,999 2019 Home Value \$400,000 to \$499,999 2019 Home Value \$300,000 to \$399,999 2019 Home Value \$200,000 to \$299,999 2019 Home Value \$150,000 to \$199,999 2019 Home Value \$150,000 to \$199,999 2019 Home Value \$50,000 to \$99,999 2019 Home Value \$25,000 to \$49,999 2019 Home Value Under \$25,000 2019 Median Home Value 2019 Median Rent	3. 19.1 14.1 31.9 21.9 10.1 1.0 0.9 \$214,5	9% 3 1% 2 2% 9 7% 20 9% 27 39% 21 22% 20 33% 5 28 267 \$165,	0.2% 0.2% 0.29 8.0% 2.19 8.8% 6.99 1.8% 18.39 1.2% 28.8° 1.5% 25.4° 2.6% 24.2° 2.4% 2.5° 5.578 \$147,43	% % % % % % % % %

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### **Information About Brokerage Services**

Texas law requires all real estate licensees 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:
  - o 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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Barry Sanditen	314981	barry@sanditen.com	(512)327-6353
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

