



LAREDO UNITED
HIGH SCHOOL
4,000+ STUDENTS

EASTPOINT
INDUSTRIAL PARK

INTERNATIONAL BLVD.

LOOP
20

LOOP
20

SAN ISIDRO NORTHEAST

NEC Loop 20 @ International Blvd.
Laredo, TX

Image © 2025 Airbus



Presented By:



Derek Quinn (512) 628-5354

derek@dbrealty.net

Steve Durhman (512) 628-5351

steve@dbrealty.net

100 E. Anderson Lane

Suite 200

Austin, TX 78752

Main Tel: (512) 833-6444

Table of Contents

Project Summary	4
Maps & Aerials	5
Site Plans	9
Traffic Counts & Demographics	10

Project Summary

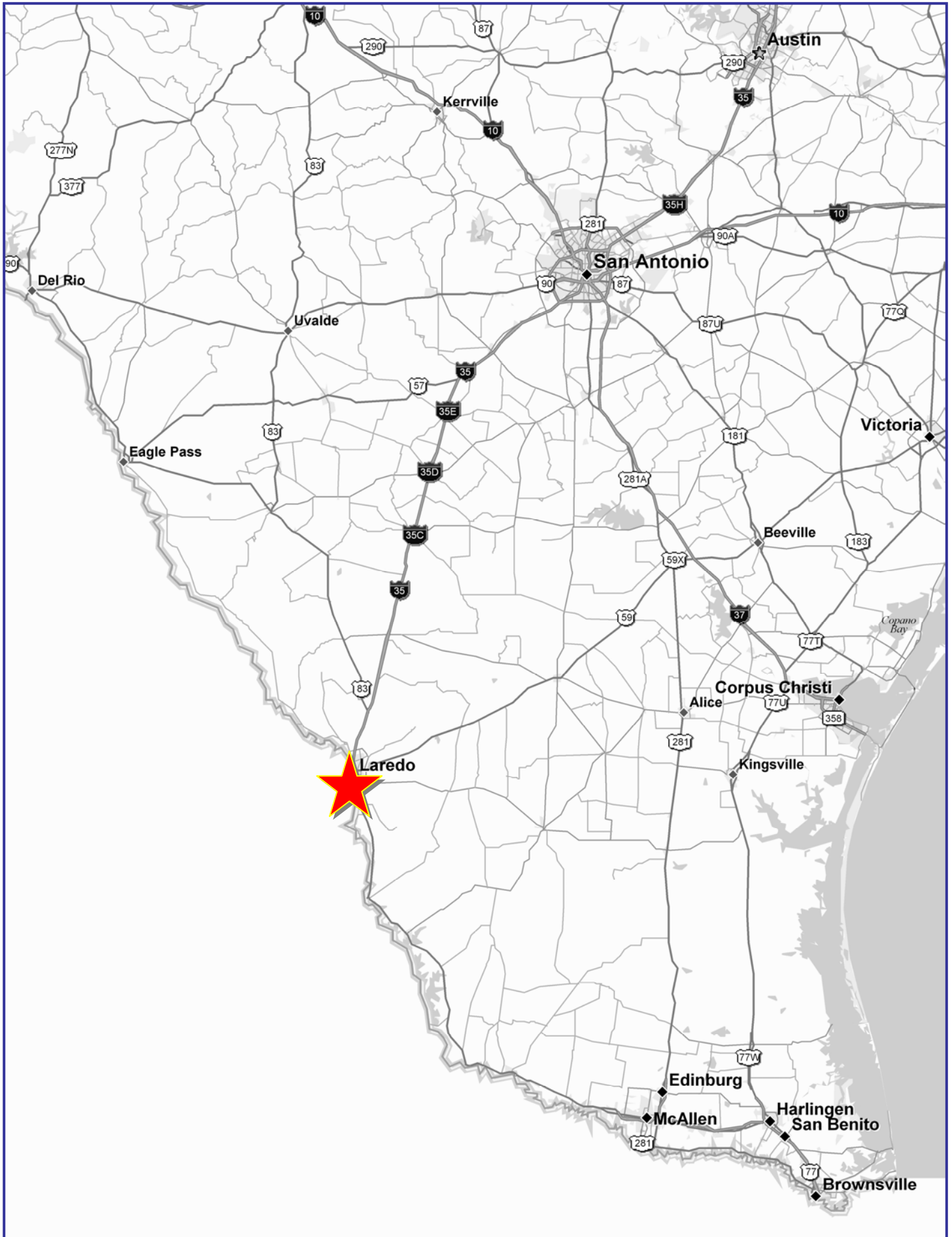
PROJECT DESCRIPTION:

San Isidro Northeast is a premier 65-acre retail development located in Laredo, one of the strongest retail and international trade markets in South Texas. Strategically positioned within a rapidly growing commercial corridor, the project offers exceptional visibility, accessibility, and long-term growth potential driven by continued residential expansion, cross-border commerce, and regional economic activity.

The shopping center features:

- Academy
- Petsmart
- Specs
- Stripes
- Restaurant Row includes PF Changs, McAlister's, Freddy's, Black Bear Diner, Buffalo Wild Wings, Dutch Bros, Chipotle, and many more to come.
- Adjacent corner includes 225,000 SF Super Wal-Mart

2025 POPULATION	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
	11,637	44,148	93,396
2025 AVERAGE HH INCOME	\$123,352	\$114,039	\$106,928
2025 TRAFFIC COUNTS	IH-35 @ Loop 20 Loop 20 @ McPherson Loop 20 @ International Blvd)		47,823 vpd 19,772 vpd 20,505 vpd







SAN ISIDRO RANCH

LAREDO, TX





LAREDO UNITED
HIGH SCHOOL
4,000+ STUDENTS

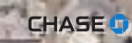
EASTPOINT
INDUSTRIAL PARK

INTERNATIONAL BLVD.

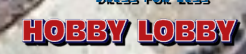
INTERNATIONAL BLVD.



DISCOUNT
TIRE



ANCIRA
Volkswagen



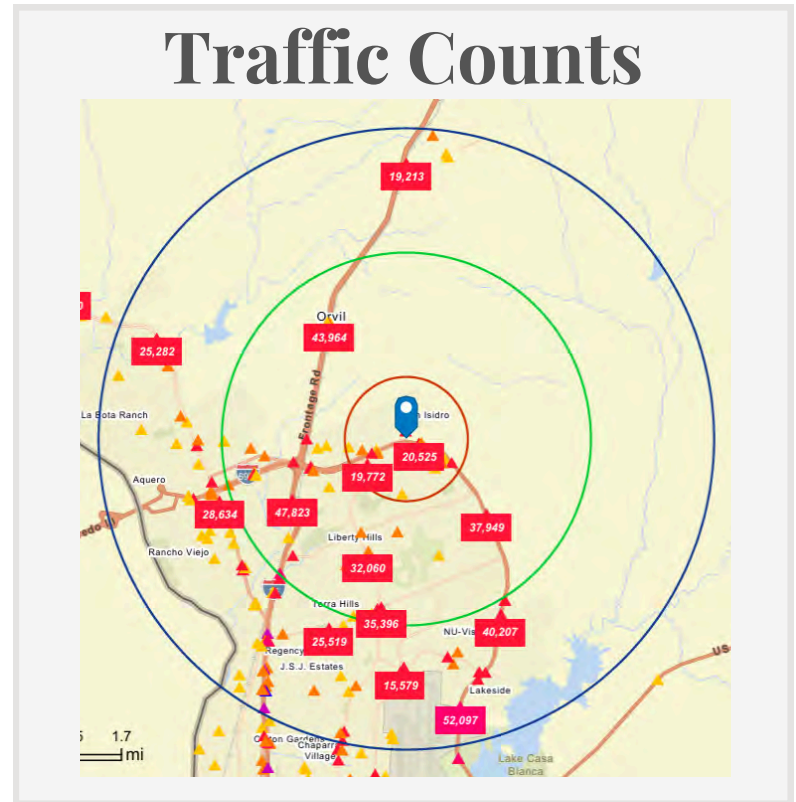
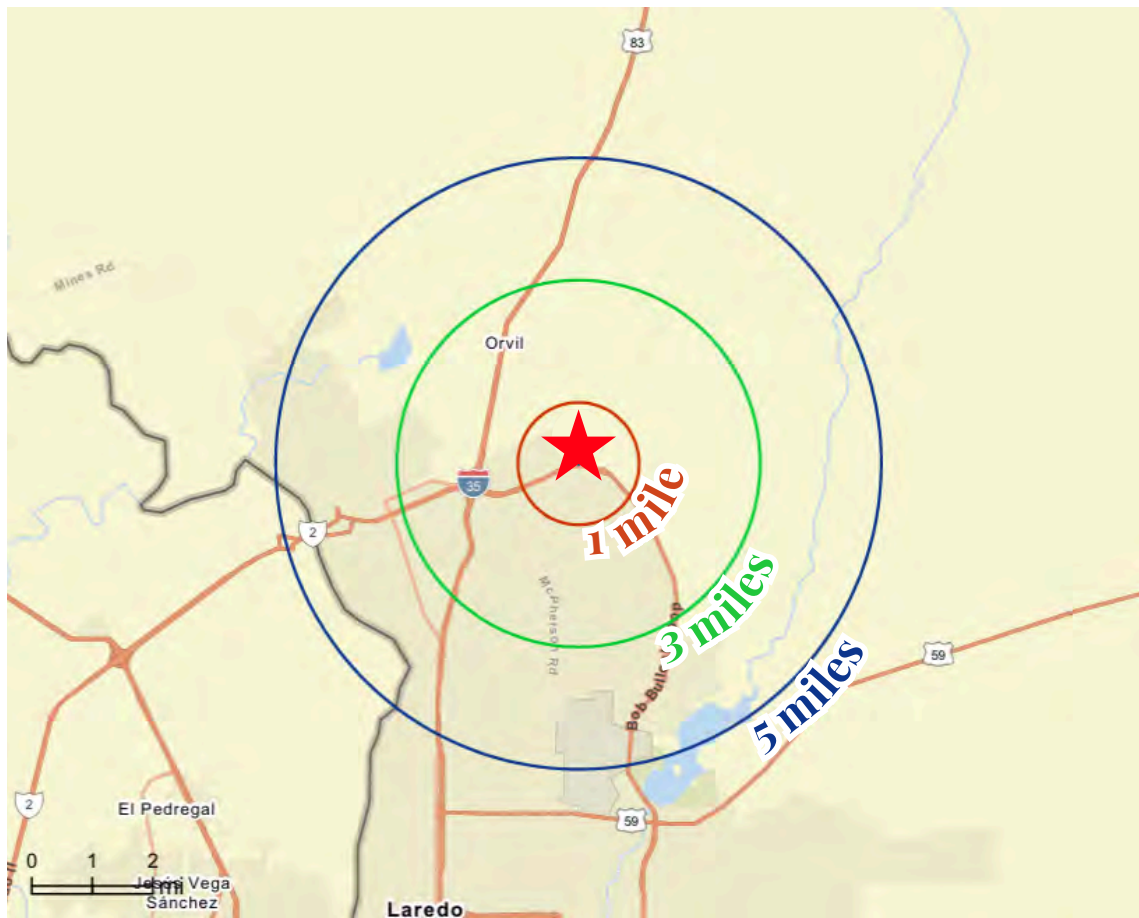
MONARCH DR.



Image © 2025 Airbus



2619 ft

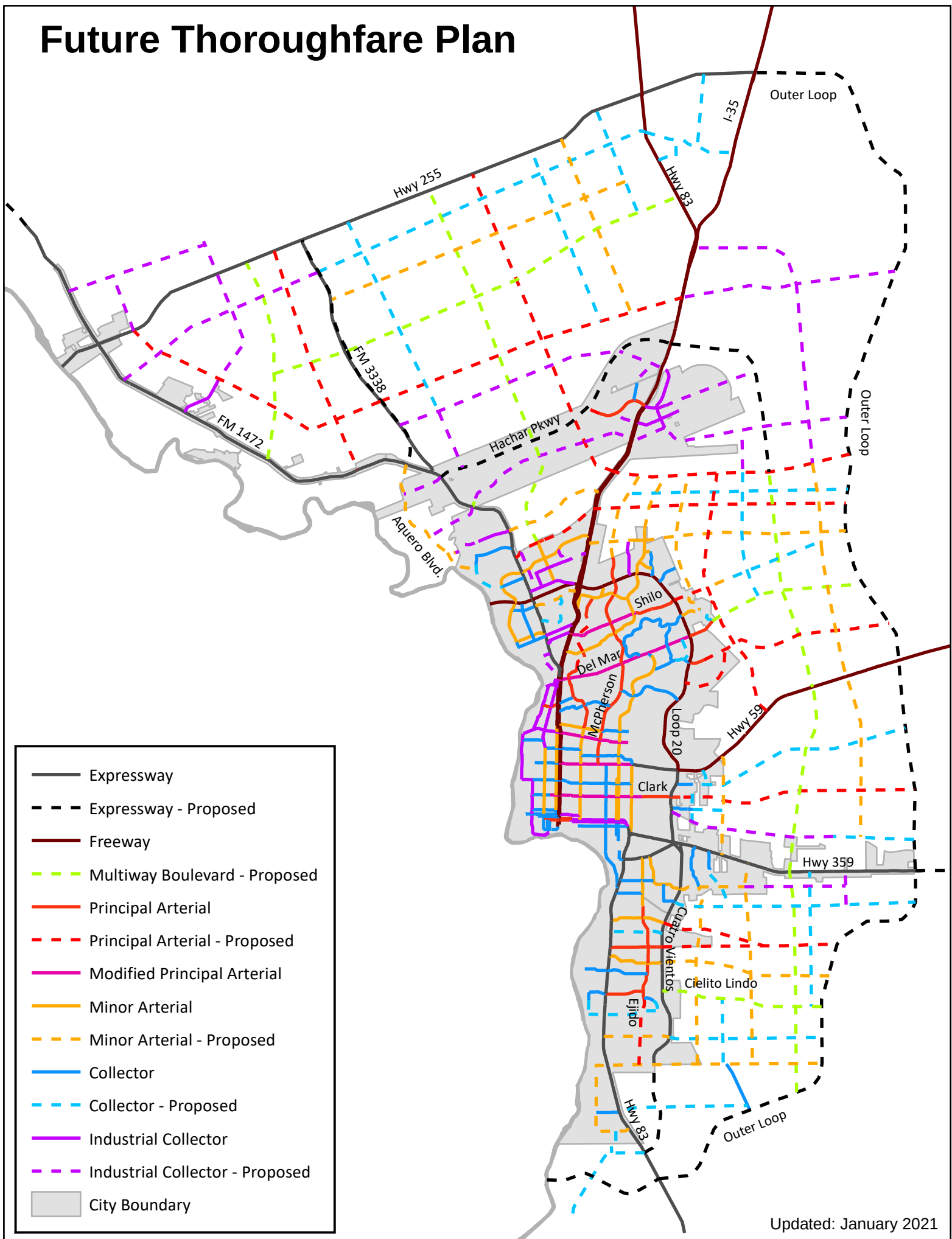


Area Demographics (2025)

© 2026 Esri

	1 mile	3 miles	5 miles
Population	11,637	44,148	93,396
Households	3,443	14,401	30,292
Avg. Household Income	\$123,352	\$114,039	\$106,928

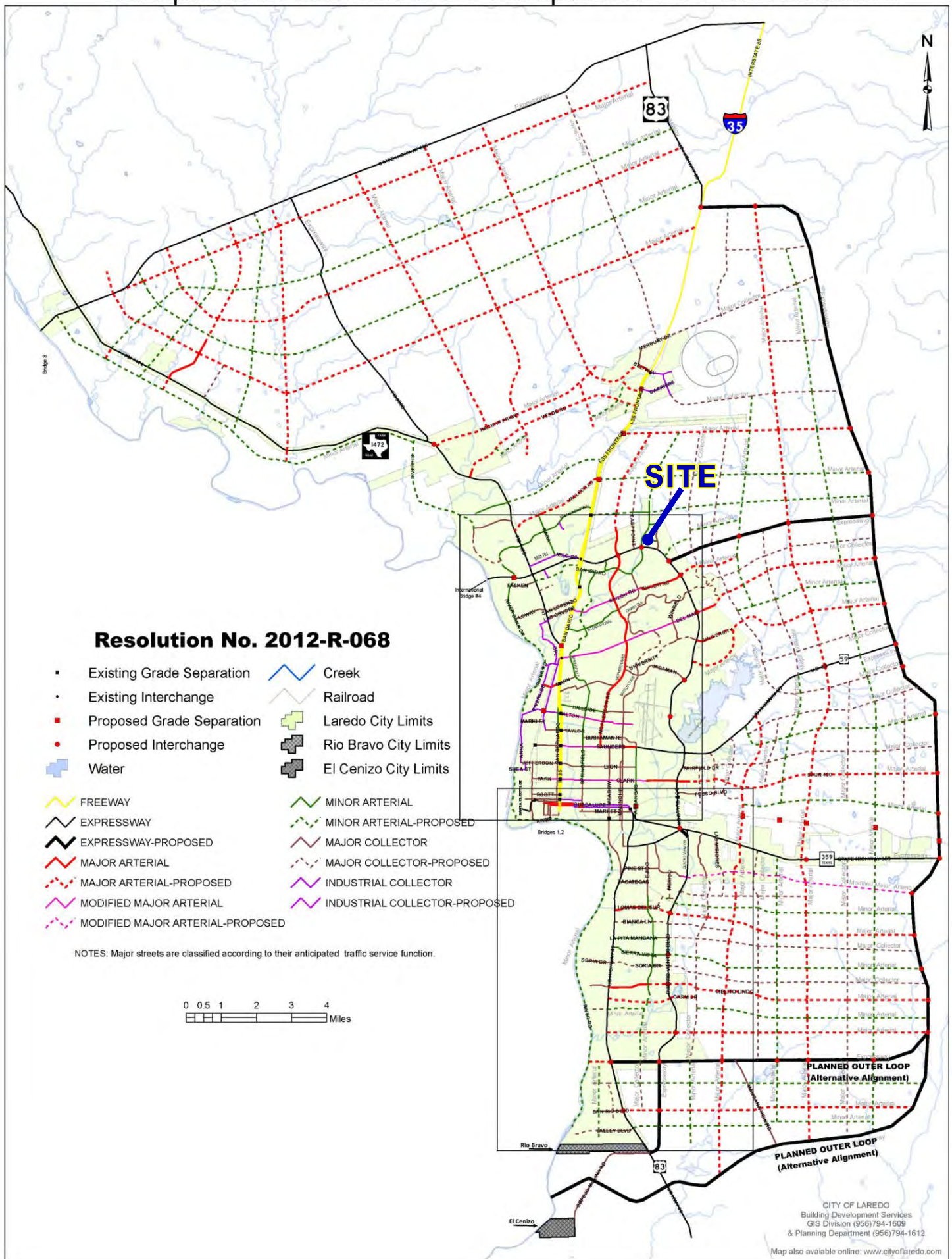
Future Thoroughfare Plan



Updated: January 2021

LONG RANGE THOROUGHFARE PLAN- LAREDO, TEXAS

Transportation Element of the Comprehensive Plan Handbook



Executive Summary

International Blvd
International Blvd, Laredo, Texas, 78045
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	6,185	32,681	74,805
2020 Population	10,632	42,281	90,387
2025 Population	11,637	44,148	93,396
2030 Population	11,961	45,110	94,786
2010-2020 Annual Rate	5.57%	2.61%	1.91%
2020-2025 Annual Rate	1.74%	0.83%	0.63%
2025-2030 Annual Rate	0.55%	0.43%	0.30%

Age			
2025 Median Age	31.7	34.5	33.6
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	35.2%	34.1%	34.1%
Black Alone	1.0%	0.8%	0.8%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	1.4%	1.3%	1.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	15.6%	14.6%	16.6%
Two or More Races	46.2%	48.6%	46.6%
Hispanic Origin	92.2%	92.3%	92.8%
Diversity Index	69.0	67.9	68.6

Households			
2010 Total Households	1,752	9,566	21,611
2020 Total Households	3,020	13,097	27,853
2025 Total Households	3,443	14,401	30,292
2030 Total Households	3,647	15,212	31,790
2010-2020 Annual Rate	5.60%	3.19%	2.57%
2020-2025 Annual Rate	2.53%	1.82%	1.61%
2025-2030 Annual Rate	1.16%	1.10%	0.97%
2025 Average Household Size	3.38	3.05	3.04
Wealth Index	89	87	80

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	17.8%	20.0%	20.0%
Median Household Income			
2025 Median Household Income	\$97,677	\$89,570	\$83,615
2030 Median Household Income	\$106,594	\$95,926	\$89,232
2025-2030 Annual Rate	1.76%	1.38%	1.31%
Average Household Income			
2025 Average Household Income	\$123,352	\$114,039	\$106,928
2030 Average Household Income	\$135,762	\$125,445	\$117,236
Per Capita Income			
2025 Per Capita Income	\$36,727	\$37,443	\$34,734
2030 Per Capita Income	\$41,636	\$42,594	\$39,366
2025-2030 Annual Rate	2.54%	2.61%	2.54%
Income Equality			
2025 Gini Index	34.2	40.5	41.9
Socioeconomic Status			
2025 Socioeconomic Status Index	57.6	55.3	50.1
Housing Unit Summary			
Housing Affordability Index	117	104	104
2010 Total Housing Units	1,820	10,153	22,854
2010 Owner Occupied Hus (%)	83.6%	80.3%	73.9%
2010 Renter Occupied Hus (%)	16.4%	19.7%	26.1%
2010 Vacant Housing Units (%)	3.7%	5.8%	5.4%
2020 Housing Units	3,111	13,683	29,341
2020 Owner Occupied HUs (%)	86.5%	75.2%	70.3%
2020 Renter Occupied HUs (%)	13.5%	24.8%	29.7%
Vacant Housing Units	3.1%	4.4%	5.1%
2025 Housing Units	3,538	14,973	31,759
Owner Occupied Housing Units	87.8%	77.0%	72.4%
Renter Occupied Housing Units	12.2%	23.0%	27.6%
Vacant Housing Units	2.7%	3.8%	4.6%
2030 Total Housing Units	3,730	15,791	33,302
2030 Owner Occupied Housing Units	3,236	11,913	23,514
2030 Renter Occupied Housing Units	412	3,298	8,276
2030 Vacant Housing Units	83	579	1,512

DISCLAIMER: The information contained herein was obtained from sources believed reliable. However, Durhman & Bassett Realty Group, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

INFORMATION ABOUT REAL ESTATE BROKERS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.