



Center Highlights

Located in North Laredo just off I-35, 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. 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: McPherson Rd & Bob Bullock Loop

City/State: Laredo, TX

Property Size: 347,302 sq. ft.

Latitude/Longitude: 27.60810 N, -99.47444 W

Demographics



Population:
3-mile radius

52,365



Traffic Counts:
McPherson Rd &
Bob Bullock Loop

52,821



Average Household Income:

\$87,715

Contact Us

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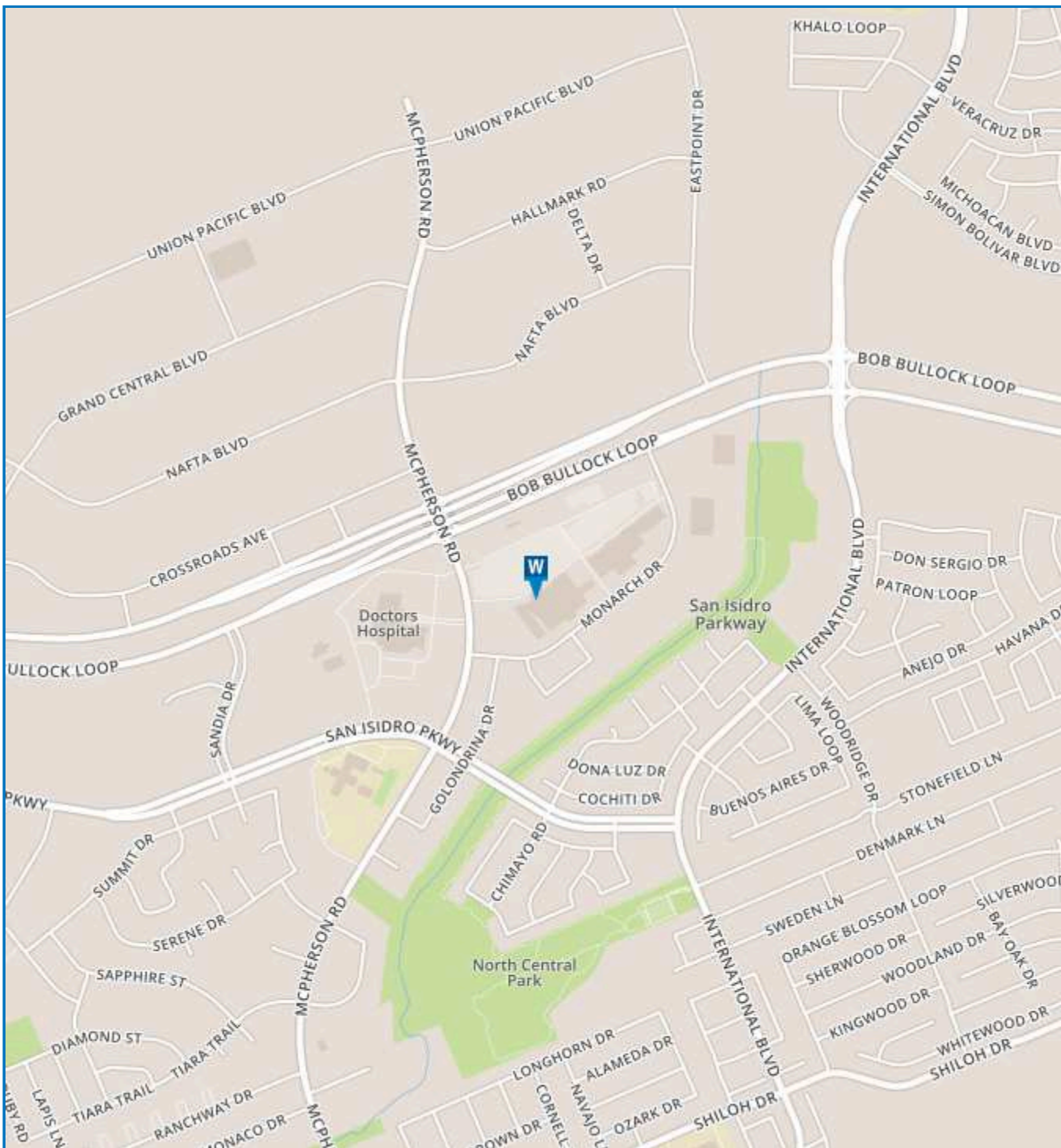
Weingarten Realty Investors

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TENANT LIST

A0A	Mobile Addiction	1,268 SF
A0D	Planet Dental	4,126 SF
A0G	Firehouse Subs	1,967 SF
A0H	Little Caesars	1,300 SF
A0J	Available	2,000 SF
A0L	Q Nail & Spa	1,290 SF
A0M	Great American Cookie Co	1,230 SF
A0N	Pho Oi	2,000 SF
A0P	The UPS Store	1,400 SF
A0R	Sweet Spot Frozen Yogurt	1,500 SF
A0S	H&R Block	1,500 SF
A0T	Doc-Aid	2,000 SF
A0W	Time Warner Cable	4,015 SF
B0A	HEB Grocer	147,324 SF
B0P	HEB Fuel	3,975 SF
C0A	T-Mobile	2,800 SF
C0C	Wings To Go	1,800 SF
C0E	Gorditas Dona Tota	2,070 SF
C0F	Sport Clips	1,300 SF
C0G	Smoothie King	1,300 SF
C0H	GameStop	1,400 SF
C0K	TSO	2,700 SF
D0A	T.J. Maxx	26,800 SF
D0E	Hobby Lobby	55,000 SF
D0K	Ross Dress for Less	30,187 SF
D0L	Carter's	3,700 SF
D0M	OshKosh B'gosh	2,800 SF
D0N	Rack Room Shoes	5,600 SF
D0P	Ulta	10,075 SF
D0R	Petco	12,000 SF
R0A	Chili's Bar & Grill	5,873 SF
R0B	Wells Fargo Bank	5,002 SF



Demographics



Population:

1-Mile **11,549**
3-Mile **52,365**
5-Mile **94,366**



Number of Households:

1-Mile **3,389**
3-Mile **15,296**
5-Mile **27,375**



Average Household Income:

1-Mile **85,830**
3-Mile **87,715**
5-Mile **79,203**



Total Number of Employees:

1-Mile **3,509**
3-Mile **18,659**
5-Mile **46,657**



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date