



NORTH CREEK PLAZA

Del Mar Blvd at I-35, Laredo, TX

Situated at a highly desirable location on I-35 and Del Mar Blvd., just north of Mall del Norte, this center caters to a huge trade area, attracting shoppers from nearby counties and south of the border. Featuring an exciting array of national retailers, including Target, HEB, Marshalls, HomeGoods, Old Navy, Best Buy, and Big Lots - makes this the dominant power center in Laredo.

**WEINGARTEN
REALTY**

PROPERTY SIZE 245,983 SQ. FT.

LAT/LONG 27.56868 N, -99.50069 W

TRAFFIC COUNTS DEL MAR BLVD & I-35 - 89,465

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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.

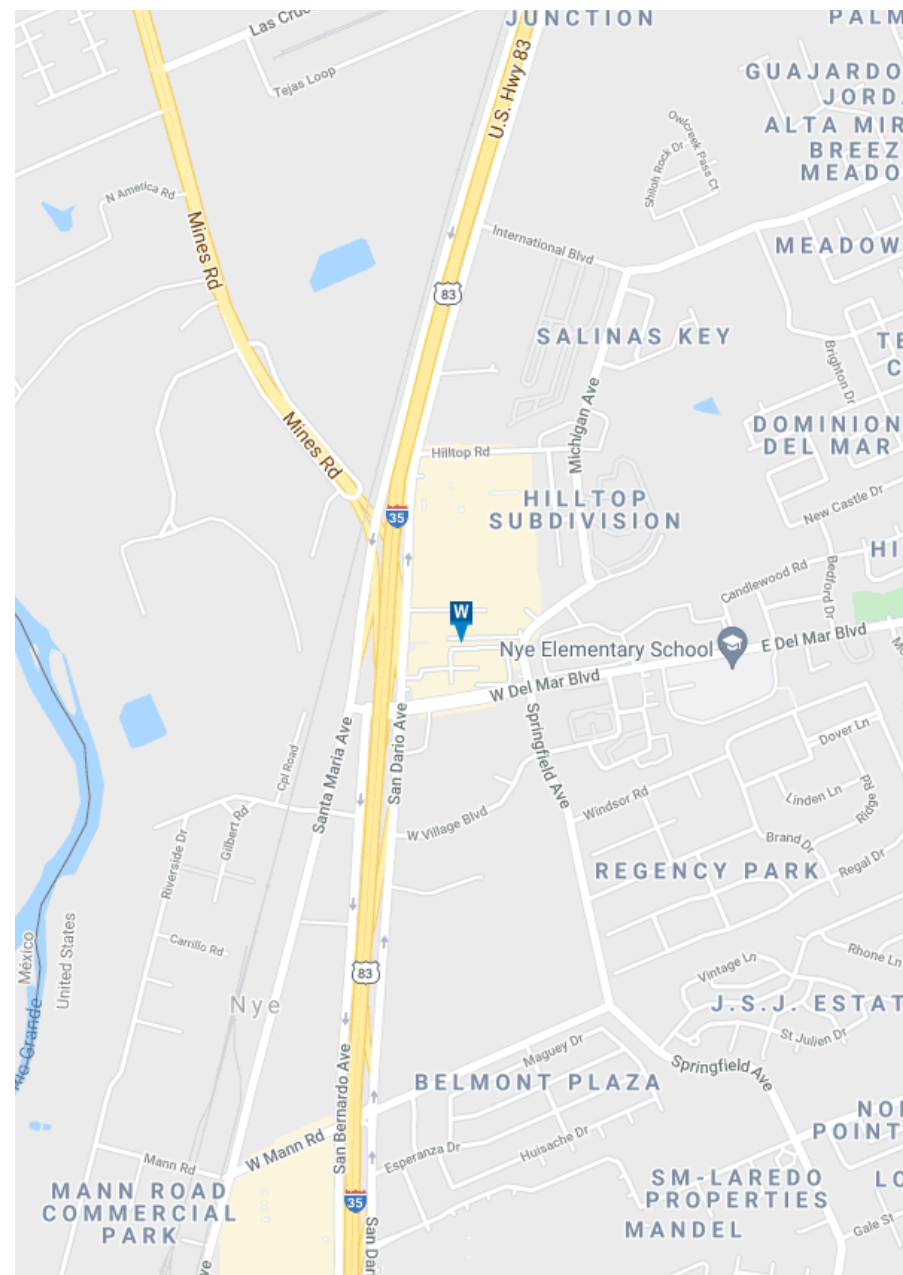
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TENANT LIST

A0A	Available	8,029 SF	ROB	Applebee's	5,432 SF		Business	
A0H	America's Best Contacts & Eyeglasses	4,570 SF	R0C	IHOP	6,000 SF	SDA	Leslie's Swimming Pool Supplies	3,002 SF
A0J	Bath & Body Works	4,485 SF	R0D	El Venado Restaurant	4,513 SF	SEA	Pizza Patron	1,568 SF
A0K	Marshalls	40,000 SF	R0F	Whataburger	2,400 SF	SFB	Rodeo Dental and Orthodontics	5,269 SF
A0L	Available	5,000 SF	R0H	Available	0 SF	SGA	Wingstop	2,700 SF
A0N	Old Navy	17,184 SF	R0K	Available	0 SF	SHA	GameStop	1,750 SF
A0P	Party City	12,000 SF	SAA	Available	2,500 SF	SHB	Available	3,117 SF
A0T	HomeGoods	19,940 SF	SAB	Comet Cleaners	2,200 SF	SLB	The Vitamin Shoppe	3,100 SF
A0U	Golden Nails	3,381 SF	SBA	Sport Clips	1,905 SF	1	HEB Grocer	0 SF
A0X	Available	2,126 SF	SBB	The UPS Store	1,200 SF	2	Target	0 SF
B0A	Big Lots	32,368 SF	SCA	Vape Shop in Laredo	1,215 SF			
COA	Best Buy	45,699 SF	SCB	Money Service	1,530 SF			

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	6,970	43,778	92,602	174,327
Average Household Income	\$86,913	\$76,319	\$70,156	\$65,018
Population Trends				
2000 Population	5,350	34,118	67,153	130,430
2010 Population	6,540	40,233	83,177	159,660
2020 Population	6,970	43,778	92,602	174,327
2025 Population	7,634	48,264	102,148	189,578
Absolute Growth 2010 to 2020'	6.59%	8.81%	11.33%	9.19%
Projected Growth 2020 to 2025'	9.53%	10.25%	10.31%	8.75%
Race & Ethnicity				
% White	6.09%	5.19%	4.56%	4.15%
% Black	0.14%	0.22%	0.27%	0.27%
% Asian	0.99%	0.8%	0.82%	0.75%
% Other	0.34%	0.24%	0.26%	0.28%
% Hispanic	92.45%	93.55%	94.1%	94.54%
Income & Education				
Median Household Income	60,435	57,152	51,636	45,480
Average Household Income	\$86,913	\$76,319	\$70,156	\$65,018
% College Graduates	34.12%	37.3%	34.05%	30.57%
Age				
Median Age	32.5	33.1	32.3	31.5
% Age < 18	25.7%	25.78%	27.74%	28.44%
% Age 65 +	11.17%	11.67%	10.99%	10.85%
Households & Housing				
Households	2,082	13,015	27,149	50,281
Average Household Size	3.28	3.34	3.39	3.43
Median Housing Value	\$237,962	\$198,243	\$186,696	\$176,667
% Owner Occupied Housing	59.48%	62.54%	59.45%	55.91%
% Renter Occupied Housing	34.44%	32.2%	34.55%	36.85%
% Vacant Housing	6.08%	5.26%	6%	7.23%
Workplace & Workers				
Number of Businesses	327	1,734	2,771	4,923
% White Collar	69.92%	66.64%	65.16%	62.6%
% Blue Collar	30.08%	33.36%	34.84%	37.4%



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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.

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Date