



## INDEPENDENCE PLAZA

McPherson Rd & Bob Bullock Loop, Laredo, TX

Located in North Laredo just off I-35, directly on I-69 (Bob Bullock Loop), Independence Plaza is a power center anchored by HEB plus, Ross Dress for Less, TJ Maxx, Hobby Lobby and Petco. The center is located in a high growth area and benefits from nearby major employers including the Laredo Medical Center, Doctor's Hospital, the City of Laredo & Convergys.

**WEINGARTEN  
REALTY**

**PROPERTY SIZE** 347,302 SQ. FT.

**LAT/LONG** 27.6081 N, -99.47444 W

**TRAFFIC COUNTS** MCPHERSON RD & BOB BULLOCK LOOP - 57,208

## CONTACT

### Carrie Murray

Leasing Agent  
p 713.866.6959  
cmurray@weingarten.com

### Sharlyne Friedrich

Property Manager  
p 713.866.6079  
sfriedrich@weingarten.com

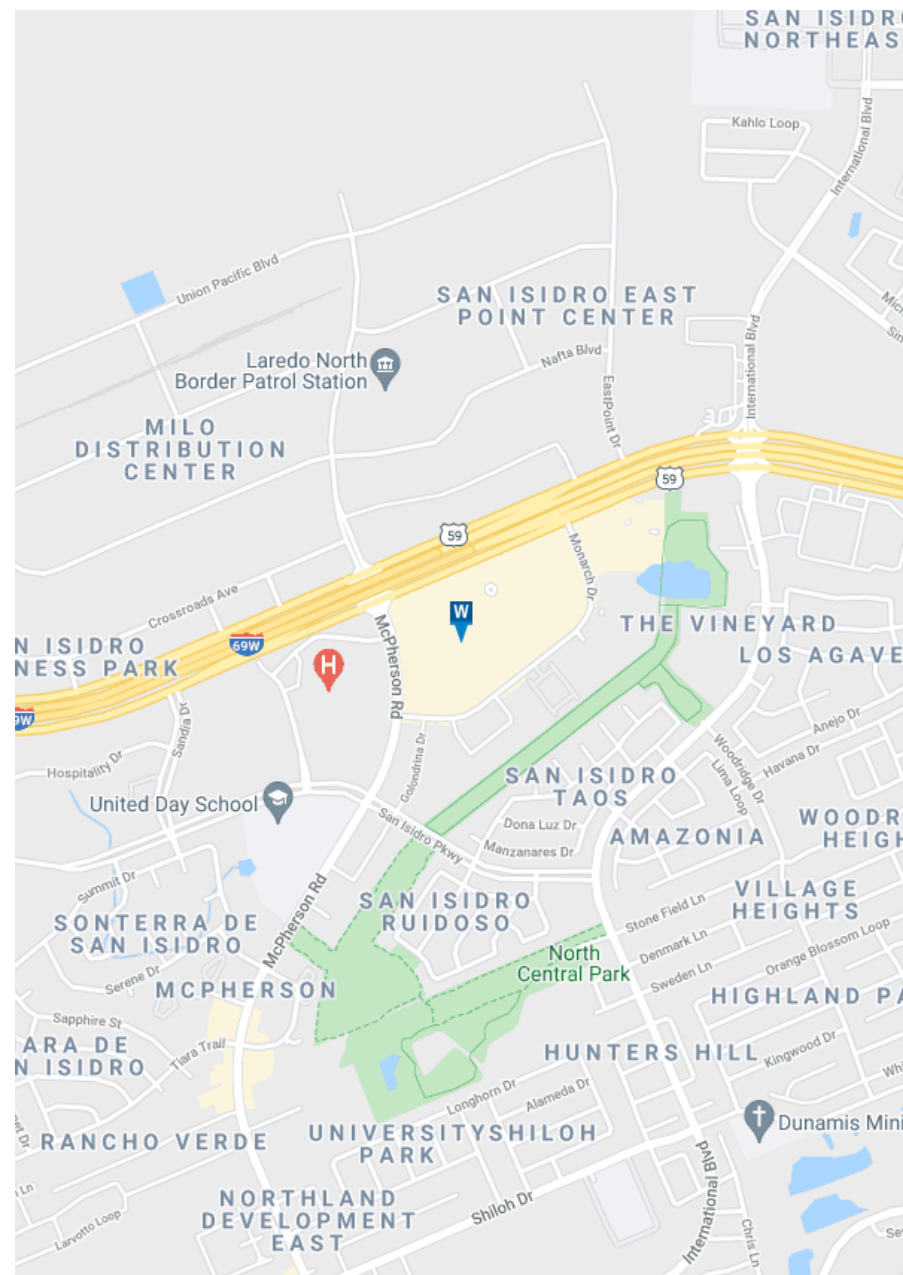


This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

## TENANT LIST

A0A	Mobile Addiction	1,268 SF	A0S	H&R Block	1,500 SF	C0K	TSO	2,700 SF
A0D	Planet Dental	4,126 SF	A0T	Doc-Aid	2,000 SF	D0A	T.J. Maxx	26,800 SF
A0G	Firehouse Subs	1,967 SF	A0W	Time Warner Cable	4,015 SF	D0E	Hobby Lobby	55,000 SF
A0H	Little Caesars	1,300 SF	B0A	HEB Grocer	147,324 SF	D0K	Ross Dress for Less	30,187 SF
A0J	Evolve Paint	2,000 SF	B0P	HEB Fuel	3,975 SF	D0L	Carter's	3,700 SF
A0L	QNail & Spa	1,290 SF	C0A	T-Mobile	2,800 SF	D0M	OshKosh B'gosh	2,800 SF
A0M	Great American		C0C	Wings To Go	1,800 SF	D0N	5.11 Tactical	5,637 SF
	Cookie Co	1,230 SF	C0E	Carne Asadas La		D0P	Ulta	10,075 SF
A0N	Pho Oi	2,000 SF		Palma	2,070 SF	D0R	Petco	12,000 SF
A0P	The UPS Store	1,400 SF	C0F	Sport Clips	1,300 SF	ROA	Chili's Bar & Grill	5,873 SF
A0R	Sweet Spot Frozen		C0G	Available	1,300 SF	ROB	Wells Fargo Bank	5,002 SF
	Yogurt	1,500 SF	C0H	GameStop	1,400 SF			

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	11,707	31,667	52,909	95,304
Average Household Income	\$91,848	\$96,432	\$94,213	\$84,657
<b>Population Trends</b>				
2000 Population	3,285	12,982	23,267	51,930
2010 Population	9,278	25,778	43,321	81,142
2020 Population	11,707	31,667	52,909	95,304
2025 Population	13,475	36,225	60,354	107,233
Absolute Growth 2010 to 2020'	26.18%	22.85%	22.13%	17.45%
Projected Growth 2020 to 2025'	15.1%	14.39%	14.07%	12.52%
<b>Race &amp; Ethnicity</b>				
% White	7.03%	6.83%	6.64%	5.88%
% Black	0.93%	0.61%	0.49%	0.4%
% Asian	1.11%	1.34%	1.44%	1.09%
% Other	0.48%	0.48%	0.44%	0.36%
% Hispanic	90.45%	90.74%	90.99%	92.28%
<b>Income &amp; Education</b>				
Median Household Income	75,846	79,673	76,239	64,771
Average Household Income	\$91,848	\$96,432	\$94,213	\$84,657
% College Graduates	57.22%	53.09%	49.53%	43.04%
<b>Age</b>				
Median Age	30.3	31.9	32.1	31.9
% Age < 18	30.92%	28.44%	27.78%	27.57%
% Age 65 +	6.26%	8.17%	8.79%	9.4%
<b>Households &amp; Housing</b>				
Households	3,432	9,208	15,449	27,651
Average Household Size	3.41	3.44	3.41	3.41
Median Housing Value	\$243,180	\$242,118	\$239,365	\$220,386
% Owner Occupied Housing	73.79%	74.77%	70.5%	66.47%
% Renter Occupied Housing	21.87%	20.59%	24.18%	28.16%
% Vacant Housing	4.35%	4.65%	5.32%	5.37%
<b>Workplace &amp; Workers</b>				
Number of Businesses	257	604	1,354	3,126
% White Collar	76.94%	77.28%	74.54%	70.54%
% Blue Collar	23.06%	22.72%	25.46%	29.46%



Carrie Murray  
[www.weingarten.com](http://www.weingarten.com)  
 cmurray@weingarten.com  
 713.866.6959

# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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 on 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 listening 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:
  - 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.

Weingarten Realty Investors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9006271

License No.

Email

713-866-6000

Phone

Patrick Manchi

Designated Broker of Firm

338804

License No.

pmanchi@weingarten.com

Email

713-866-6907

Phone

Patrick Manchi

Licensed Supervisor of Sales Agent/ Associate

338804

License No.

pmanchi@weingarten.com

Email

713-866-6907

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date