

LAREDO, TX - QSR LOCATION

FOR SALE

2201 East Saunders Street Laredo, TX 78043



SALE PRICE

\$1,350,000

Daniel Galvan, SIOR, CCIM

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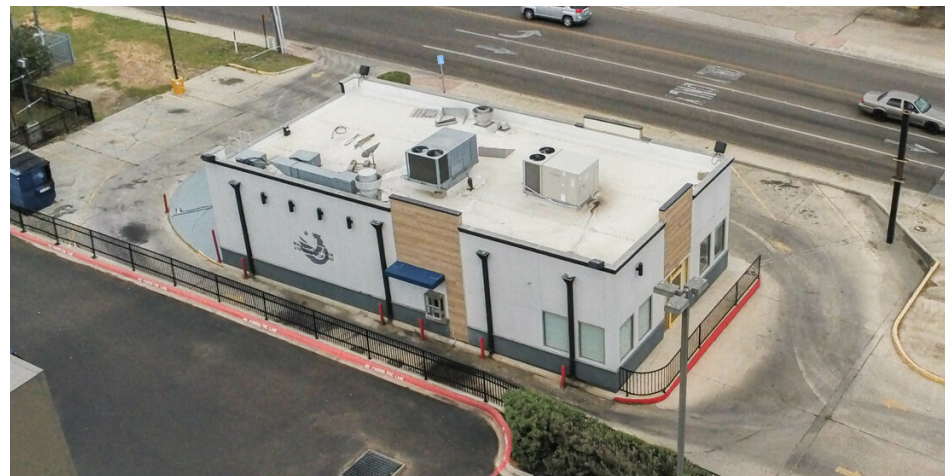


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

2201 E SAUNDERS STREET

Laredo, TX 78043



PROPERTY DESCRIPTION

Located along E Saunders Street in Laredo, this 1,891 SF commercial space with a drive-thru offers excellent visibility and accessibility within a strong commercial corridor. The property is surrounded by major anchors including H-E-B and Starbucks, and is near healthcare services such as Laredo Medical Center. It also benefits from close proximity to Laredo International Airport, adding convenience for travelers and nearby businesses. This location is ideal for medical, professional office, retail, restaurant, or service-based users seeking a well-positioned space in a growing area.

PROPERTY HIGHLIGHTS

- Near major retailers, medical services, and the airport
- High visibility and accessibility
- Ideal for medical, retail, or professional office use

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OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	1,891 SF
Lot Size:	10,454 SF
Year Built:	2007
Market:	Rio Grande Valley
Submarket:	Laredo



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AERIAL

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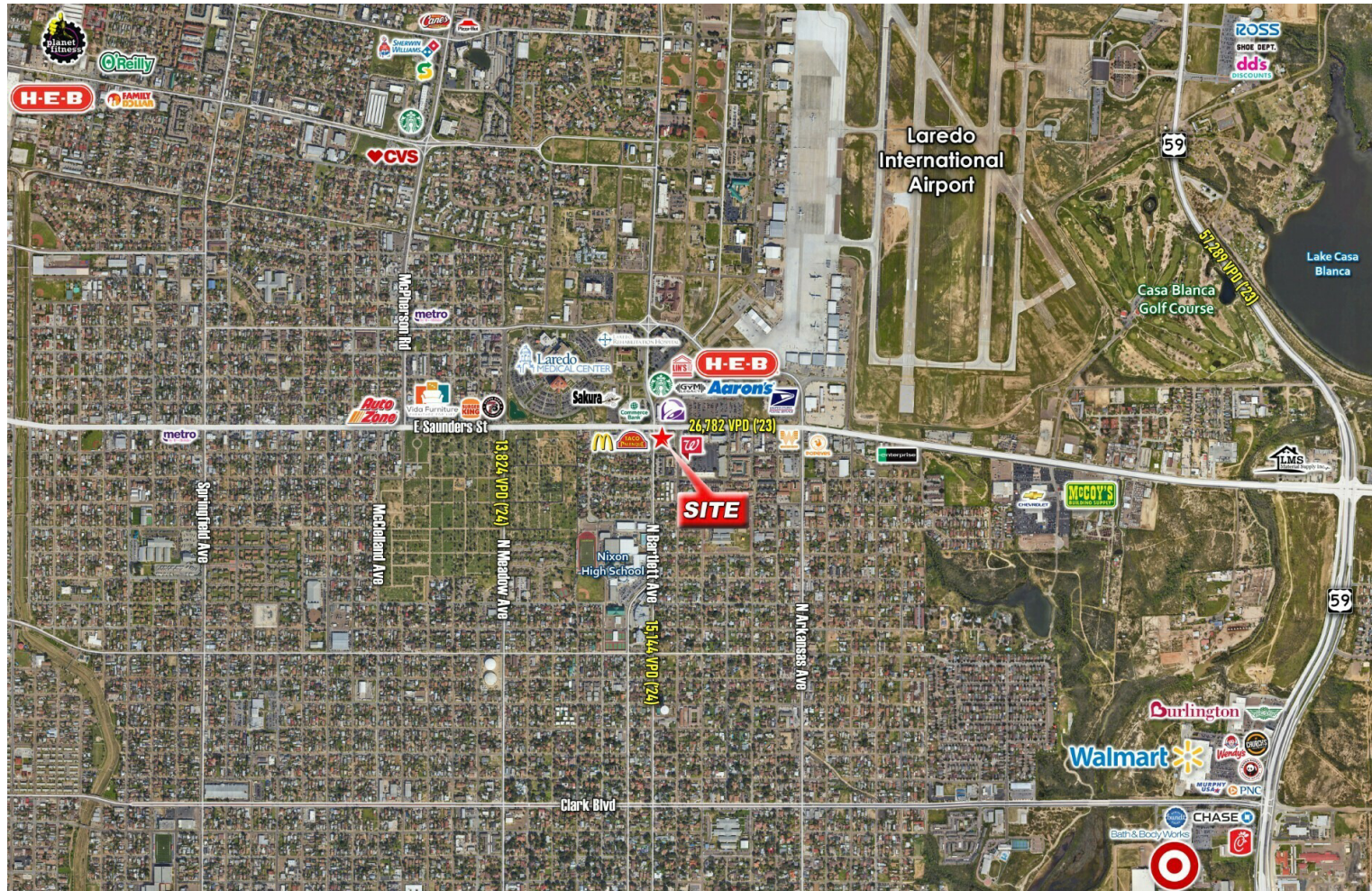


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AERIAL MAP

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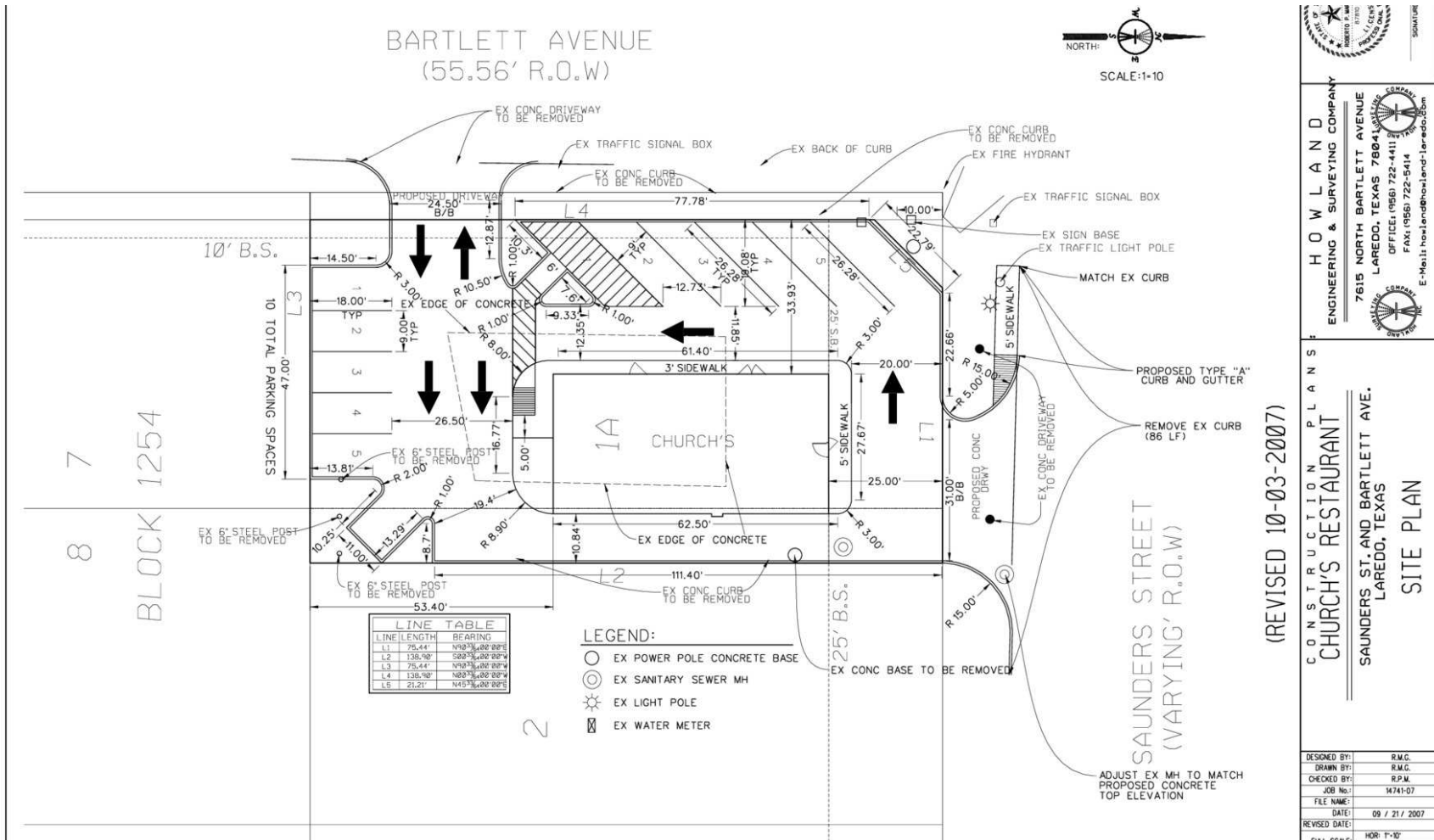


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SITE PLAN

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DEMOGRAPHICS

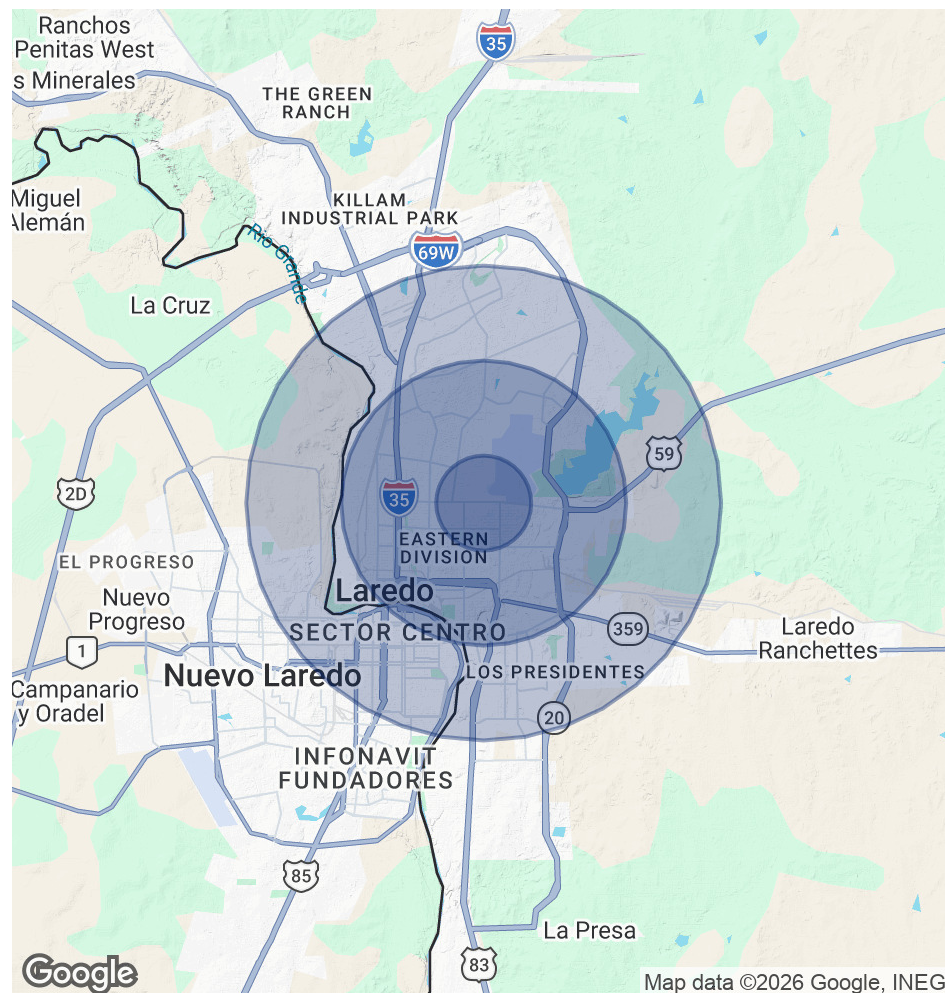
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,128	107,510	190,615
Average Age	31	32.3	32.1
Average Age (Male)	28.2	29.6	30.3
Average Age (Female)	33.6	34.8	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,677	34,720	59,081
# of Persons per HH	3	3.1	3.2
Average HH Income	\$57,422	\$70,028	\$80,409
Average House Value	\$151,812	\$176,847	\$202,466

2023 American Community Survey (ACS)



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