

NORTH TOWNE PLAZA

SPACE AVAILABLE

3457 Old Highway 77, Brownsville , TX 78520



LEASE RATE \$13.00 - 14.50 SF/yr

LEASE TYPE: NNN

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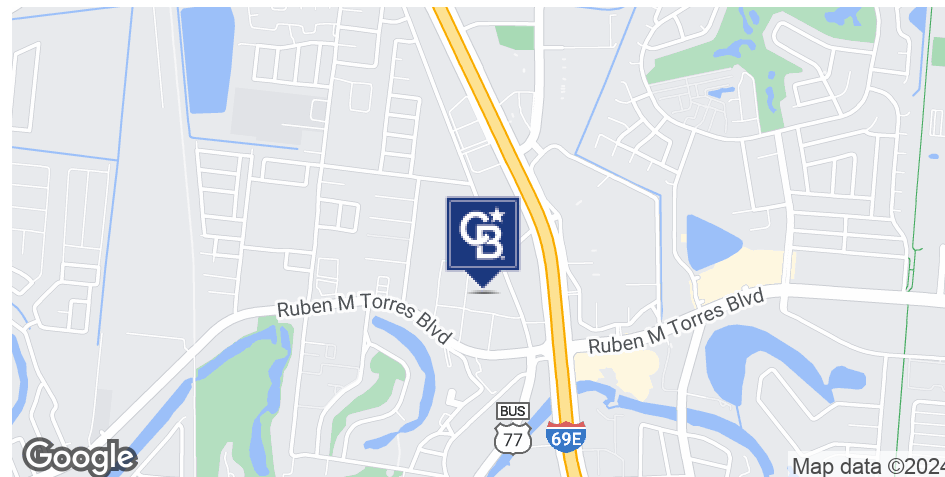
COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

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PROPERTY SUMMARY

NORTH TOWNE PLAZA

Brownsville, TX 78520



PROPERTY DESCRIPTION

Situated at a busy intersection in lively Brownsville, TX, this development opportunity and retail center stand out. Positioned at the crossing of Ruben M. Torres Boulevard and IH-69, the site enjoys significant traffic, making it highly visible and easy to reach. With the added benefit of being close to Lowe's Home Improvement, the property attracts even more attention. Situated in Brownsville's main retail area, surrounded by well-known national stores, it's an ideal spot for successful retail ventures.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Proximity to Shopping and Dining
- Easy Access to U.S Highway 77

OFFERING SUMMARY

Lease Rate:	\$13.00 - 14.50 SF/yr
NNN:	\$6.56
Number of Units:	2
Minimum Divisible:	4,000 SF
Max Contiguous:	9,566 SF
Available SF:	4,000 - 5,566 SF
Building Size:	27,846 SF
Submarket:	Brownsville
Market:	Rio Grande Valley

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AERIAL

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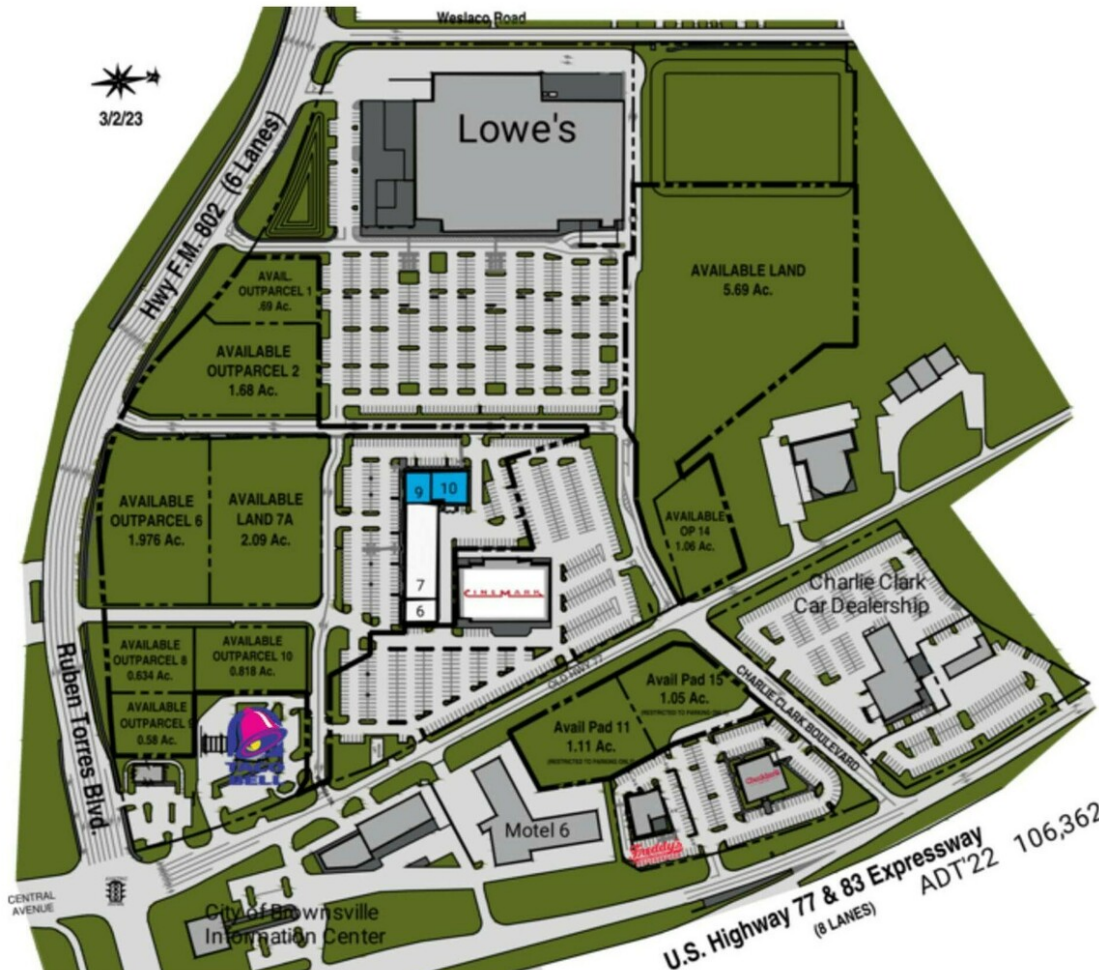


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SITE PLAN

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TENANT	SQFT
K1 Available	0.69 ac
K10 Available	0.58 ac
K11 Available	1.11 ac
K14 Available	1.06 ac
K15 Available	1.05 ac
K16 Available	5.69 ac
K2 Available	1.68 ac
K6 Available	1.98 ac
K7A Available	2.09 ac
K8 Available	0.63 ac
K9 Available	0.82 ac
6 Cinco de Mayo Bar & Grill	3,600
7 First National Bank Texas	14,680
9 Available	4,000
10 Available	5,566

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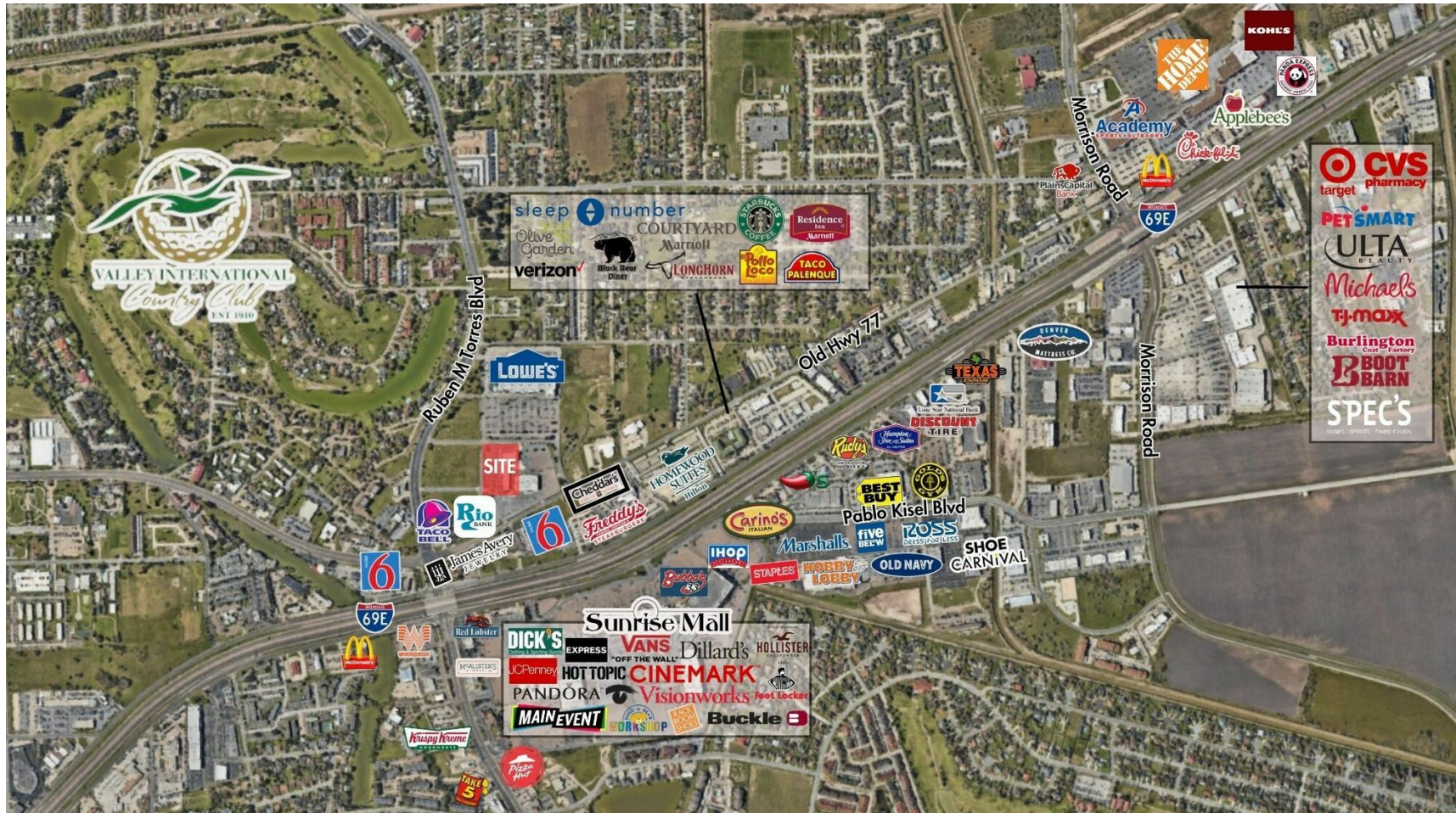


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AERIAL MAP

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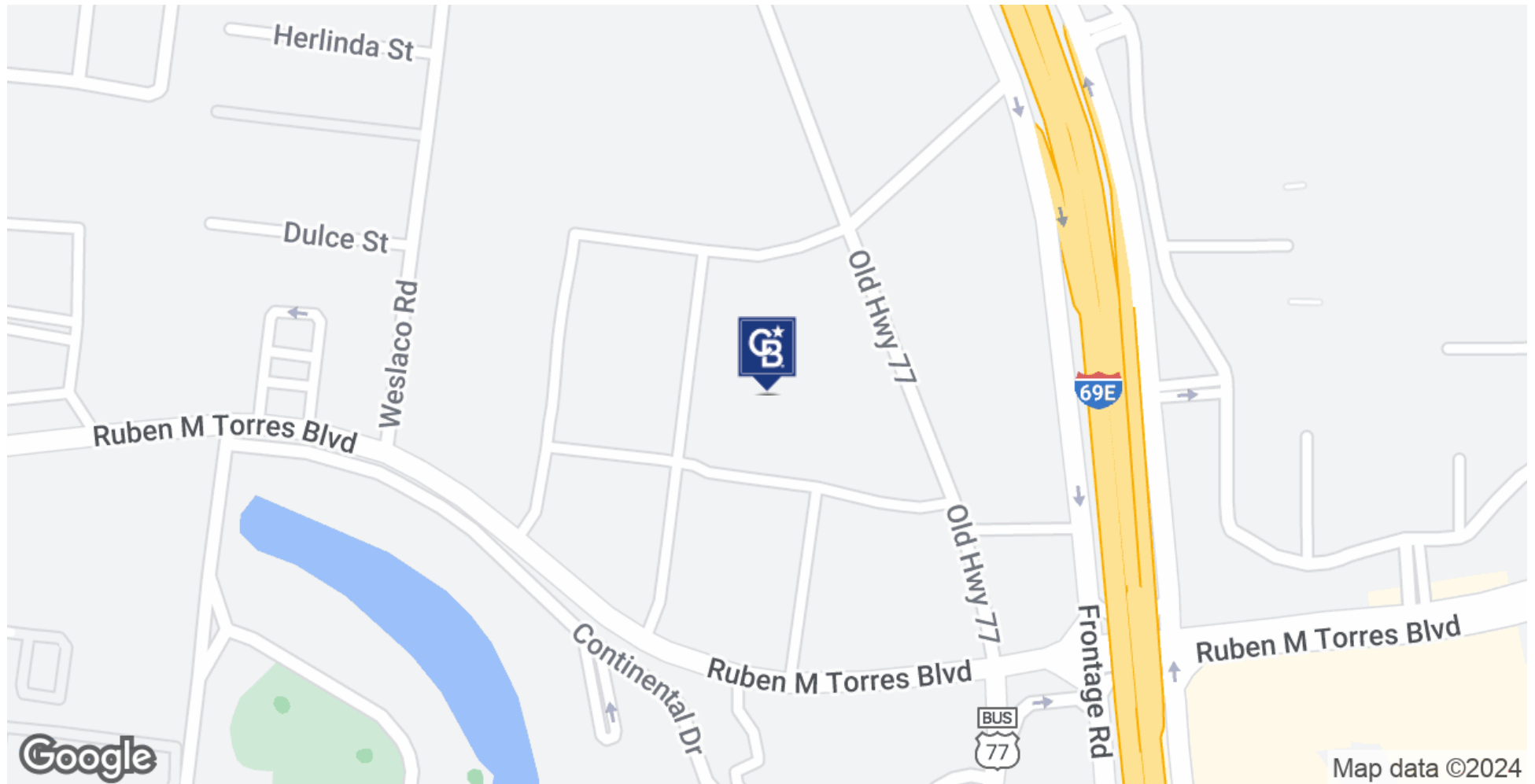


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DEMOGRAPHICS

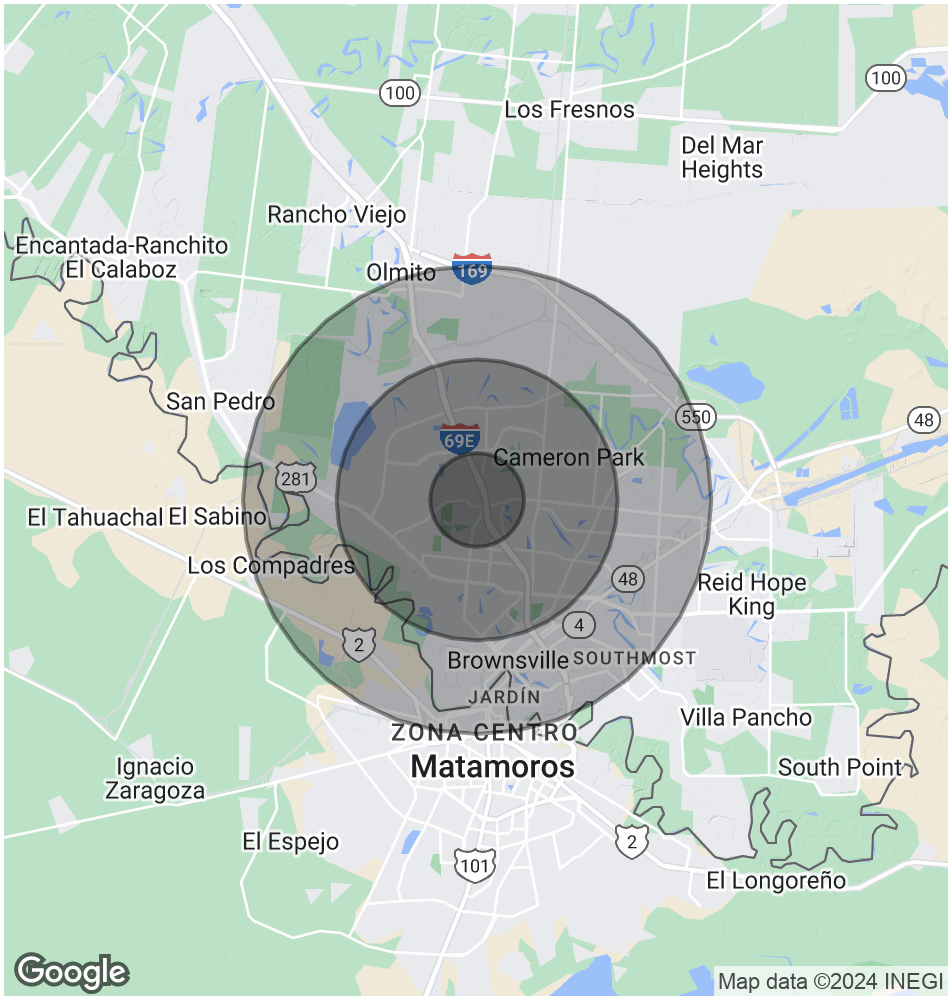
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,324	33,117	88,597
Average Age	29.2	33.2	32.1
Average Age (Male)	36.3	32.9	30.7
Average Age (Female)	24.9	33.2	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,479	9,645	27,544
# of Persons per HH	3.6	3.4	3.2
Average HH Income	\$79,672	\$81,518	\$64,023
Average House Value	\$112,347	\$135,374	\$117,456

* Demographic data derived from 2020 ACS - US Census



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