

# NAI Swisher & Martin Realty

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



**Suite 6B**  
**±3,550 SF**

Only Boutique

Oficina Taco Palenque

Insurance Services

Copy Connection



Builders Association

Consignment Shop



Flower & Gift Shop

Beatriz Cakes

Dentist

Attorney

Blue Top Reprographics

Attorney

Audio Dynamics

Mona M. Jewelry

Attorney

WH Mortgage Solutions

Aurora St.

Hillside Rd.

12,600 VPD

Springfield Ave.

**One Space Left at Colonnade Square Shopping Center**

101 W. Hillside Rd. | Laredo, TX 78041



LEASE



LISTED BY



**Joey Ferguson, Senior Associate**

956.324.5639 (Mobile)

956.725.3800 (Office)

[joeyferguson@outlook.com](mailto:joeyferguson@outlook.com)

[linkedin.com/in/joey-ferguson/](https://www.linkedin.com/in/joey-ferguson/)

**NAI Swisher & Martin Realty**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

[NAIswisherandmartinrealty.com](http://NAIswisherandmartinrealty.com)  
9114 McPherson Rd, Suite # 2518, Laredo, TX 78045



**Suite 6B**  
**±3,550 SF**

Multi-Family

Multi-Family

Multi-Family

Oficina Taco Palenque

Copy Connection

El Sombrero Azul

Skate Shop

Heavenly Hair

WH Mortgage Solutions

Attorney

Mona M. Jewelry

Only Boutique

Dentist

Insurance Services

Attorney

Builders Association

Blue Top Reprographics

Audio Dynamics

Attorney

Consignment Shop

**Springfield Ave.**  
**12,600 VPD**

**Hillside Rd.**  
**11,296 VPD**

| Available Suites |   |
|------------------|---|
| Suite 6B         | ±3,550 SF (Total Size)<br>±2,600 SF office condo with ±900 SF storage |
| Parking          | 5:1,000 SF  |
| Year Built       | 1994  |



**Centralized Location, Great Access**

Less than 1 mile off I-35, close to Mall Del Norte and offers full access on Hillside Rd & Springfield Ave.



**Spacious Suite Available**

Reception/lobby with five private offices, employee lounge with kitchenette and refrigerator, storage room, utility room with washing and dryer hookups and separate men and women's restrooms

For more info, click logo



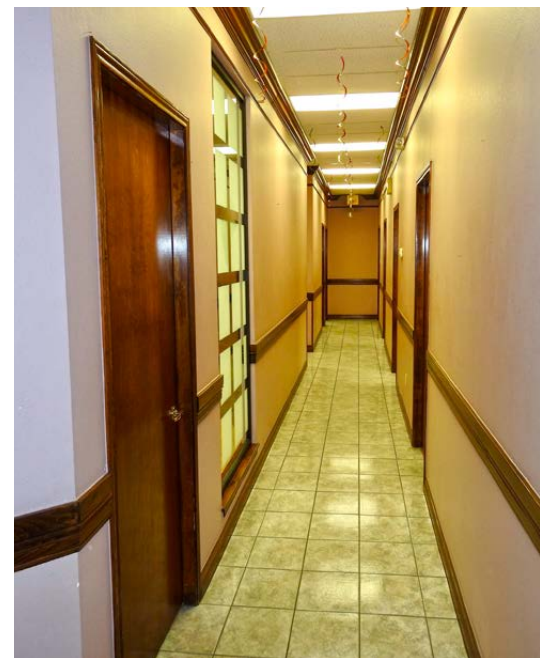
**Joey Ferguson, Senior Associate**

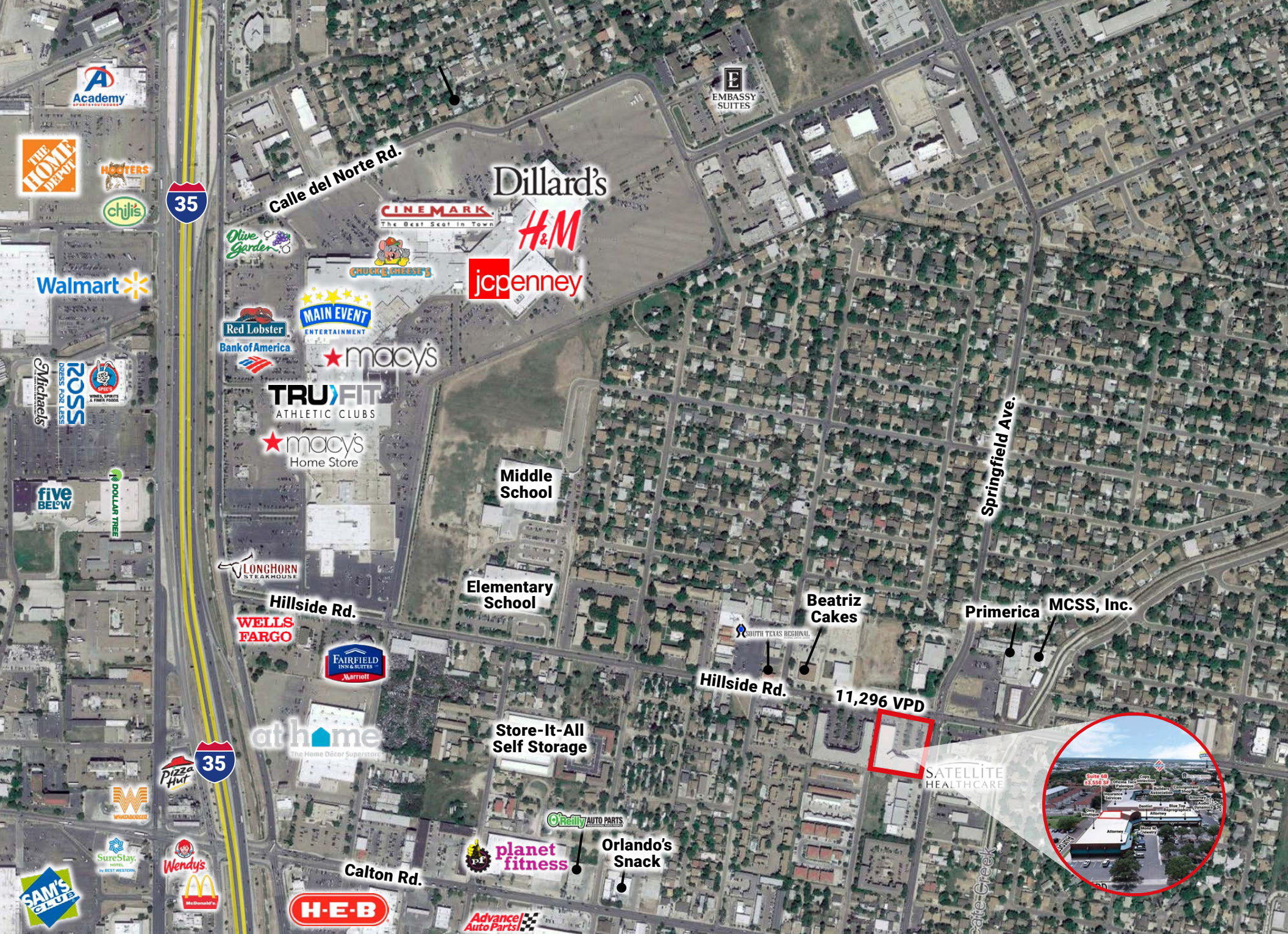
956.324.5639 (m) | joeyferguson@outlook.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



**Suite 6B ±3,550 SF**  
**Office condo: ±2,600 SF with ±900 SF storage area**





35

35

Calle del Norte Rd.

Springfield Ave.

Hillside Rd.

Hillside Rd.

Calton Rd.

Dillard's

jcpenney

H&M

CINEMARK  
The Best Seat in Town

MAIN EVENT  
ENTERTAINMENT

TRU>FIT  
ATHLETIC CLUBS

macy's  
Home Store

Walmart

Red Lobster

Bank of America

ROSS  
SHOES, SPORTS & FASHION GOODS

five  
BELOW

LONCHORN  
STEAKHOUSE

WELLS  
FARGO

FAIRFIELD  
INN & SUITES  
Marriott

at home  
The Home Décor Superstore

Pizza  
Hut

W  
WHATABREAD

Wendy's

McDonald's

H-E-B

Store-It-All  
Self Storage

planet  
fitness

Orlando's  
Snack

Advance  
Auto Parts

EMBASSY  
SUITES

Middle  
School

Elementary  
School

Beatriz  
Cakes

Primerica

MCSS, Inc.

SOUTH TEXAS REGIONAL

11,296 VPD

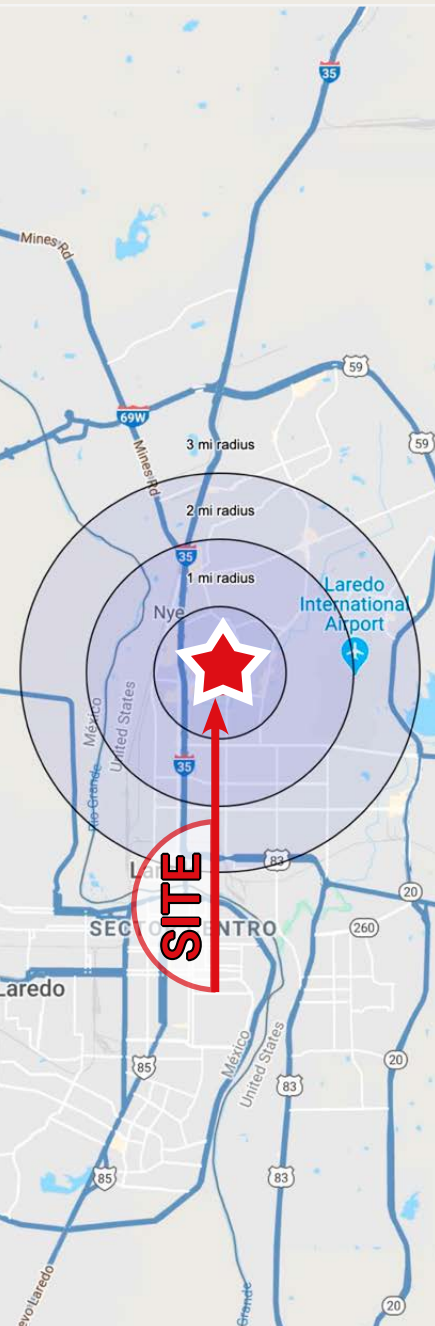
SATELLITE  
HEALTHCARE







Joey Ferguson, Senior Associate

956.324.5639 (m) | joeyferguson@outlook.com

This information has been obtained from sources believed to be reliable, but is not guaranteed and may not be accurate.



|  | 1 Mile    | 2 Mile     | 3 Mile     |   |
|--|-----------|------------|------------|---|
| 2020 Estimated Population                | 18,259    | 58,269     | 105,948    | <br><b>Population</b>                  |
| 2025 Projected Population                | 18,895    | 60,576     | 111,226    |   |
| 2020 Est. Median Age                     | 33.6      | 31.4       | 31.2       |   |
| <hr/>                                    |           |            |            |   |
| 2020 Estimated Households                | 6,203     | 18,790     | 34,065     | <br><b>Households/<br/>Housing</b>     |
| 2025 Projected Households                | 6,508     | 19,797     | 36,244     |   |
| 2020 Est. Total Housing Units            | 6,479     | 19,895     | 36,380     |   |
| 2020 Est. Owner-Occupied                 | 49.4%     | 47.6%      | 47.2%      |   |
| 2020 Est. Renter-Occupied                | 46.4%     | 46.9%      | 46.4%      |   |
| 2020 Median Home Value                   | \$130,995 | \$150,308  | \$142,797  |   |
| 2020 Median Rent                         | \$651     | \$624      | \$646      |   |
| <hr/>                                    |           |            |            |   |
| 2020 Est. Total Businesses               | 1,275     | 2,959      | 5,253      | <br><b>Businesses/<br/>Employees</b>   |
| 2020 Est. Total Employees                | 11,678    | 27,872     | 49,626     |   |
| 2020 Est. Average Household Income       | \$55,529  | \$54,342   | \$54,481   |   |
| 2020 White Collar Workers                | 51.4%     | 51.7%      | 51.6%      |   |
| 2020 Blue Collar Workers                 | 48.6%     | 48.3%      | 48.4%      |   |
| <hr/>                                    |           |            |            |   |
| 2020 Est. Total Household Expenditure    | \$289.9 M | \$861.94 M | \$1.56 B   | <br><b>Consumer<br/>Expenditures</b> |
| 2020 Est. Apparel                        | \$10.16 M | \$30.36 M  | \$55.19 M  |   |
| 2020 Est. Entertainment                  | \$15.96 M | \$47.38 M  | \$86.11 M  |   |
| 2020 Est. Food, Beverages, Tobacco       | \$45.45 M | \$135.34 M | \$245.74 M |   |
| 2020 Est. Furnishings, Equipment         | \$9.9 M   | \$29.34 M  | \$53.33 M  |   |
| 2020 Est. Health Care, Insurance         | \$26.71 M | \$78.92 M  | \$143.12 M |   |
| 2020 Est. Household Operations, Shelter, | \$95.37 M | \$284.29 M | \$515.39 M |   |



## PROFESSIONAL PROFILE



**Joey Ferguson**  
**Senior Associate**

**956.324.5639 (Mobile)**

**956.725.3800 (Office)**

**joeyferguson@outlook.com**

**linkedin.com/in/joey-ferguson/**

**NAIswisherandmartinrealty.com**

### **Career Summary**

Joey Ferguson is a powerhouse real estate professional with over 15 years of experience in the business. He has been named a Top Producer seven years running since 2009, and is recognized as one of the top real estate agents in Laredo, TX and the surrounding area. Clients describe Joey Ferguson as “extremely knowledgeable,” and he is known to push on behalf of his clients to bring results. Joey’s specialties include buyer’s agent, listing agent, consulting, and commercial real estate. He is well versed in every aspect of the real estate world, and serves his clients with exceptional customer care. Joey Ferguson is a world-class gentleman and a highly skilled salesman.

As a married family man with four wonderful children - three girls and a boy - Joey understands what it means to put family first. Working with clients and guiding them through the process of purchasing or selling residential and commercial real estate are Joey’s areas of expertise. He is always honest and ethical, never putting you, your family or your business in a position of unfair compromise. And as a REALTOR, Joey goes above and beyond the even the highest expectations of top real estate agents. He has been a part of the Laredo community since 2001 and has taken the real estate market by storm with remarkable sales ability.

Joey loves learning about and using new technology, and appreciates beautiful historical architecture. In his spare time, Joey loves to hang out with his kids and play on their PS4 with them. He also leads an active lifestyle, enjoying football, soccer, biking, jogging, swimming and a variety of outdoors sports. Joey’s personal life is as well rounded as his professional life.

**Offices** **400**

Throughout North America, Latin America, Europe, Africa and Asia Pacific



**425M\$**

of Managed Property



**7,000**

Market Professionals **Local**

**\$20B**

in Commercial Real Estate Transactions throughout the World

