



DOWNTOWN INVENTORY

Presented By

Dr. Marcela Uribe



RESEARCH TEAM

DR. MARCELA URIBE

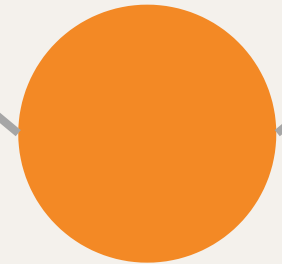
NYDIA
ROBLES



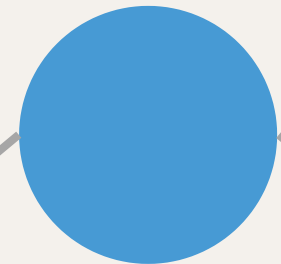
NEREYDA
GALLEGOS



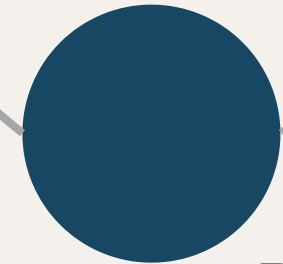
CAROLE
ALEXANDER



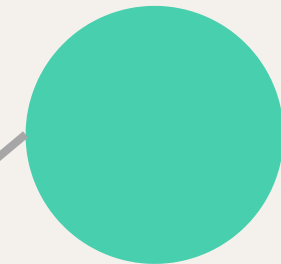
AILEEN
RAMOS



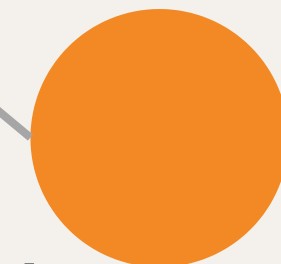
MIGUEL
HERNANDEZ



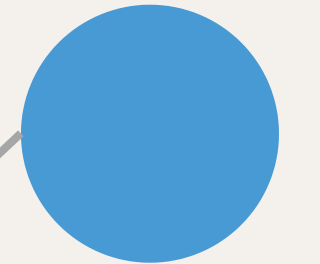
DR. NANCY
BECERRA CORDOVA



DR. SELINA
MIRELES



OLIVIA
GOREN



PURPOSE OF THE PROJECT

1

Align objectives with the Viva Laredo Plan, Downtown:

Policy 2.6.5 (Create a Vacant Building Ordinance to encourage the use of existing structures instead of allowing them to sit vacant, detracting from a vibrant downtown environment).

2

Address the Vacant Building Registration Ordinance approved by City Council on August 16, 2021.



AREA OF STUDY



Ordinance applies specifically
to the Downtown area.

Central Laredo Municipal
Management District
(CLMMD)

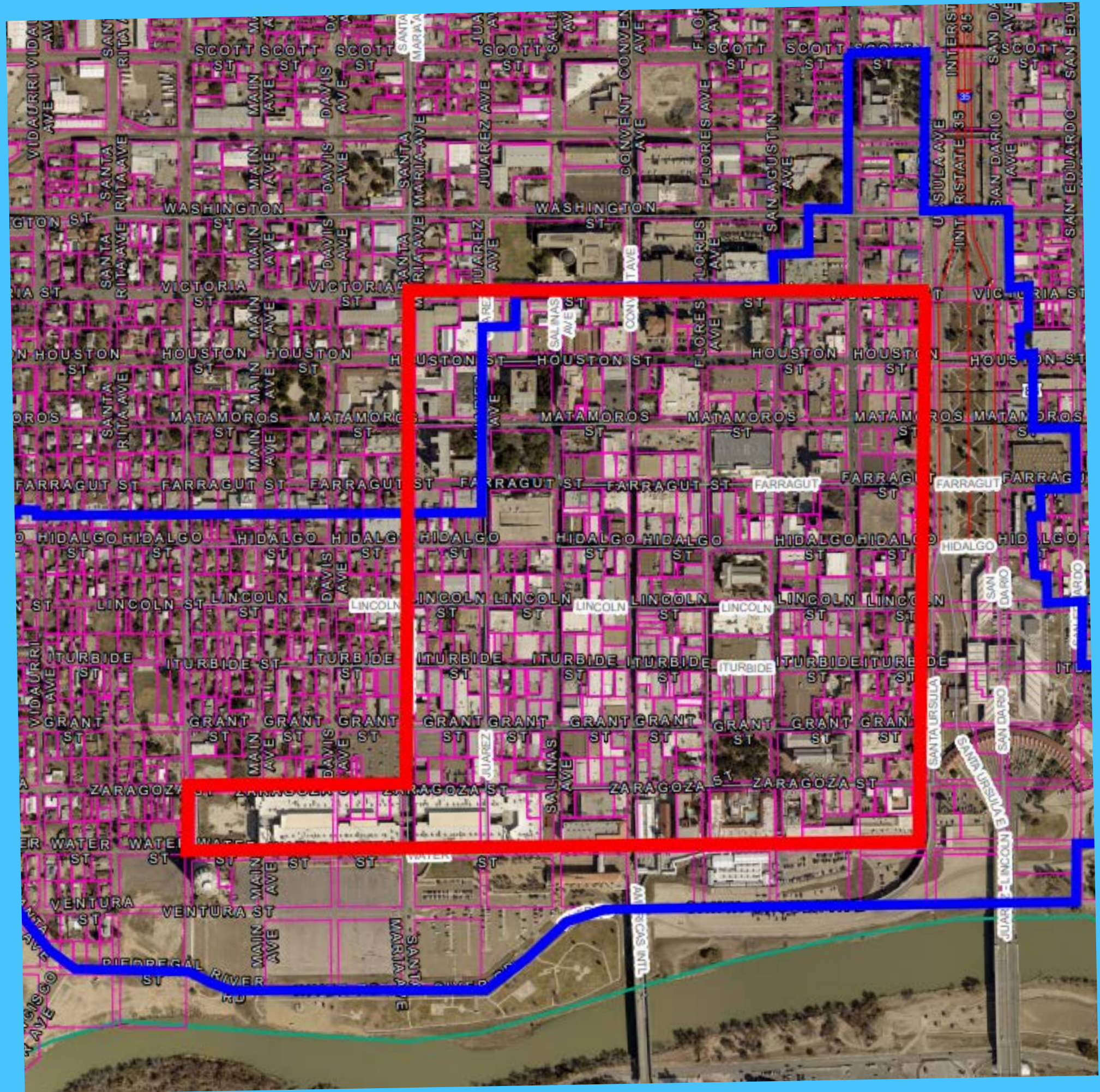


Central Laredo Municipal Management District → Commercial Business District

CLMMD → CBD



**Central Business District
(CBD) inside the Central
Laredo Municipal
Management District
(CLMMD)**





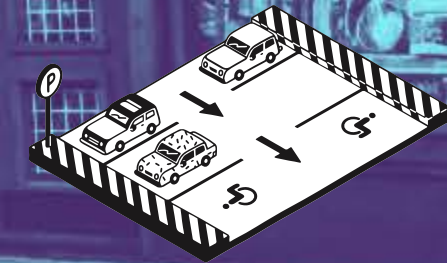
381

PROPERTIES IN TOTAL



322

BUILDINGS




59

NOT BUILDING STRUCTURES


FINDINGS



Buildings have been segmented to accommodate multiple uses.



One property may have multiple commercial purposes and sometimes vacant units within the property. Each unit might have a unique address.



The results include each property ID in the area of focus and all visible commercial unit(s) per property and building ID.

WHAT DO YOU SEE?

206 Salinas

208 Salinas

210 Salinas

212 Salinas



WEBBCAD INFORMATION



PROPERTY INFORMATION

Prop ID

159690

Geo ID



101-00007-080

Situs Address

208 SALINAS AVE LAREDO TX 78040

Legal Description

N53.66 OF 8 & N56.7 OF 6-7 & S6 OF N62.7 OF 6-7 BLK 7 WD

Taxing Units

C1,CLMMD,G3,J2,S1,TIRZ1

Market Area

CD DOWNTOWN

Legal Acreage

Abstract/Subdv Code

C1010

Block

7

OWNER INFORMATION

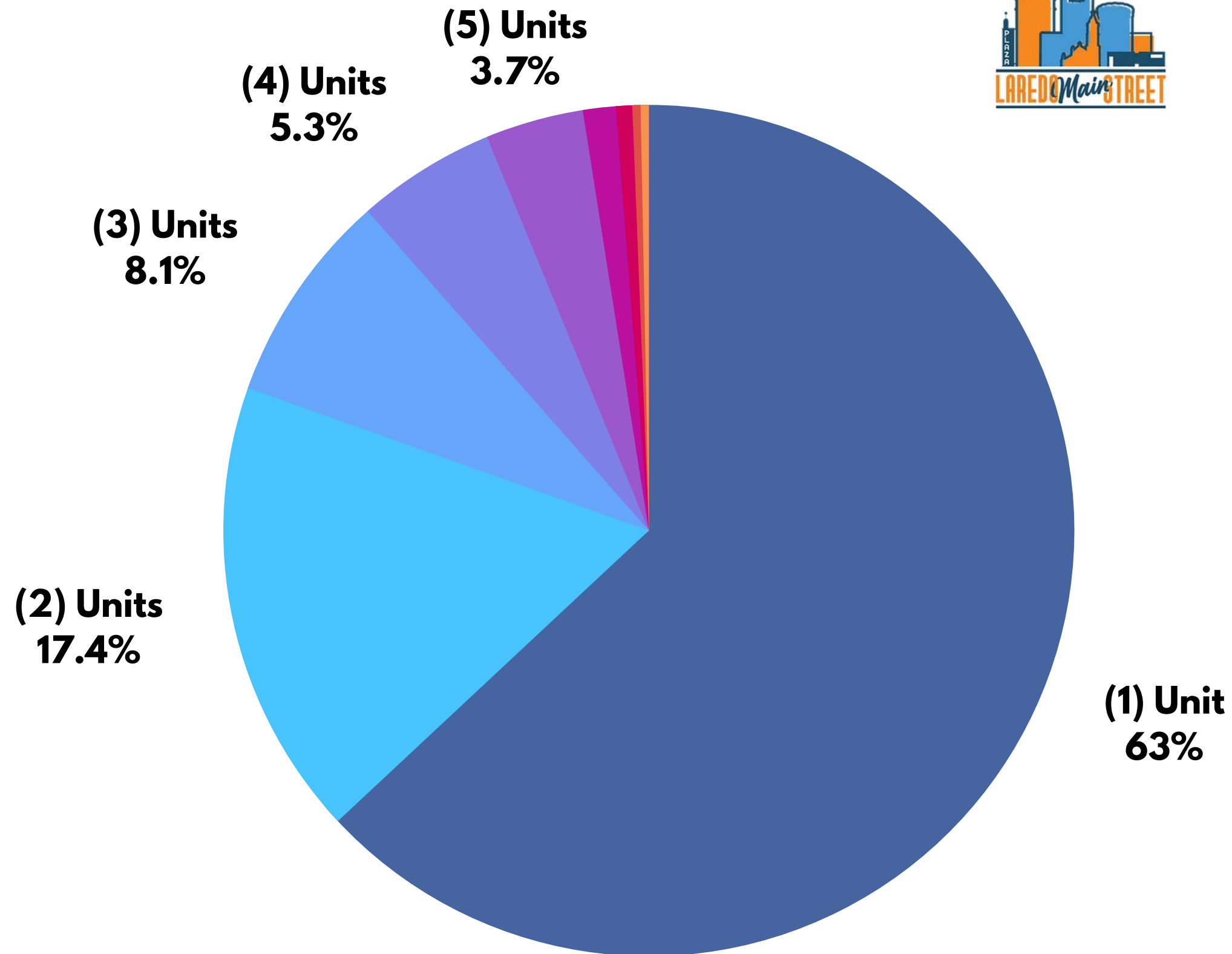
Owner Name & Mailing Address

**AA ENTERPRISES LLC (10084631)
2312 OKANE ST
LAREDO TX 78043-2401**

COMMERCIAL UNITS PER BUILDING



- Total # of buildings **322**
- **203 (63%)** have a single commercial unit
- **119 (37%)** have multiple commercial units
- Total # of commercial units **581**



VACANT BUILDINGS

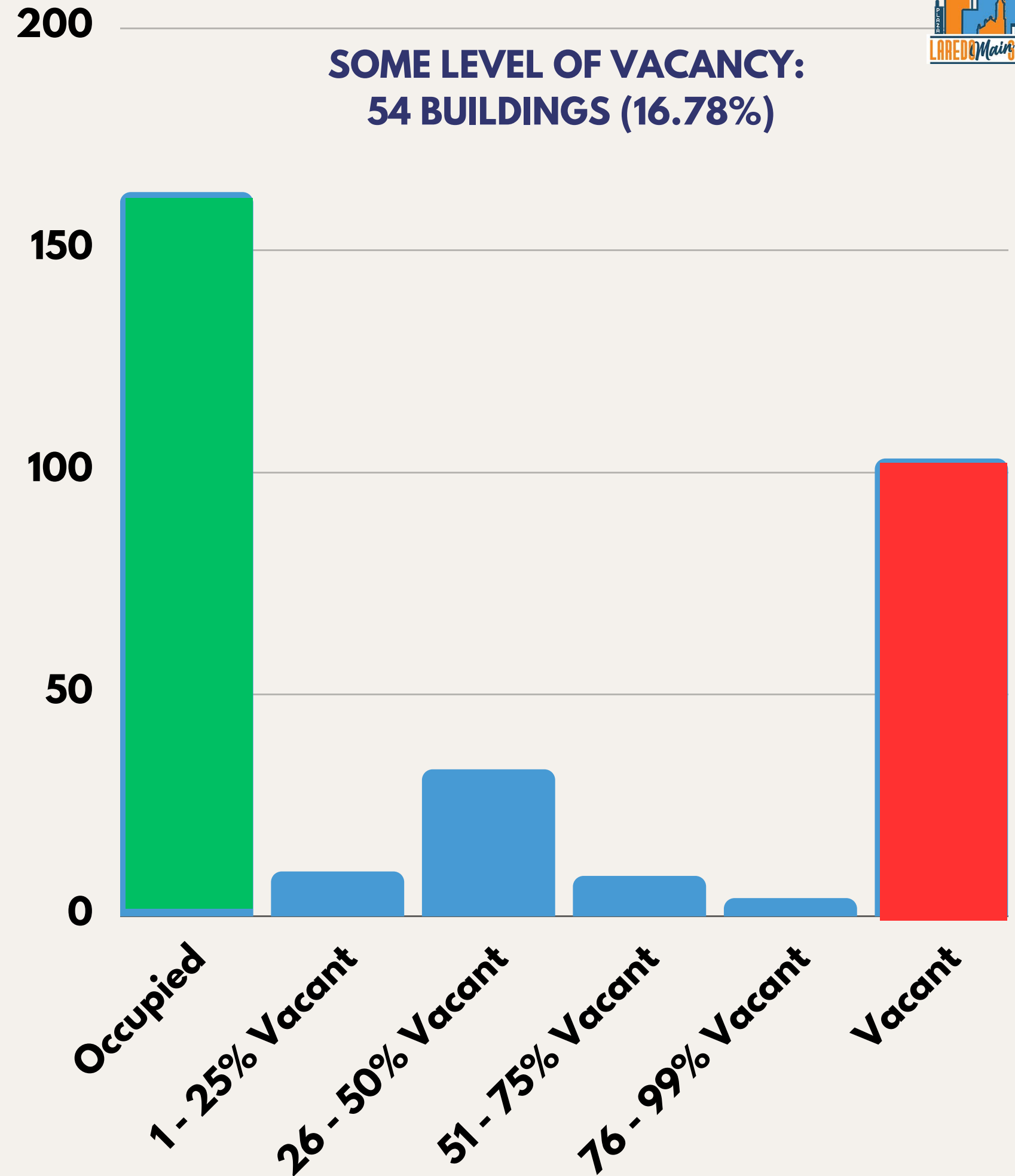


322 TOTAL BUILDINGS

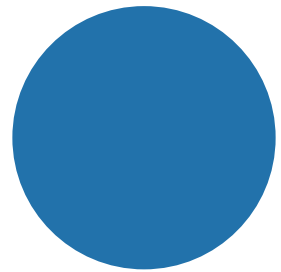


- Occupied: 165 buildings (51.2%)
- Some level of vacancy: 54 buildings (16.78%)
- Vacant: 103 (32%)

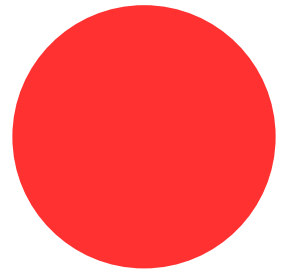
49.4% OF THE BUILDINGS ARE EITHER FULLY VACANT OR HAVE SOME LEVEL OF VACANCY.



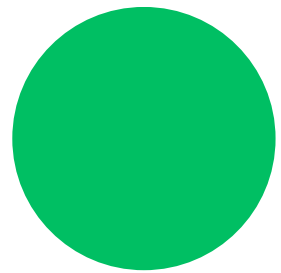
VACANCY RATE



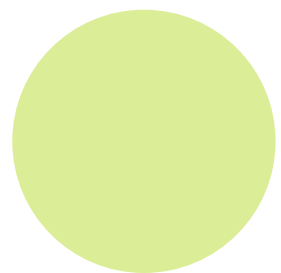
PARKING LOT



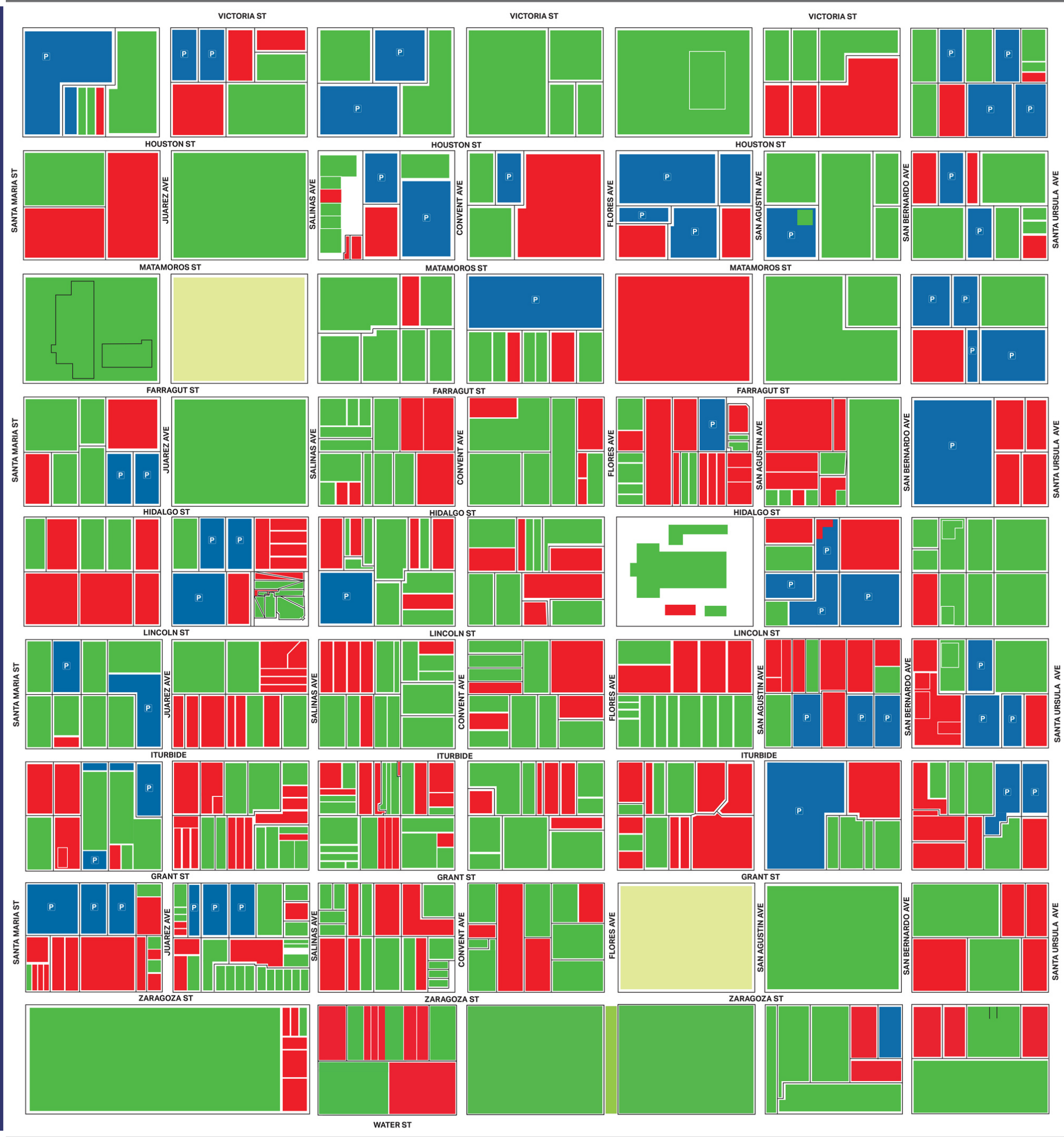
VACANT



NON-VACANT



PUBLIC PLAZA





Retail continues to be the
MOST PROMINENT ACTIVITY
in the downtown area.

We have specialized retail that serves our
international border and Mexican market.





COMMERCIAL DISTRIBUTION

TOTAL # OF
COMMERCIAL UNITS

581

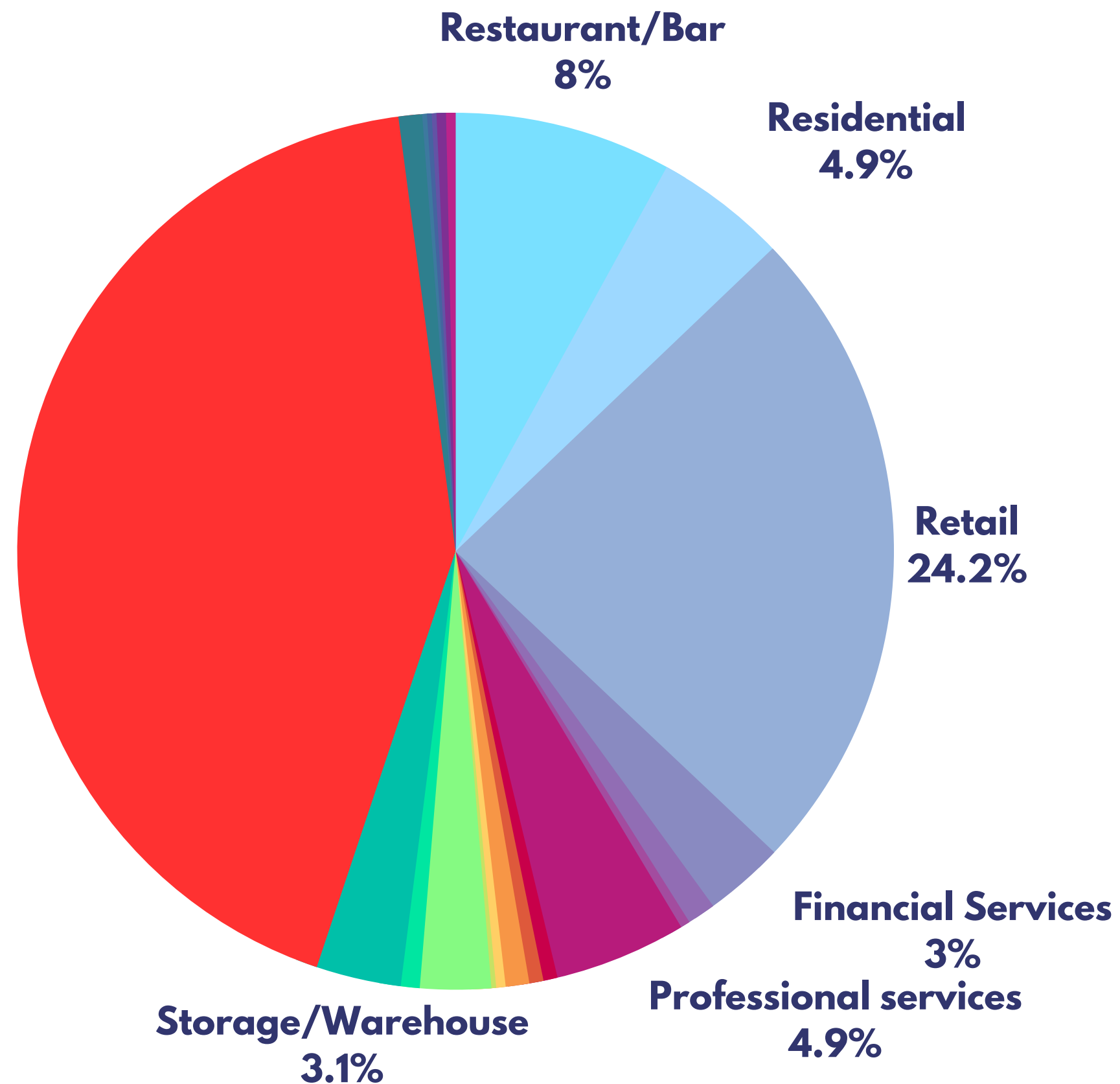
Vacant Units
42.8%

Occupied units 335 (57.2%)

Total vacant units 246 (42.8%)

Retail 139 (24.2%)

Restaurant/Bar 46 (8%)

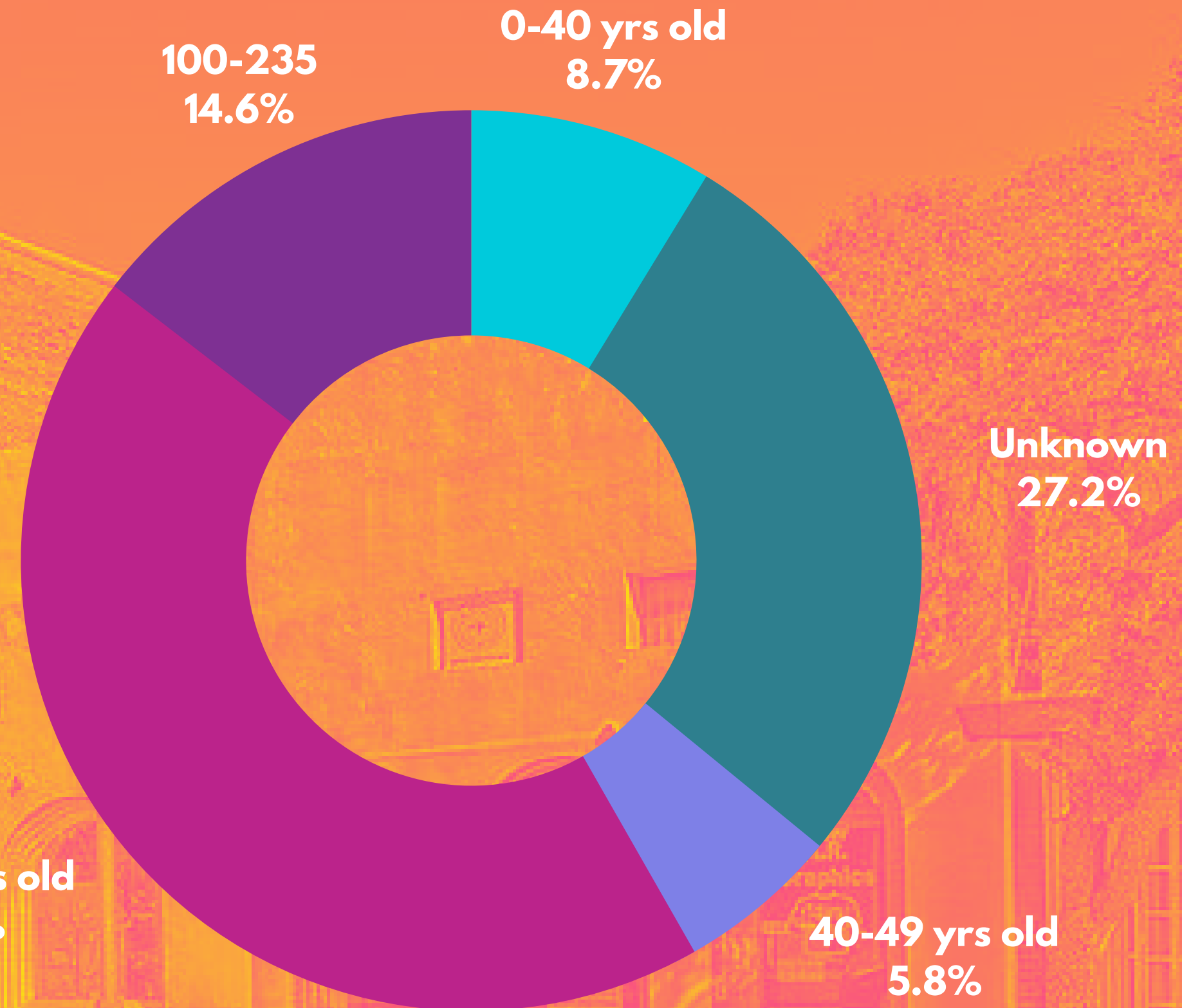


VACANT BUILDINGS AGE



TOTAL 103 VACANT BUILDINGS

68.7% OF BUILDINGS MIGHT HAVE HISTORICAL SIGNIFICANCE.



VACANT BUILDINGS ENDANGERED

- TOTAL 103 VACANT BUILDINGS
- 17 (16.5%) ARE FULLY VACANT AND IN POOR CONDITIONS.

RECOMMENDATIONS

1

Viva Laredo Plan: Increase capacity for Economic Development

**HOUSING
LOGISTICS & TECHNOLOGY
DIVERSE RETAIL**

2

Revise building and preservation codes to accommodate downtown specific development needs.

ADOPT A REHABILITATION CODE TO FACILITATE THE REUSE OF BOTH HISTORIC AND NON-HISTORIC BUILDINGS.





**A SUCCESSFUL DOWNTOWN
IS THE *key* TO A SUCCESSFUL
COMMUNITY**

**DOWNTOWN INVENTORY
ALLOWS US TO *imagine* THE
POSSIBILITIES FOR
DOWNTOWN
*redevelopment.***