

**Center Highlights**

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.

**Center Address:** Del Mar Blvd at I-35

**City/State:** Laredo, TX

**Property Size:** 245,983 sq. ft.

**Latitude/Longitude:** 27.56869 N, -99.50069 W

**Demographics**



**Population:**  
3-mile radius

**92,723**



**Traffic Counts:**  
Del Mar Blvd &  
I-35



**Average Household Income:**

**\$67,685**

**69,860**

**Contact Us**

**Carrie Murray**

Leasing Agent

Phone: 713.866.6959

Email: cmurray@weingarten.com

**Sharlyne Friedrich**

Property Manager, Short-Term Leasing

Phone: 713.866.6079

Email: sfriedrich@weingarten.com

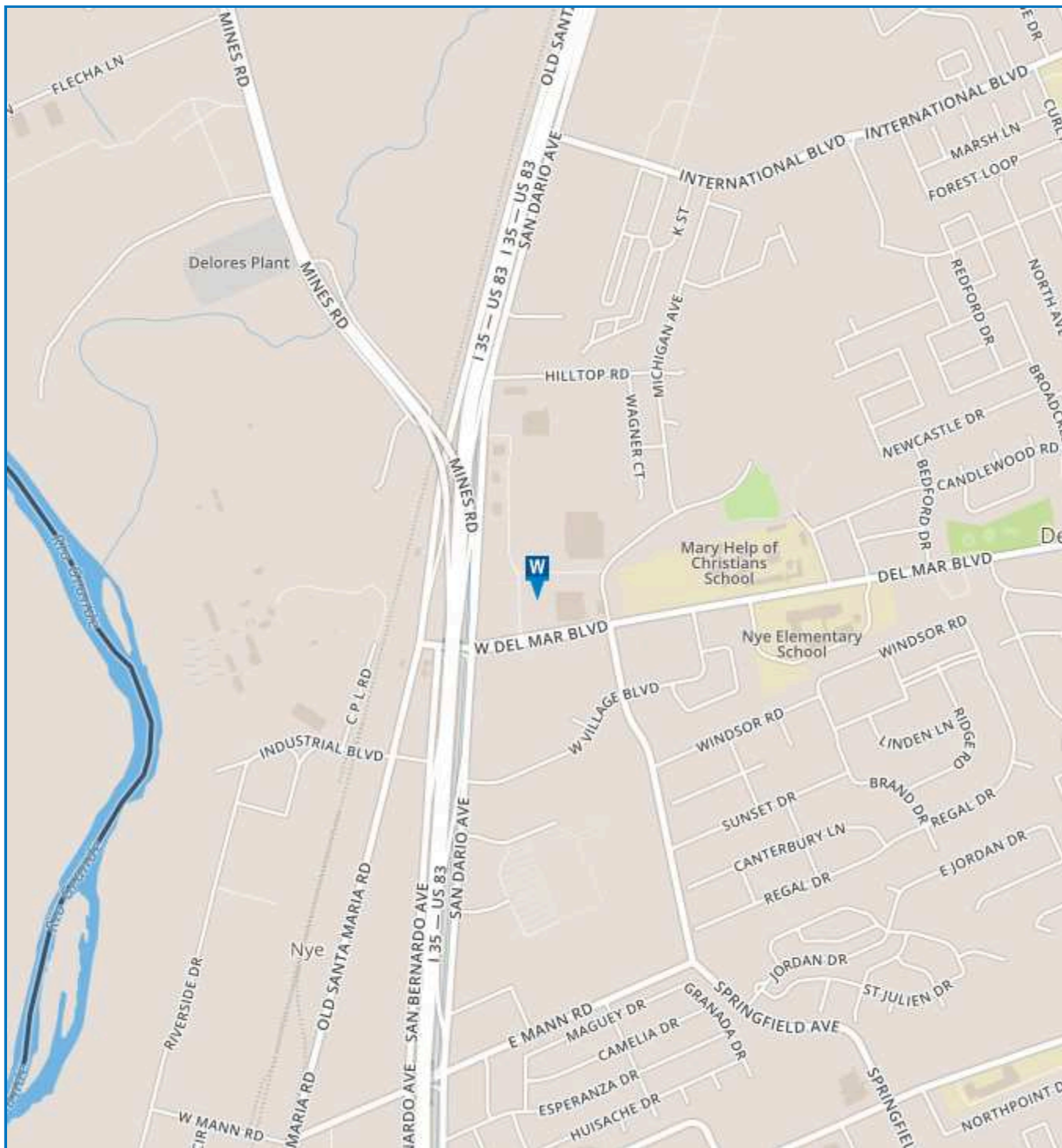
**Weingarten Realty Investors**

2600 Citadel Plaza Drive, Ste.125 • Houston, TX 77008 • 1.800.688.8865



**TENANT LIST**

A0A	Available	8,029 SF
A0H	Pier 1 Imports	9,055 SF
A0K	Marshalls	40,000 SF
A0L	Lane Bryant	5,000 SF
A0N	Old Navy	17,184 SF
A0P	Party City	12,000 SF
A0T	HomeGoods	19,940 SF
A0U	Golden Nails	3,381 SF
A0X	Available	2,126 SF
B0A	Big Lots	32,368 SF
C0A	Best Buy	45,699 SF
R0B	Applebee's	5,432 SF
R0C	IHOP	6,000 SF
R0D	Available	4,513 SF
R0F	Whataburger	2,400 SF
R0H	Available	
R0K	Available	
SAA	Available	2,500 SF
SAB	Comet Cleaners	2,200 SF
SBA	Sport Clips	1,905 SF
SBB	The UPS Store	1,200 SF
SCA	Vape Shop in Laredo	1,215 SF
SCB	Money Service Business	1,530 SF
SDA	Leslie's Swimming Pool Supplies	3,002 SF
SEA	Available	1,568 SF
SFB	Rodeo Dental and Orthodontics	5,269 SF
SGA	Wingstop	2,700 SF
SHA	GameStop	1,750 SF
SHB	Available	3,117 SF
SLB	The Vitamin Shoppe	3,100 SF
1	HEB Grocer	
2	Target	



**Demographics**



**Population:**

- 1-Mile **6,985**
- 3-Mile **92,723**
- 5-Mile **174,601**



**Number of Households:**

- 1-Mile **2,086**
- 3-Mile **27,149**
- 5-Mile **50,318**



**Average Household Income:**

- 1-Mile **83,268**
- 3-Mile **67,685**
- 5-Mile **62,723**



**Total Number of Employees:**

- 1-Mile **5,461**
- 3-Mile **45,122**
- 5-Mile **79,510**



# 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.

11-2-2015



### 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 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 listing 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Weingarten Realty Investors</b>	<b>9006271</b>		<b>713-866-6000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Patrick Manchi</b>	<b>338804</b>	<b>pmanchi@weingarten.com</b>	<b>713-866-6907</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Patrick Manchi</b>	<b>338804</b>	<b>pmanchi@weingarten.com</b>	<b>713-866-6907</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date