



Laredo San Dario

LAREDO, TEXAS



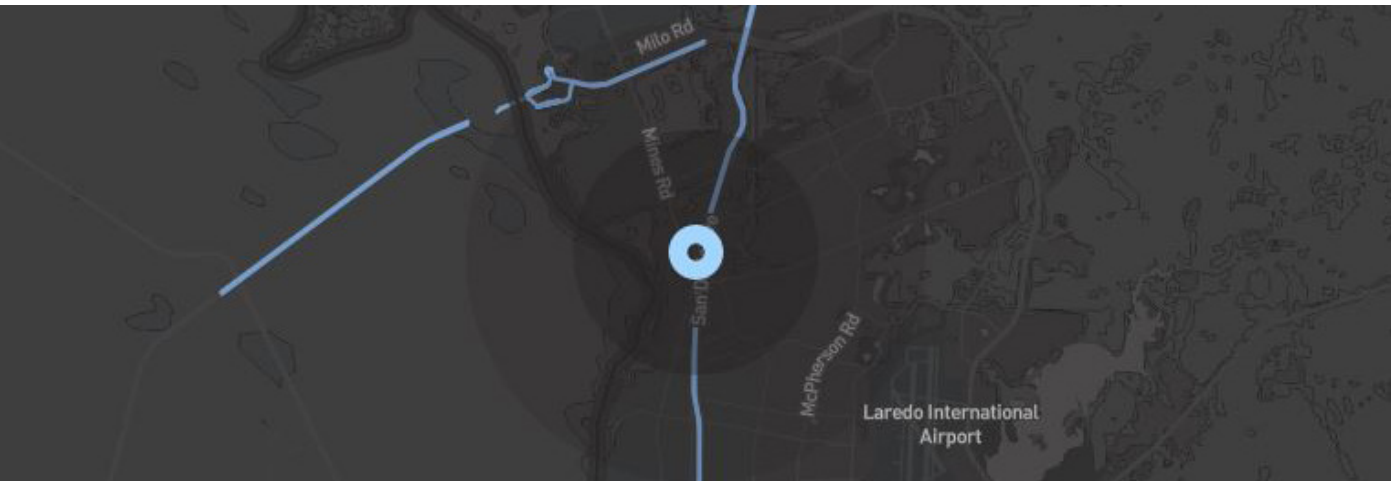
Laredo, fueled by booming construction and retail sales, burgeoning U.S.-Mexico trade, is one of the fastest growing communities in the United States.



Laredo San Dario is an upcoming mixed use development in the I-35 commercial corridor of Laredo, TX. The project will include an entertainment complex (Main Event), hotel, and restaurants. The site is located off of I-35 right before the Bob Bullock Loop and is less than a 7 minute drive from the famed Mall del Norte shopping mall and a 10 minute drive from downtown Laredo. The project is expected to open in 2018.

Laredo is home to the United States’ largest inland port, with nearly half of US international trade to Mexico and 36% of Mexican international trade conducted via the city’s port of entry. The retail market has consistently been healthy, bolstered by Mexican nationals crossing the Texas-Mexico border to shop at places such as Mall del Norte, as well as the upcoming Outlet Shoppes at Laredo, which is expected to create more than 1,200 new jobs and \$134mm in annual sales. Further, downtown Laredo is enjoying a renaissance, which, through the Laredo Main Street organization, is helping spur the economic revitalization and vitality of Laredo’s historic center. In 2013, the city ranked #8 amongst the fastest growing municipalities with over 200,000 people since the recession.

MAP



AREA DEMOGRAPHICS

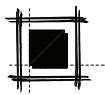
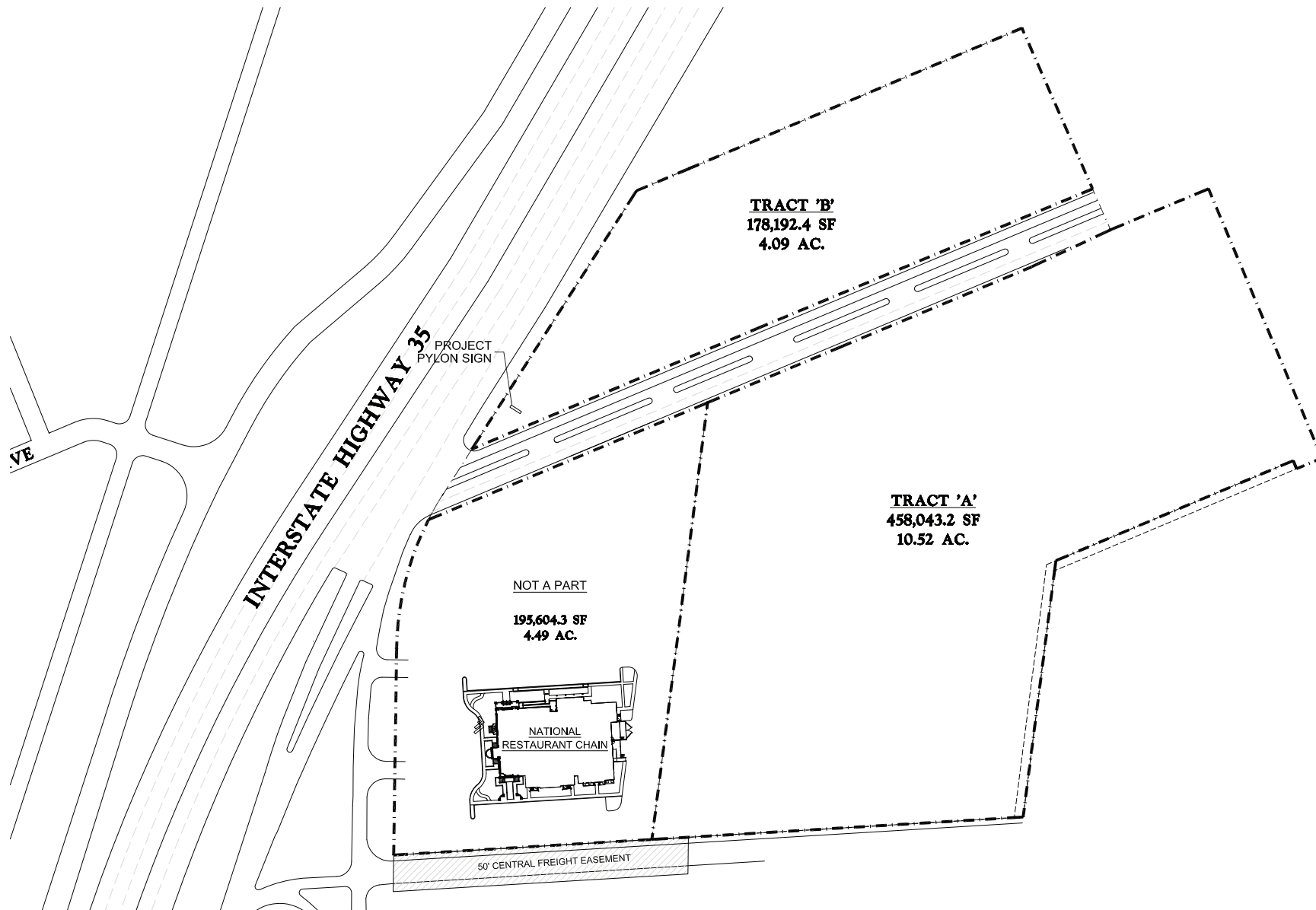
Population	1 mile	3 miles	5 miles	10 miles	Household	1 mile	3 miles	5 miles	10 Miles
2018 Estimate	7,642	75,487	138,279	245,356	2018 Estimate	2,373	26,268	42,097	70,868
2023 Projection	7,962	78,598	143,950	255,987	2023 Projection	2,582	25,299	45,797	77,402
2010 Census	7,046	65,798	123,524	222,659	2010 Census	2,056	19,094	35,545	60,959
Projected Annual Growth 2018-2023	1%	1%	1%	1%	Projected Annual Growth 2018-2023	1.8%	1.7%	1.8%	1.8%

Estimated Household Income	1 mile	3 miles	5 miles	10 Miles
2018 Average HH Income	\$79,287	\$83,890	\$63,383	\$58,750
2018 Median HH Income	\$69,144	\$69,718	\$56,436	\$47,748

Border Crossings	
Personal Vehicles	3,823,818
Personal Vehicle Passengers	7,871,488
Pedestrians	2,715,116

Traffic Counts	Cars per day
I-35	50,000

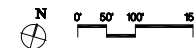
SITE PLAN



LEVINSON • ALCOSER
ASSOCIATES, L.P.
1177 W. Loop South, Suite 900 Houston, Texas 77027
tel: 713.787.0000 fax: 713.850.8250
Architecture • Planning • Engineering
Interior Design • Landscape Architecture

PRELIMINARY SITE PLAN

INTERSTATE HIGHWAY 35
LAREDO, TEXAS
2015-168.001 11-07-17



LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

