

# SPRINGFIELD COMMERCIAL LOTS

LOT 4—0.88 AC  
LOT 5—1.31 AC

6702 & 6706 Springfield Ave  
Laredo, Texas 78041



## AVAILABLE:

2 Lots Available

LOT 4—0.88 Acres: \$766,656.00

LOT 5—1.31 Acres: \$1,426,590.00

## USES:

Commercial—Zoned B-1

## OTHER INFORMATION:

- LOT 4—143.92' of frontage on Springfield Ave
- LOT 5—172.08' of frontage on Springfield Ave  
254.27' of frontage on Mann Rd

## LOCATION:

- Corner of Mann Rd & Springfield Ave
- Within Laredo City Limits, Webb County
- 0.38 Miles From IH-35

## SUMMARY:

Centrally located and at the high traffic corner of Springfield and Mann Road, these frontage and corner lots offer great exposure to Springfield's North/South traffic. Easy access to I-35 via Mann Road makes this intersection popular for area residents and cross town workers.

LAND FOR SALE



7109 N. Bartlett Avenue  
Suite 201  
Laredo, Texas 78041  
Www.CompassCTX.com

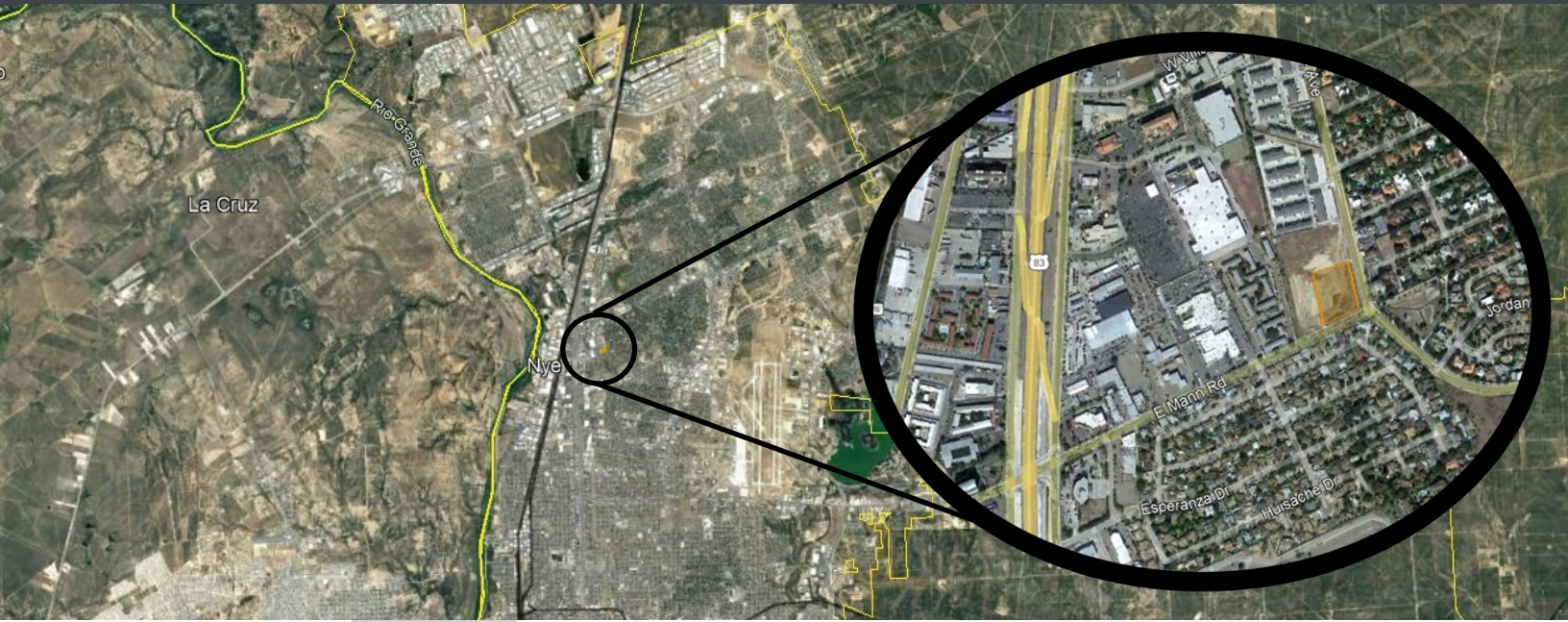
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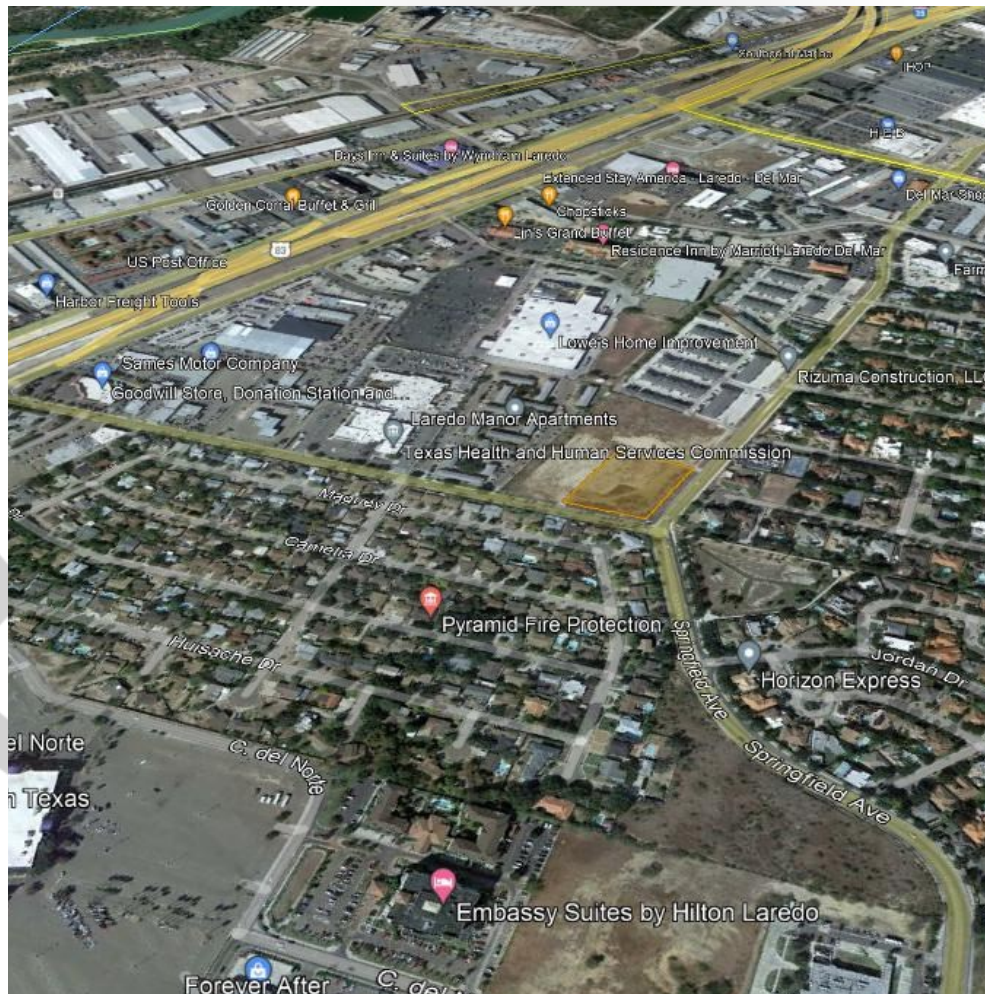


## AREA RETAILERS:

- Lowes
- Sames Motor Company
- Harbor Freight
- Buffalo Wild Wings
- Krispy Kreme
- HEB
- Falcon International Bank
- Lacks Furniture Gallery
- Mall Del Norte

## OTHER INFORMATION:

High density multi family developments along Springfield have added to the traffic creating a need for retail space at this intersection.



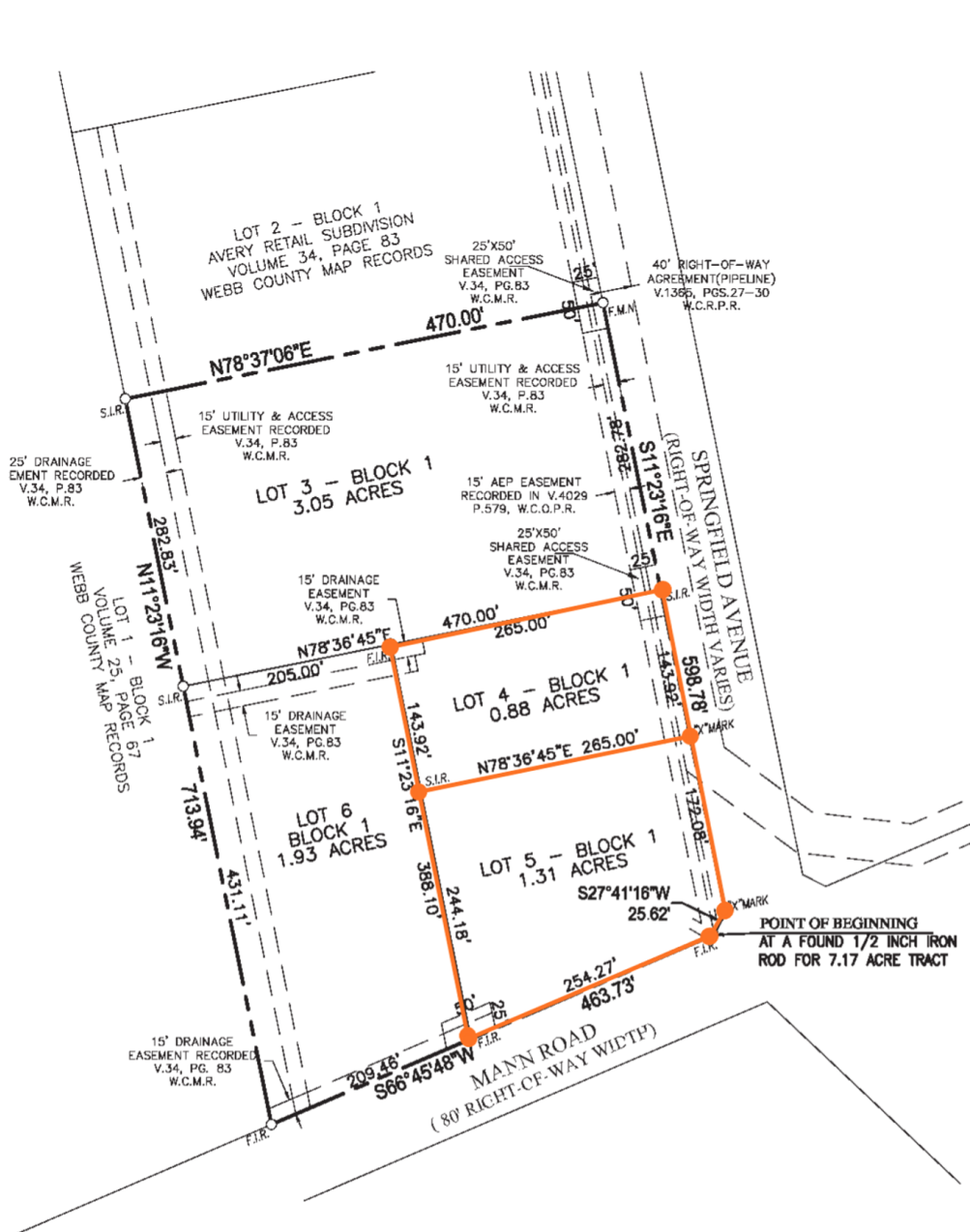
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## PROPERTY SURVEY



Scale: 1" = 100'

### LEGEND

- S.I.R. = SET 1/2" IRON ROD
- F.I.R. = FOUND 1/2" IRON ROD
- ⊗ "X" MARK = FOUND X MARK ON CONCRETE
- F.M.N. = FOUND MAG NAIL
- V = VOLUME
- PG = PAGE
- W.C.M.R. = WEBB COUNTY MAP RECORDS
- W.C.R.P.R. = WEBB COUNTY REAL PROPERTY RECORDS

### BASIS OF BEARINGS:

TEXAS COORDINATE SYSTEM, SOUTH ZONE,  
NAD 83, GRID BASED OPUS SOLUTION

### FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY (AREAS OF MINIMAL FLOOD  
OF THE FLOOD INSURANCE RATE MAP,

SUBJECT IS **NOT** LOCATED IN A FLOOD PLAIN  
"ZONE A" ACCORDING TO FIRM MAP COMMUNITY-PANEL  
NUMBER 48479C 1215C, DATED: APRIL 2, 2008



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## DEMOGRAPHICS



### Executive Summary

Springfield Ave & E Mann Rd, Laredo, Texas, 78041  
Drive Time: 3, 5, 10 minute radii

Prepared by Glenn Preuss, CCIM

Latitude: 27.55941

Longitude: -99.49644

	3 minutes	5 minutes	10 minutes
<b>Population</b>			
2000 Population	7,400	22,474	109,927
2010 Population	6,921	23,001	131,375
2021 Population	7,361	24,282	141,703
2026 Population	7,673	25,373	149,323
2000-2010 Annual Rate	-0.67%	0.23%	1.80%
2010-2021 Annual Rate	0.55%	0.48%	0.67%
2021-2026 Annual Rate	0.83%	0.88%	1.05%
2021 Male Population	48.0%	47.9%	48.3%
2021 Female Population	52.0%	52.1%	51.7%
2021 Median Age	37.6	35.2	32.1

In the identified area, the current year population is 141,703. In 2010, the Census count in the area was 131,375. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 149,323 representing a change of 1.05% annually from 2021 to 2026. Currently, the population is 48.3% male and 51.7% female.

#### Median Age

The median age in this area is 37.6, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2021 White Alone	91.2%	90.2%	88.3%
2021 Black Alone	0.7%	0.5%	0.6%
2021 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2021 Asian Alone	1.2%	0.8%	0.8%
2021 Pacific Islander Alone	0.1%	0.0%	0.0%
2021 Other Race	4.9%	6.4%	8.3%
2021 Two or More Races	1.4%	1.6%	1.6%
2021 Hispanic Origin (Any Race)	90.3%	92.6%	94.2%

Persons of Hispanic origin represent 94.2% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 30.6 in the identified area, compared to 65.4 for the U.S. as a whole.

#### Households

2021 Wealth Index	116	82	67
2000 Households	2,244	6,768	30,844
2010 Households	2,310	7,276	38,494
2021 Total Households	2,504	7,771	41,986
2026 Total Households	2,626	8,145	44,422
2000-2010 Annual Rate	0.29%	0.73%	2.24%
2010-2021 Annual Rate	0.72%	0.59%	0.77%
2021-2026 Annual Rate	0.96%	0.94%	1.13%
2021 Average Household Size	2.93	3.10	3.34

The household count in this area has changed from 38,494 in 2010 to 41,986 in the current year, a change of 0.77% annually. The five-year projection of households is 44,422, a change of 1.13% annually from the current year total. Average household size is currently 3.34, compared to 3.38 in the year 2010. The number of families in the current year is 33,261 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

December 01, 2021

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	20.1%	15.3%	15.2%
<b>Median Household Income</b>			
2021 Median Household Income	\$65,003	\$56,668	\$53,316
2026 Median Household Income	\$73,464	\$61,677	\$58,637
2021-2026 Annual Rate	2.48%	1.71%	1.92%
<b>Average Household Income</b>			
2021 Average Household Income	\$96,314	\$79,066	\$72,004
2026 Average Household Income	\$109,089	\$87,993	\$80,842
2021-2026 Annual Rate	2.52%	2.16%	2.34%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$32,376	\$25,069	\$21,285
2026 Per Capita Income	\$36,902	\$27,993	\$23,987
2021-2026 Annual Rate	2.65%	2.23%	2.42%

#### Households by Income

Current median household income is \$53,316 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$58,637 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$72,004 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$80,842 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$21,285 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$23,987 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	96	126	124
2000 Total Housing Units	2,379	7,227	33,265
2000 Owner Occupied Housing Units	1,385	4,085	18,112
2000 Renter Occupied Housing Units	859	2,683	12,732
2000 Vacant Housing Units	135	459	2,421
2010 Total Housing Units	2,463	7,823	41,710
2010 Owner Occupied Housing Units	1,497	4,364	22,428
2010 Renter Occupied Housing Units	813	2,912	16,066
2010 Vacant Housing Units	153	547	3,216
2021 Total Housing Units	2,732	8,555	46,765
2021 Owner Occupied Housing Units	1,618	4,560	24,624
2021 Renter Occupied Housing Units	887	3,211	17,362
2021 Vacant Housing Units	228	784	4,779
2026 Total Housing Units	2,882	9,016	49,750
2026 Owner Occupied Housing Units	1,713	4,839	26,581
2026 Renter Occupied Housing Units	913	3,306	17,841
2026 Vacant Housing Units	256	871	5,328

Currently, 52.7% of the 46,765 housing units in the area are owner occupied; 37.1%, renter occupied; and 10.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 41,710 housing units in the area - 53.8% owner occupied, 38.5% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 5.22%. Median home value in the area is \$193,045, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.47% annually to \$240,260.

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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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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.

#### Compass Performance Services, LLC

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

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**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

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