

**AVISON
YOUNG**



800 GARDEN ST.
LAREDO, TX



INVESTMENT OPPORTUNITY

Confidential Marketing Package



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RAMADA PLAZA LAREDO
800 Garden St.
Laredo, TX

PROPERTY SUMMARY

RAMADA PLAZA LAREDO

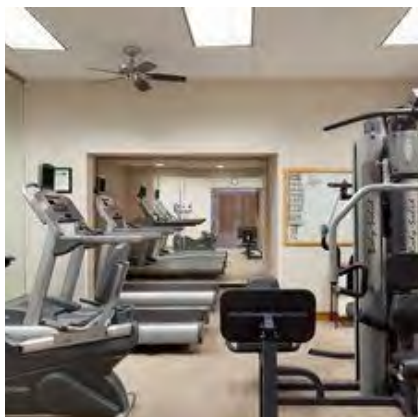
LOCATION:	800 Garden St., Laredo, TX
SIZE:	+/-121,500 rentable square feet
ROOMS:	203
SITE AREA:	+/- 1.25 acres
YEAR BUILT:	1984
STORIES:	8
PARKING:	4 floors of covered garage parking 247 spaces

Four Star, full-service Ramada Plaza Laredo offers casual, modern rooms with two restaurants, outdoor pool and fitness center.

Additional amenities include on-site covered garage parking, free airport shuttle, bar, café, banquet facilities, business center and meeting rooms.

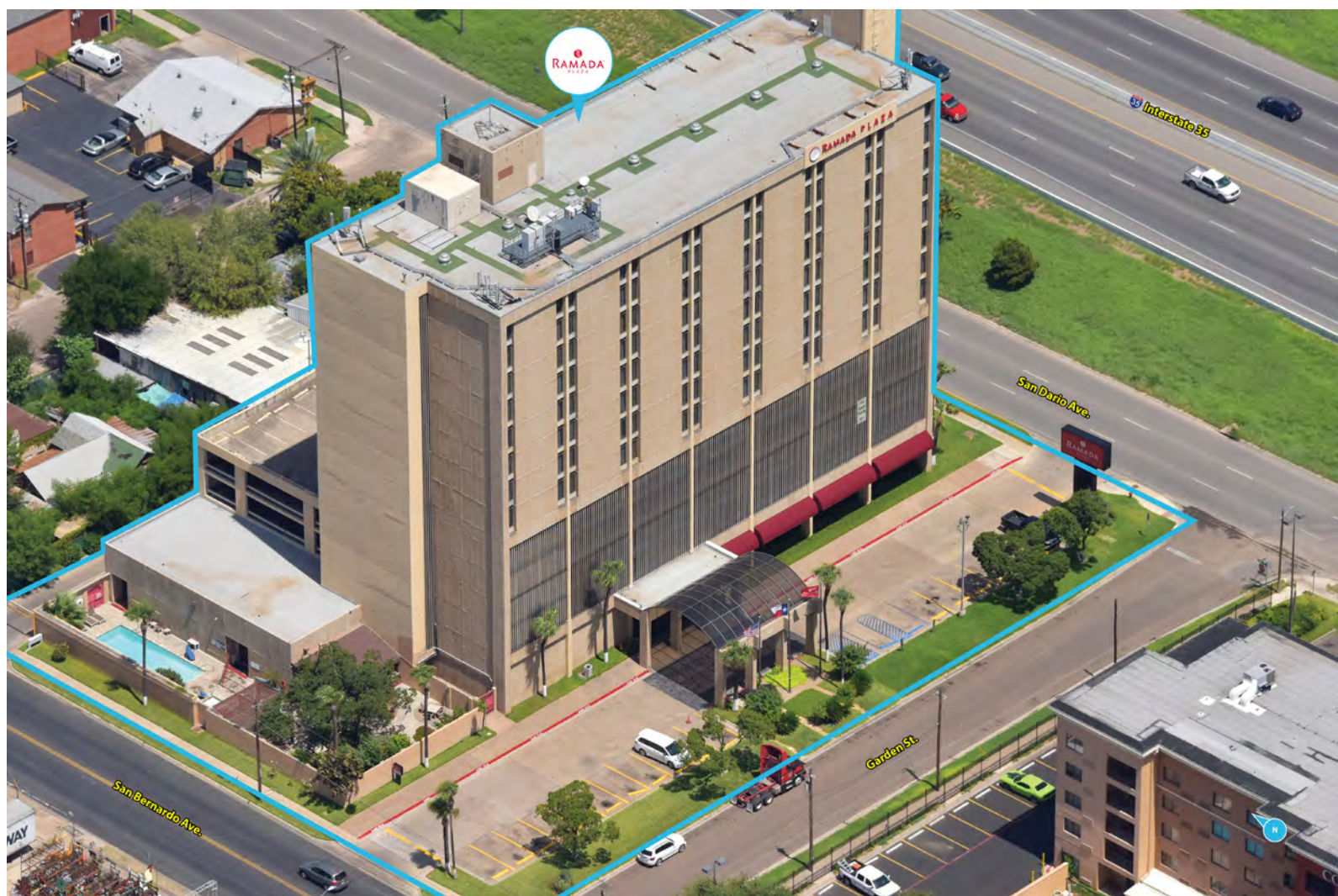
Seven miles to/from Laredo International Airport and only 3 miles to/from the Laredo Medical Center.

PROPERTY PHOTOS



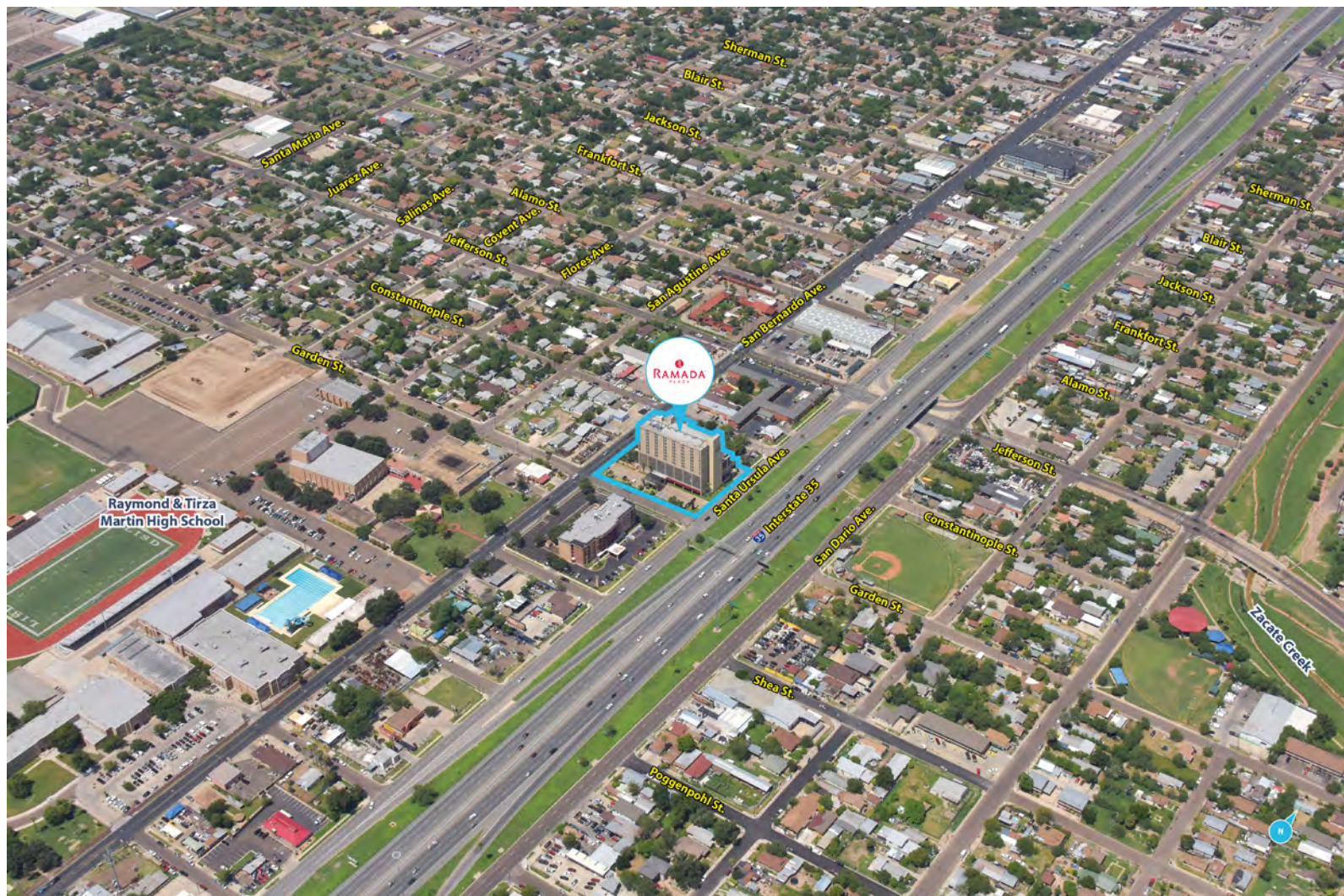
Source of photos on this page only: <https://www.wyndhamhotels.com/ramada/laredo-texas/ramada-plaza-laredo/overview>

AERIALS



RAMADA PLAZA LAREDO

800 Garden St.
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RAMADA PLAZA LAREDO

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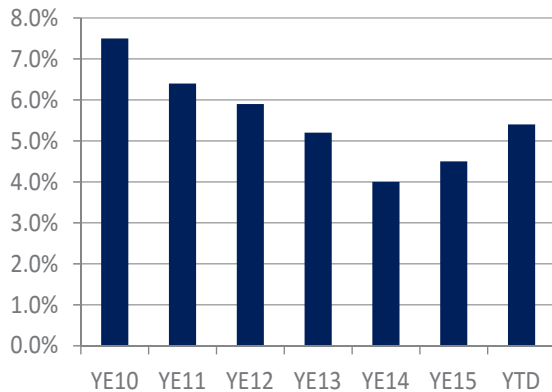


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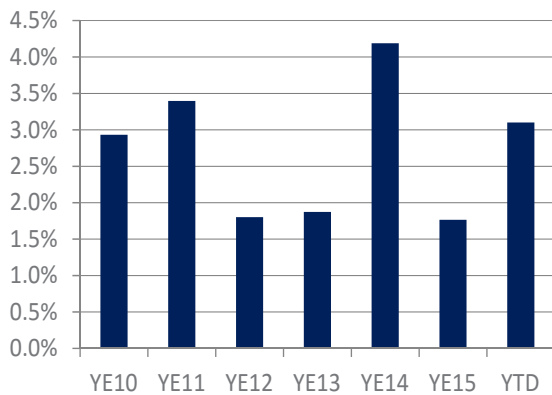
THE MARKET

LAREDO, TX MARKET OVERVIEW

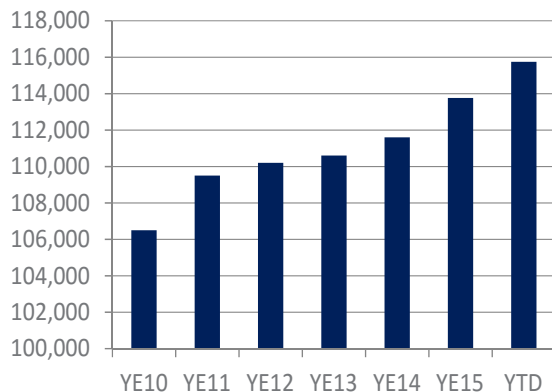
Unemployment



Employment Growth



Laredo Workforce



MARKET SNAPSHOT

Laredo is located in South Texas along the north bank of the Rio Grande River, which serves as the boundary between the U.S. and Mexico. Due to the city's close proximity to Mexico, Laredo's economy is largely based on international trade. The southern portion of Interstate 35 ends in Laredo, providing manufacturers in Northern Mexico an ideal distribution hub. For this reason, most major transportation companies have a facility in Laredo. The city has four international bridges and one railway bridge connecting the two nations.

Laredo's population totals over a quarter million residents, making it the tenth-most populous city in the state of Texas. The economy continues to thrive. In the last 12 months ending in July, the Laredo metropolitan area added 3,100 jobs, a 3.1% increase in employment. The Professional and Business Services sector led the way, increasing by 4.9% in just one year. Employment in the Trade, Transportation, and Utilities sector- Laredo's economic driver- grew by 3.2% in the past year. Laredo's unemployment rate registered 5.4% in July.

Year-Over-Year Laredo Employment Growth by Sector

- Mining, Logging, and Construction **+2.4%**
- Manufacturing **0%**
- Trade, Transportation, and Utilities **+3.2%**
- Information **0%**
- Financial Activities **+2.6%**
- Professional and Business Services **+4.9%**
- Education and Health Services **+2.6%**
- Leisure and Hospitality **+4.6%**
- Other Services **+3.6%**
- Government **+2.3%**

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