

FOR SALE/LEASE

# FORMER SEARS - LAREDO

5300 SAN DARIO AVE, LAREDO, TX 78041

## PROPERTY INFO

- Big Box opportunity located in Mall del Norte
- Located at the intersection of San Dario Ave and I-35
- Easy visibility and access to/from I-35
- Anchors of the existing mall include Dillards, Macy's, JCPenney, Cinemark Theaters, TruFit and Main Event

## AVAILABLE SPACE

- 125,758 SF

## SITE ACREAGE

- 12 Acres

## PRICE | RATE

- Please call broker for information.



## CONTACT US

### GENE WILLIAMS

First Vice President

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**CBRE**

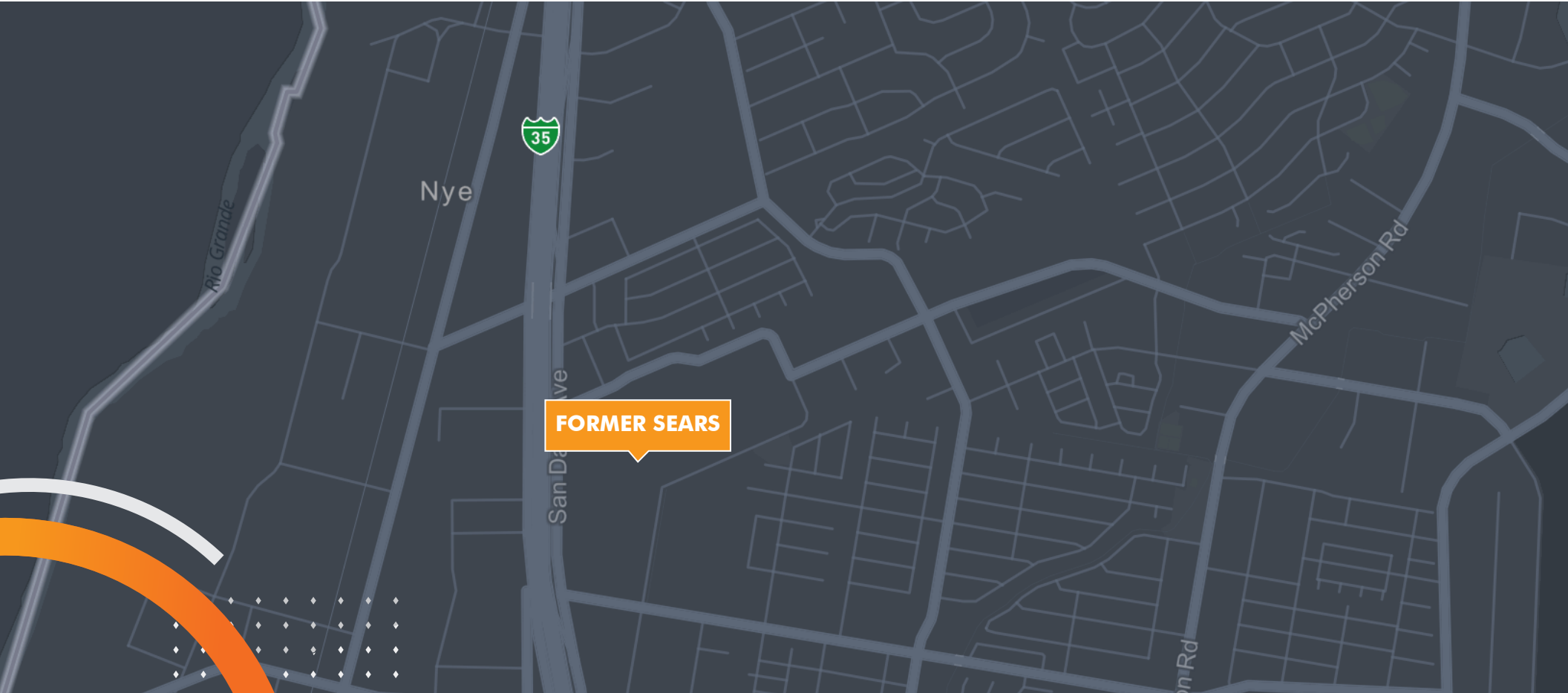
# DEMOGRAPHIC SUMMARY & TRAFFIC COUNTS

2020 ESTIMATE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	107,712	189,935	240,131
DAYTIME POPULATION	114,370	202,012	245,881
AVG HH INCOME	\$59,706	\$66,158	\$65,636
MEDIAN AGE	32.0	31.2	30.0

SOURCE: ESRI

I-35	114,003 vpd
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SOURCE: TxDOT, 2019



otes:

ey is the southeast property line, labeled S10°33'00"W, 628.00' (627.81')

the same as the property described in Chicago Title Insurance Company  
with an effective date of November 15, 2017 and that all easements,  
noted in said title commitment or apparent from a physical  
known to me have been plotted hereon or otherwise noted  
property.

d within an area having a Zone Designation "X" and "AE" by the  
t Agency (FEMA), on Flood Insurance Rate Map  
f Identification of April 2nd, 2008, for Community  
y County, State of Texas, which is  
e Map for the community in which said premises is situated.

- o Hillside Road a dedicated public street, and dedicated public highway.

ng spaces on the subject property is 670, including 21

f current earth moving work, building construction or building additions.

in street right of way lines, according to the Texas Department of Transportation.  
if recent street or sidewalk construction or repairs.

f site use as a solid waste dump, sump or sanitary landfill.

were not marked or located on this survey.

1 on the property according to the U.S. Fish and  
Is Inventory located at [www.fws.gov/wetlands](http://www.fws.gov/wetlands).

... was measured between the ... point of the building  
... estimate location as depicted in the drawing.

party.

## ENCLOSURES

is only the opinion of [redacted] and should not be

LOT 2A AND LOT 8,  
MALL DEL NORTE SECTION ONE REPLAT  
(VOL. 2390, PG. 685, D.R.)  
- 32.657 ACRES,  
OWNER NAME: MALL DEL NORTE, LLC

**Tract II:**  
Tract II is a blanket type East of Mall Del Norte, LLC, and is not a surveyed legal description.

5300 SAN DARIO AVENUE,  
LAREDO, TX, WEBB COUNTY 78041  
LOT 3  
COMMERCIAL BUILDING  
BUILDING HEIGHT VARIES:  
MAX HEIGHT 28',  
122,900 SQ.FT

OWNER  
NAME:  
UNITED  
INDEPENDENT  
SCHOOL DISTRICT  
30.542 ACRES

## SURVEYOR'S CERTIFICATE

UBS AG, Stamford Branch, in its capacity as a lender and as administrative agent, together with its successors and/or assigns in each such capacity, SRC Real Estate (TX), LLC, a Delaware limited liability company and its respective successors and/or assigns, Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, and 20 of Table A thereof.

The field work was completed on December 14, 2017.

Date of Plat or Map: December 22, 2017.

  
Stephen G. Cook, RPLS # 5293



LAND ARI

535223.80 SQ.FT  
12.287 ACRES





# 0.5 MILES

**KOHL'S**

**POPeYes**



sam's club 



JCPenney CINEMARK

★macy's TORRID Chick-fil-A  
Dillard's LONG JOHN SILVER'S H&M CHARLEY'S  
PHILLY STEAKS

## SITE

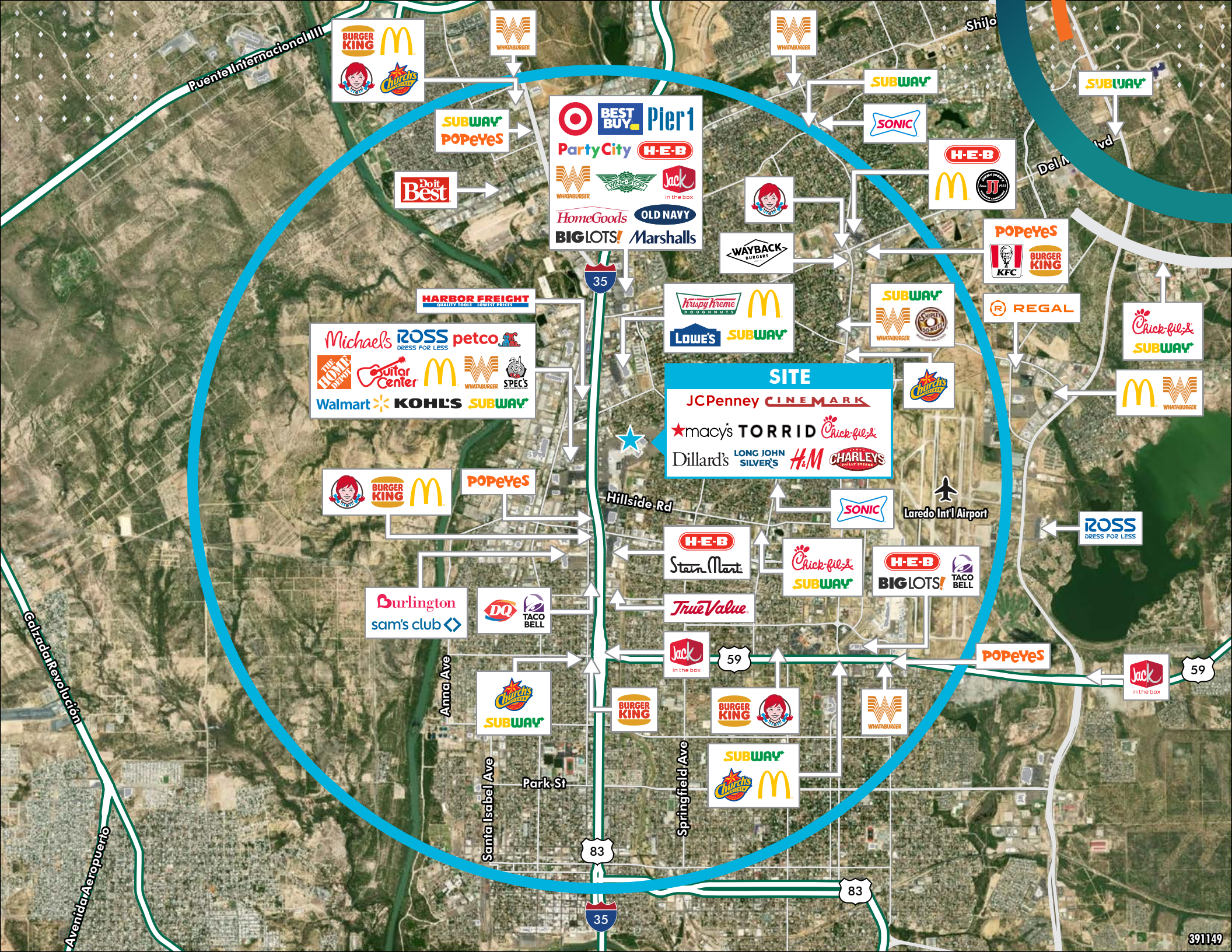
**W Hillside Rd**

**E Calton Rd**

Springfield Ave









# 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 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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	