

# MORRISON CENTER

Availability

FULLY LEASED

Address

3230 Pablo Kisel Blvd,  
Brownsville, TX 78526

## Retail

A Varco REAL ESTATE PROJECT



Morrison Plaza is one of the most attractive retail centers in Brownsville, TX. The Plaza is very close to the expressway, and National, Regional, and local retailers to all sides surround it.



One can find National hotels, car dealerships, gyms, free-standing national and local restaurants, and big-box retailers.



There are local success stories like Bubbly Brew Tea House, Mas Natural, Kumori Sushi, etc. Is ideal for professional offices, services, restaurants, and other retail users.

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www.origoworks.com



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## Current Tenants



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### Points of Interest



SCHOOL

4 min  
1.1 mi



HOSPITAL

6 min  
1.6 mi



AIRPORT

15 min  
5.2 mi



INTERNATIONAL

3 min  
0.4 mi

### Highlights

- Economic incentives are available A9
- High retail traffic due to proximity of the international bridge
- Nearby city, state, and federal offices
- Walking distance to university and museums
- Located in the heart of downtown
- Perfect for the business owner wanting to work and live downtown

### Traffic Count

E Washington St to E 9th St SE - 12,954  
E 9th St to E Washington St SW - 4,966  
E 7th St to E Adams St NE - 3,734

### Parking Ratio

1: 101 SQFT

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### AS-IS Delivery:

The tenant will receive the unit as-is (shell condition). The landlord will reimburse the tenant a specific "Tenant Allowance" amount per SQFT for the tenant's build out / finish out requirements.

### TURN-KEY Delivery:

The landlord will finish the space as per the tenant's build out / finish out requirements (for qualified tenants only). The tenant will receive a move-in ready unit.

### Area Traffic Generators



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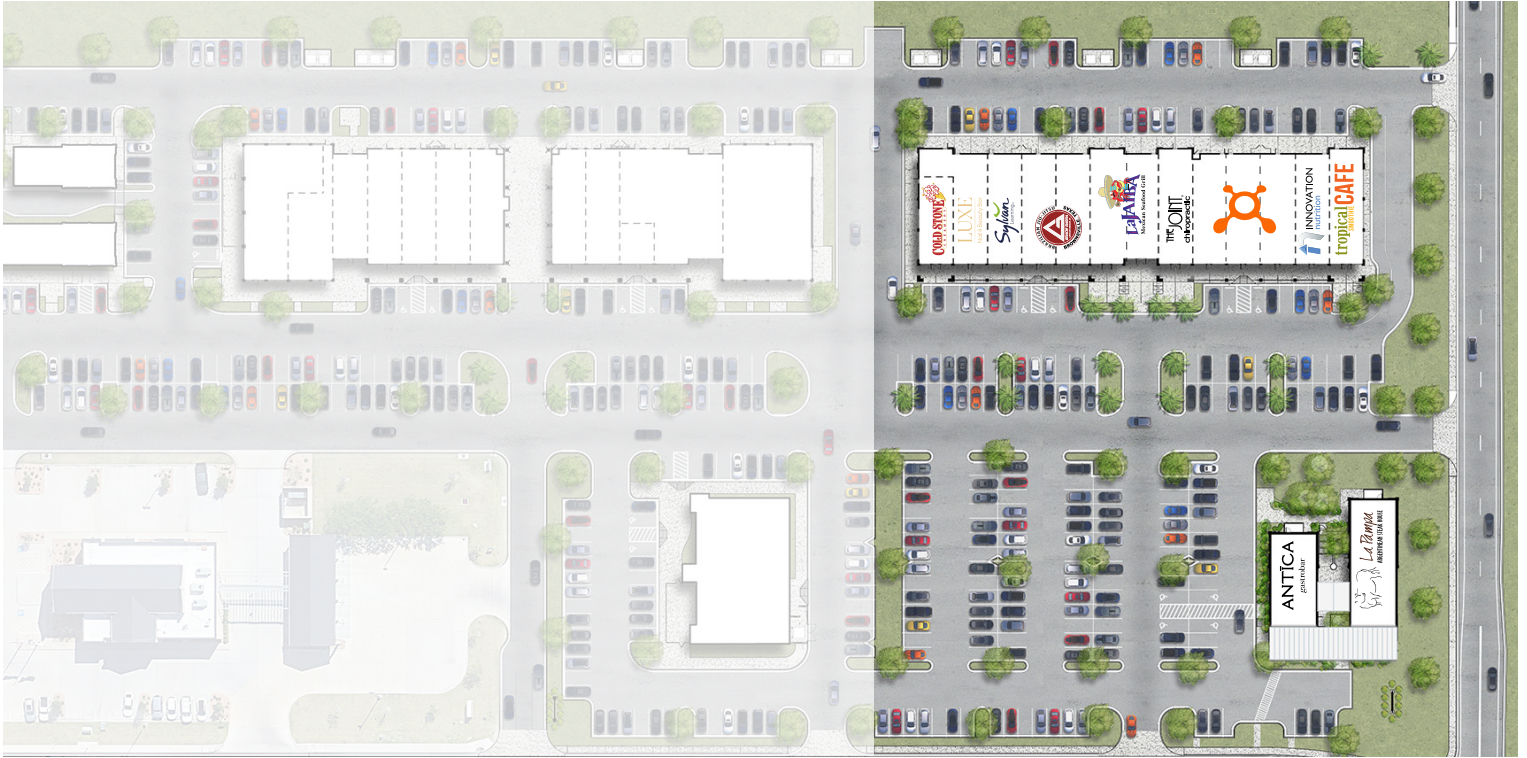
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Site Plan

## More information



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