SPECIAL PURPOSE FOR SALE

3801 CASA BLANCA RD

3801 CASA BLANCA RD, Laredo, TX 78041





OFFERING SUMMARY

SALE PRICE:	$3,900,000
LOT SIZE:	3.99 Acres
BUILDING SIZE:	9,960 SF
ZONING:	B-3
PRICE / SF:	$391.57

PROPERTY OVERVIEW

Property is 3.99 Acres for sale with 9900 sft Specialty Building. Currently property is being used as a Church. Multiple driveways provide easy access and egress. Hwy 59 and Casa Blanca Rd frontage on two sides of the property. Property boasts abundant parking for staff and visitors alike. Would be a great location for a Car Dealership, or Retail Development.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Double Frontage Provides Excellent Exposure
- Optimal Exposure To Highway and Interstate traffic
- Corner Lot

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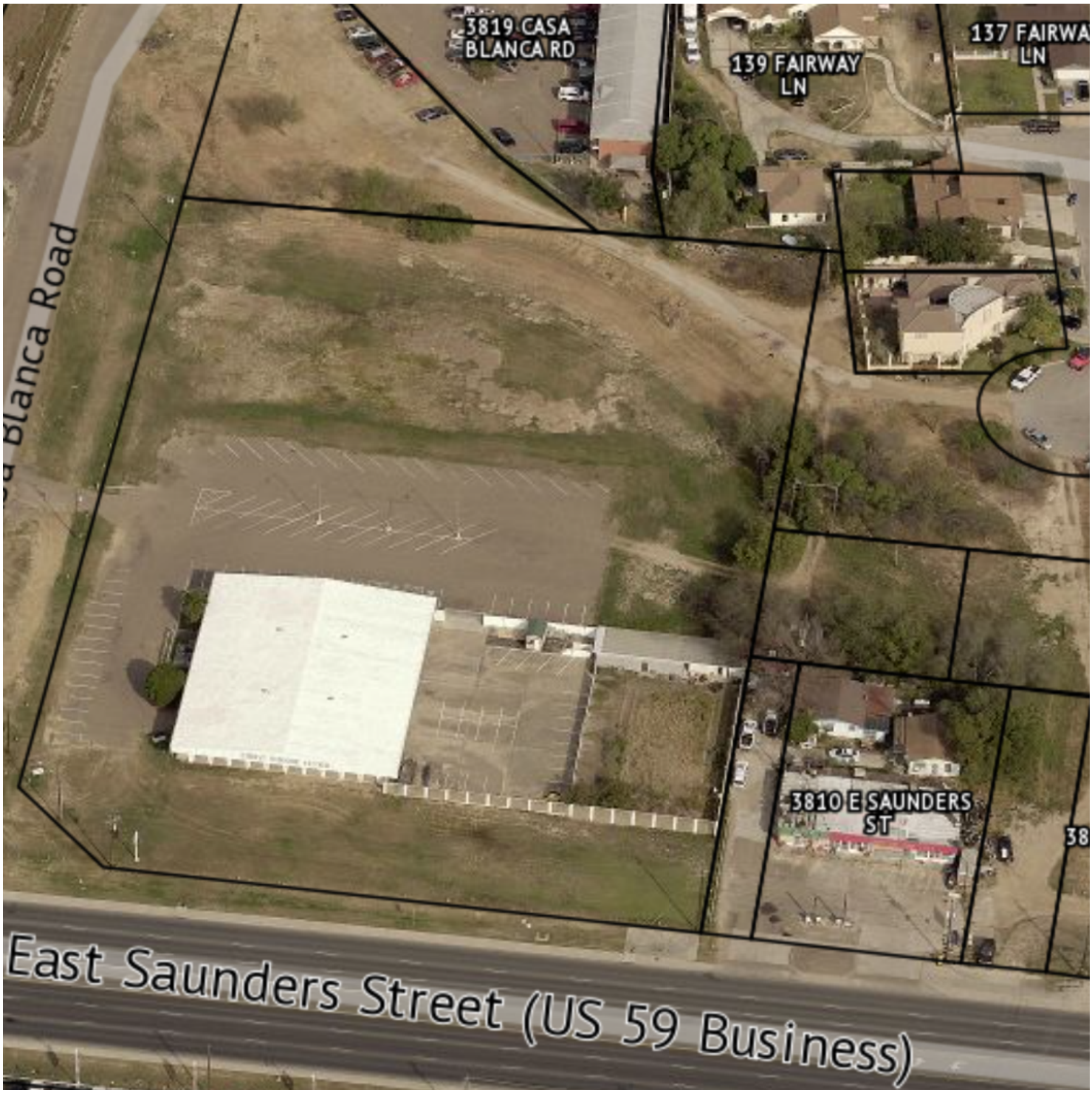
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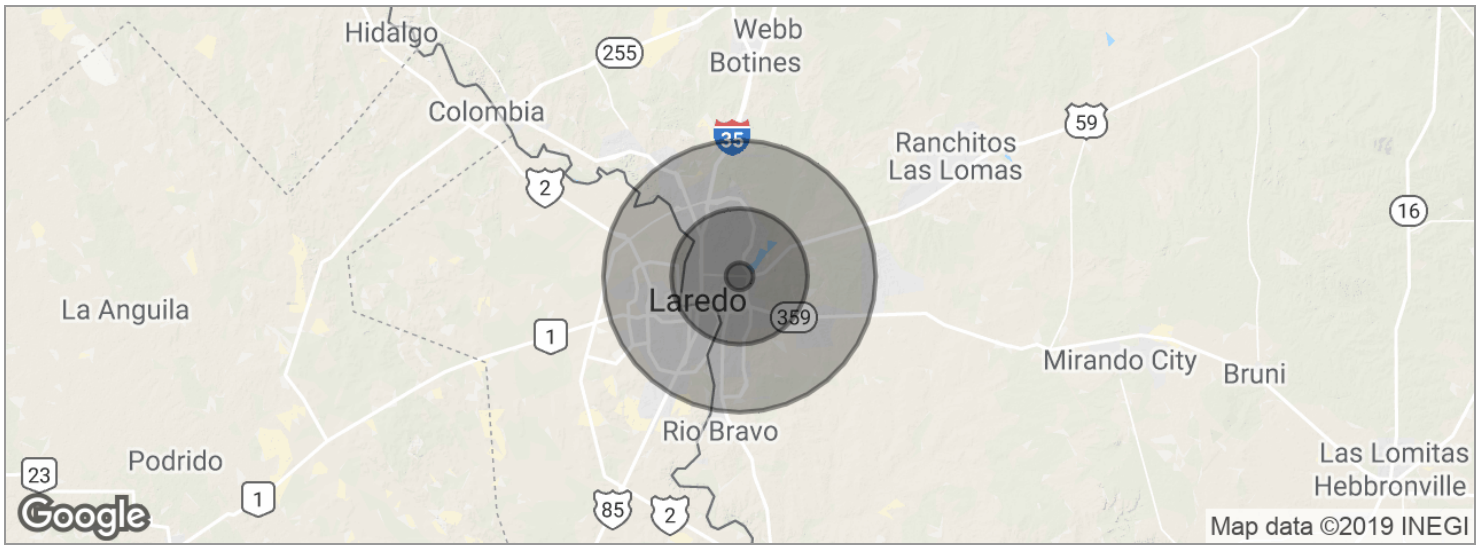
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,683	188,626	257,478
Median age	24.5	28.9	27.9
Median age (male)	23.8	27.3	26.3
Median age (Female)	26.6	30.4	29.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,157	52,544	69,629
# of persons per HH	3.6	3.6	3.7
Average HH income	$49,002	$50,347	$50,532
Average house value	$115,674	$155,864	$147,045

** Demographic data derived from 2010 US Census*

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PROFESSIONAL BACKGROUND

Jennifer began her career in commercial real estate to help companies make smarter real estate decisions. As an entrepreneur herself, Jennifer has an extensive background in the details that make a business successful. She combines her skills garnered as a successful entrepreneur and a respected financial planner to provide exceptionally well-rounded real estate and business expertise to her clientele. Known as a diligent hard worker, Jennifer prides herself on her ability to assimilate information and present it to her clients in a way that's actionable and digestible. Jennifer's 20 plus years experience in the Insurance Industry, Financial & Estate Planning, and Real Estate Investing allows Jennifer to build a solid investment for her clients.

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - 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.

Keller Williams Signature Realty	**9004054**	**alrincon@kw.com**	**(281)599-7600**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alfred Rincon	**525285**	**alrincon@kw.com**	**(281)599-7600**
Designated Broker of Firm	License No.	Email	Phone
Alfred Rincon	**252285**	**alrincon@kw.com**	**(281)599-7600**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Abel	**670646**	**chris.abel@kwcommercial.com**	**(713)444-9008**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-0 Date

Confidentiality & Disclaimer

LAREDO, TX

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Laredo in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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