

FOR SALE

El Cenizo, Texas

Future International
Bridge

Rio Bravo, Texas

Future Laredo
Outer Loop

Subject Property

83

US Highway 83 S

South US Highway 83

U.S. Highway 83 Laredo, TX 78046

Julio Lerma

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LUXE
COMMERCIAL



PROPERTY DESCRIPTION

Located in the Laredo area, this prime property offers unparalleled access and visibility along U.S. Highway 83. With substantial land area and favorable industrial zoning, it's a lucrative opportunity for investors looking to establish or expand industrial operations. The strategic location within the thriving Laredo market offers seamless connectivity for logistical operations, making it an ideal base for industrial ventures. This property stands as a valuable asset for discerning land and industrial investors seeking a strong foothold in the dynamic Laredo region.

PROPERTY HIGHLIGHTS

- Frontage to US Highway 83
- Located near future International Bridge
- Located near future Laredo outer loop

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	126 Acres

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	1,691	13,525	76,116
Total Population	7,404	53,585	255,553
Average HH Income	\$59,946	\$60,812	\$79,350

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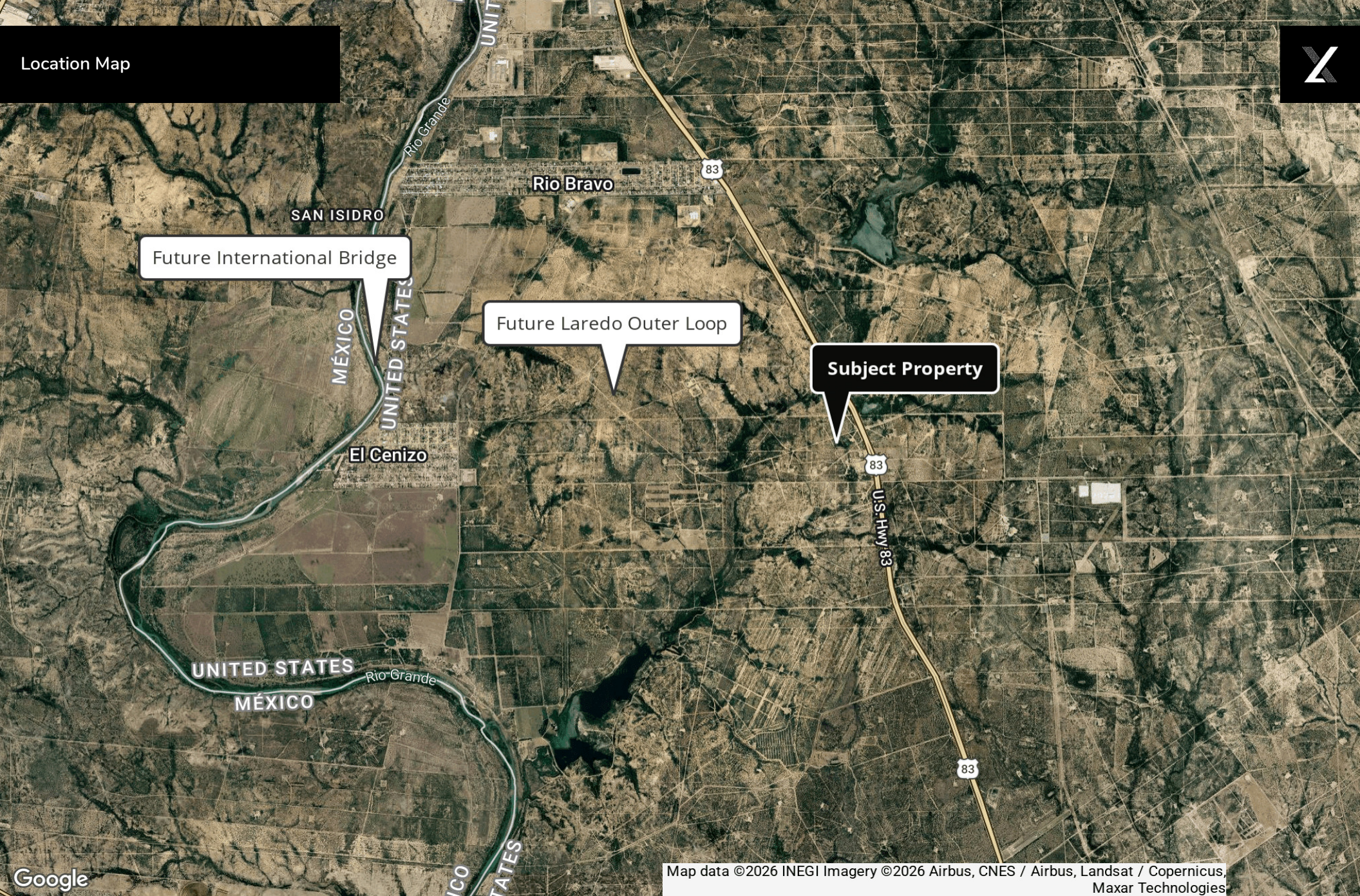
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Google

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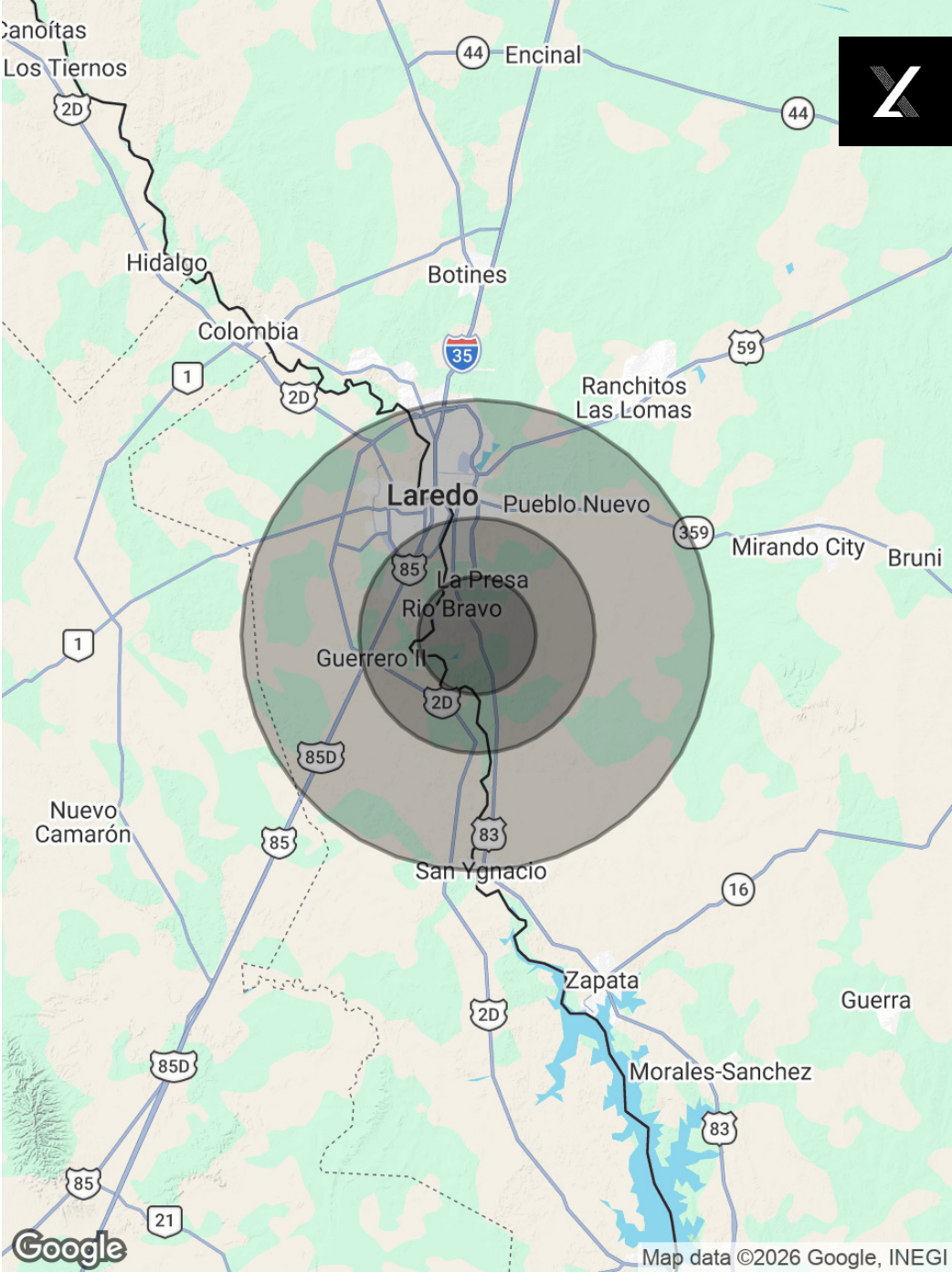
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	7,404	53,585	255,553
Average Age	25.9	24.8	30.8
Average Age (Male)	27.0	24.8	29.5
Average Age (Female)	28.6	27.0	32.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	1,691	13,525	76,116
# of Persons per HH	4.4	4.0	3.4
Average HH Income	\$59,946	\$60,812	\$79,350
Average House Value	\$85,082	\$152,086	\$191,240

2023 American Community Survey (ACS)



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