



K H A L E D I

HEIGHTS PLAZA



4020 E Del Mar Blvd. Laredo, TX 78041
25,475 SF Class A Shopping Center in North Laredo

956.415.0100
contact@skgroupusa.com

KHALEDI HEIGHTS PLAZA II

Stand Alone Drive Thru | 3,000 SF



956.415.0101

contact@skgroupusa.com

skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA II

415-416 Drive Thru | 2,860 SF



956.415.0101

contact@skgroupusa.com

skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA II

401-402 Corner Drive Thru | 2,860 SF



956.415.0101

contact@skgroupusa.com
skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA II

LAREDO, TEXAS



956.415.0101

contact@skgroupusa.com

skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106

LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA II

LAREDO, TEXAS

PROPERTY OVERVIEW

4020 E Del Mar Blvd, Laredo, TX 78045

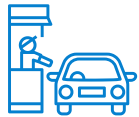
**LOCATED IN A HIGH-GROWTH AREA
IN AFFLUENT NORTH LAREDO**



**25,475 SF
BUILDING AREA**



**SUITES RANGING FROM
1,320 SF – 3,000 SF +**



**2 DRIVE-THRUS
AT END CAP & OUT-PARCEL**



**OUTDOOR SEATING
AT END-CAP SUITES**

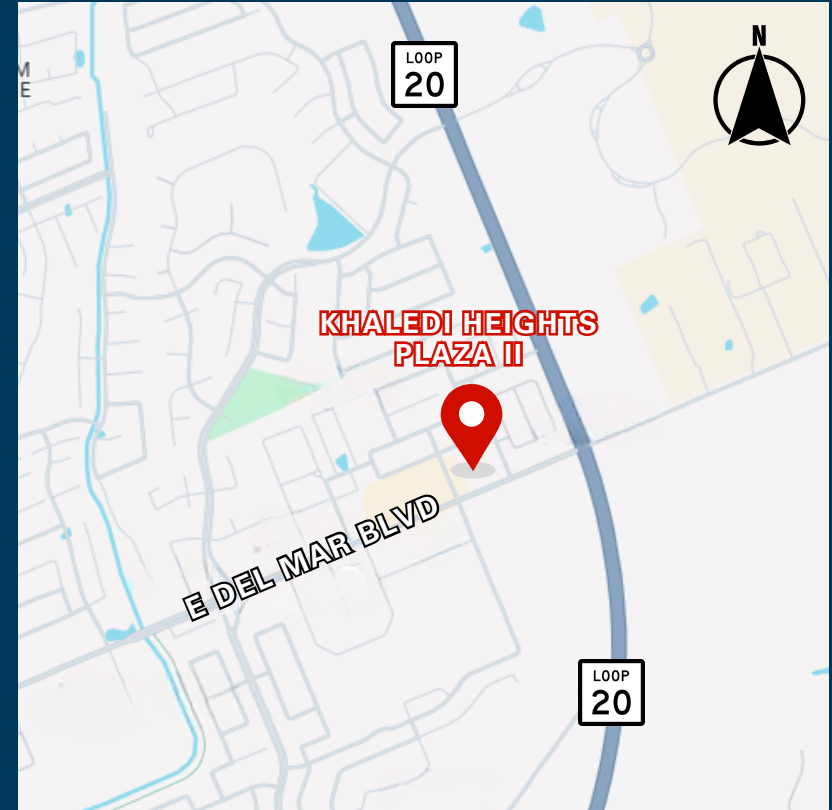


**4 POINTS OF
INGRESS/EGRESS**



**190 CAR
PARKING SPACES**

LOCATION OVERVIEW



7 minutes away from Laredo International Airport



One of the most traveled streets in Laredo:
33,288 daily traffic count.

956.415.0101

contact@skgroupusa.com
skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA II

LAREDO, TEXAS



LAREDO'S MARKET DEMOGRAPHICS:

Population: 256k
Median Age: 29.3
College Degree + Higher: 15.5k
Median Household Income: 60.9k



LAREDO'S BEST SCHOOLS ARE LOCATED WITHIN A 2-MILE RADIUS FROM THE SITE:

- J.B. Alexander High School
- United Middle School
- Colonel Santos Elementary
- Roberto J. Santos Elementary.



THE SITE IS LOCATED ON THE NORTH SIDE OF LAREDO, ADJACENT TO THE CITY'S MOST AFFLUENT NEIGHBORHOODS:

Alexander Estates, Winfield Estates,
Khaledi Heights, Plantation,
Lakeside, and The Loop.

NORTH LAREDO



956.415.0101

contact@skgroupusa.com
skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045

KHALEDI HEIGHTS PLAZA II

LAREDO, TEXAS



956.415.0101

contact@skgroupusa.com
skgholdings.com



SKG LAREDO OFFICE

3910 E. DEL MAR BLVD STE 106
LAREDO, TEXAS 78045