



### Center Highlights

**View the Drone Property Tour [here](#).**

With an attractive exterior and excellent location at Del Mar Blvd and McPherson Rd, Plantation Centre is well positioned to capture additional retail growth from northern Laredo's expanding, upper income neighborhoods. Customers are drawn to this center by its popular anchor HEB, Laredo's leading grocer. According to WalletHub.com, Laredo is 18th out of 180 cities in the U.S. and 2nd in TX on the "2018's Best Cities to Start a Business" list.

**Center Address:** Del Mar Blvd at McPherson Rd

**City/State:** Laredo, TX

**Property Size:** 136,701 sq. ft.

**Latitude/Longitude:** 27.57511 N, -99.47263 W

### Demographics



**Population:**  
3-mile radius

**78,376**



**Traffic Counts:**  
Del Mar Blvd &  
McPherson Rd

**39,120**



**Average  
Household  
Income:**

**\$81,275**

### Contact Us

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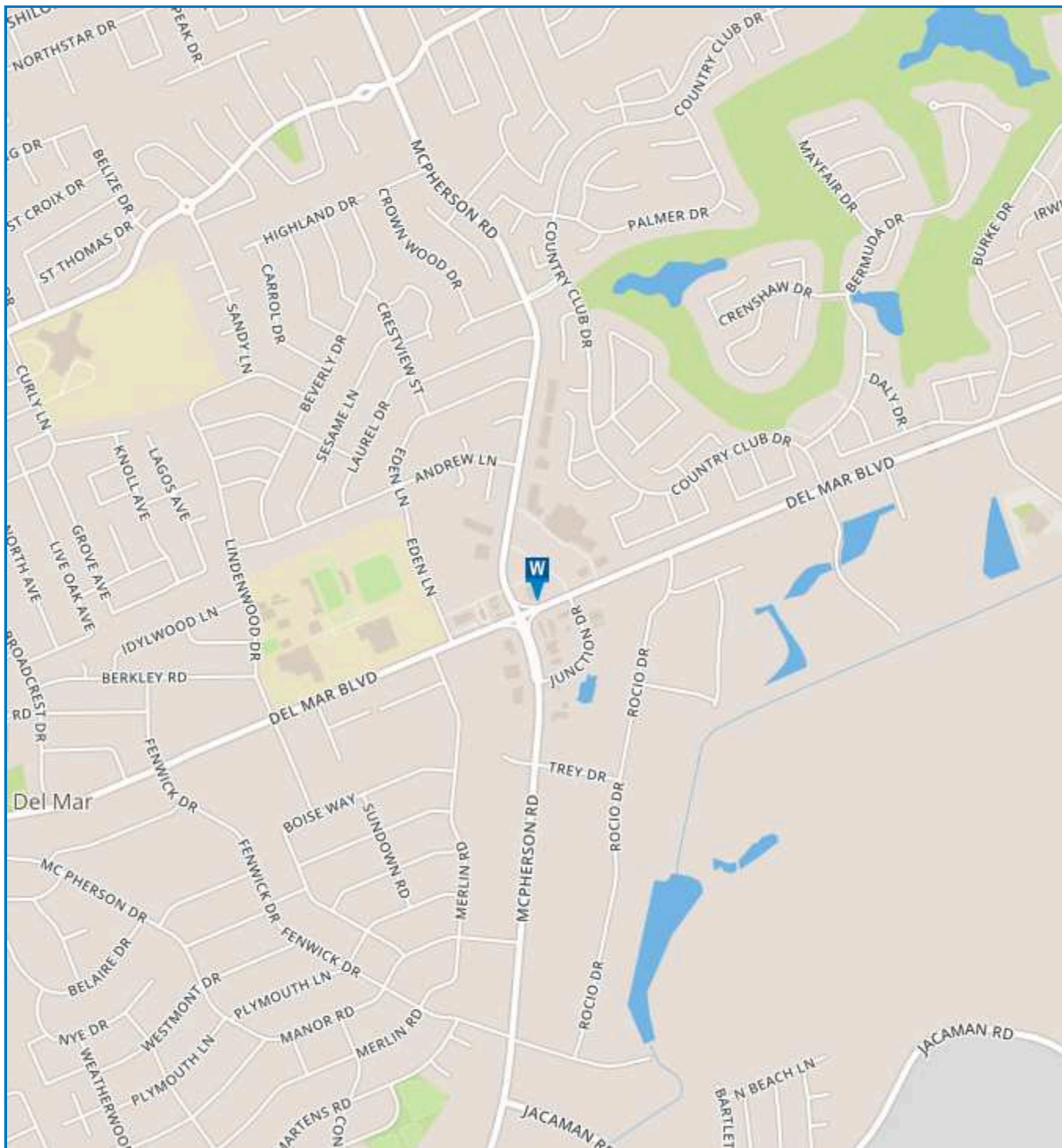
**Weingarten Realty Investors**

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**TENANT LIST**

| <i>Available</i> |                              |                 |
|------------------|------------------------------|-----------------|
| A0A              | Comet Cleaners               | 2,157 SF        |
| A0C              | Studio 55                    | 4,503 SF        |
| A0F              | Moore Jewelers               | 1,400 SF        |
| A0G              | Just A Cut                   | 1,400 SF        |
| A0H              | AT&T Authorized Retailer     | 1,893 SF        |
| A0J              | Wings Route                  | 1,500 SF        |
| A0K              | A-Max Auto Insurance         | 957 SF          |
| A0L              | Cricket Wireless             | 1,785 SF        |
| A0M              | <i>Available</i>             | <b>2,393 SF</b> |
| A0N              | GNC                          | 1,500 SF        |
| B0A              | HEB Grocer                   | 85,846 SF       |
| C0A              | Sally Beauty                 | 1,600 SF        |
| C0B              | Check 'N Go                  | 2,000 SF        |
| C0C              | H&R Block                    | 2,453 SF        |
| C0E              | Today's Vision               | 2,400 SF        |
| C0H              | Smile Magic Dentistry        | 6,866 SF        |
| C0J              | <i>Available</i>             | <b>350 SF</b>   |
| D0A              | Nail Now                     | 3,070 SF        |
| D0C              | Brilliance Furniture & Gifts | 1,275 SF        |
| D0E              | Vietnamese Pho Restaurant    | 1,500 SF        |
| E0A              | Smoothie King                | 1,360 SF        |
| E0B              | Texadelphia                  | 2,100 SF        |
| E0C              | Jimmy John                   | 1,383 SF        |
| F0A              | <i>Available</i>             | <b>1,240 SF</b> |
| F0B              | OneMain Financial            | 1,550 SF        |
| F0C              | Print N More                 | 750 SF          |
| R0A              | Starbucks                    | 1,606 SF        |



**Demographics**



**Population:**

1-Mile **13,543**  
3-Mile **78,376**  
5-Mile **168,401**



**Number of Households:**

1-Mile **4,213**  
3-Mile **23,384**  
5-Mile **48,264**



**Average Household Income:**

1-Mile **93,276**  
3-Mile **81,275**  
5-Mile **61,775**



**Total Number of Employees:**

1-Mile **5,155**  
3-Mile **38,725**  
5-Mile **67,951**



# 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