



REAL ESTATE

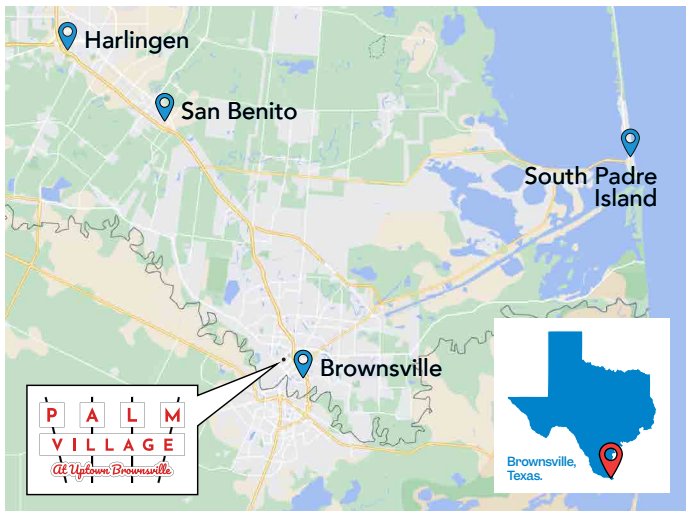
A Varco REAL ESTATE PROJECT

FOR LEASE

1400 Palm Blvd, Brownsville, TX 78520

Latitude and Longitude | 26.370193, -98.796917

Available Space | 1,017 - 22,457 SQ.FT



Highlights

- Close proximity to Downtown Historical Center Brownsville
- 2 minutes away from Gladys Zoo with over 424,000 visitors per year
- Property borders the bike and pedestrian trail
- Easy access and excellent visibility from Palm Blvd
- One mile from the Cameron County City Law Enforcement offices

Traffic Count

- Palm Blvd: 19,206

Nearest



SCHOOL

10 Schools
1.4 mi



HOSPITAL

7 min
2.2 mi



AIRPORT

14 min
5.2 mi



PORT

17 min
6.7 mi



INTERNATIONAL

16 min
3.8 mi

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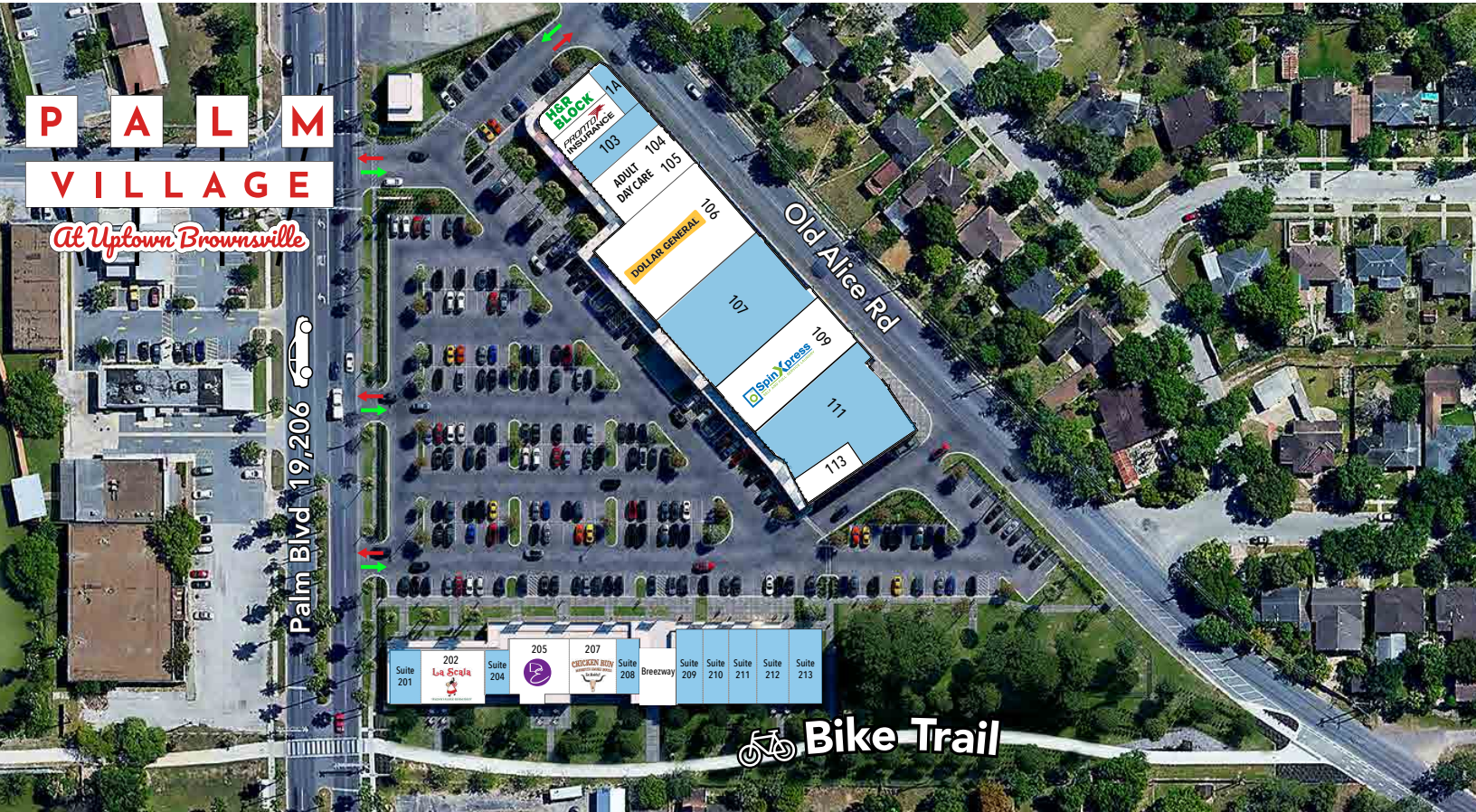
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Available Space

1-A	602 SF
103	1,391 SF
107	8,386 SF
110	1,314 SF
201	1,173 SF
204	800 SF
208	1,404 SF
209	1,361 SF
210	1,315 SF
211	1,417 SF
212	1,631V SF
213	1,726 SF

Current Tenants

101	H&R Block	1,391 SF
102	Pronto Insurance	1,617 SF
104-105	Adult Daycare	4,265 SF
106	Dollar General	8,809 SF
109	SpinXpress	5,000 SF
202-203	La Scala	3,000 SF
205-206	Dance Exp	3,000 SF
207	Chicken Run	1,383 SF

Gross Leasable Area

55,942 SF

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Demographics

Population	1 Mile	3 Mile	5 Mile
	14,454	78,063	168,566

Daytime Population	1 Mile	3 Mile	5 Mile
	23,293	96,911	173,119

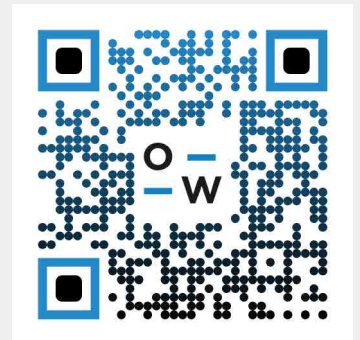
Median HH Income	1 Mile	3 Mile	5 Mile
	\$27,055	\$37,763	\$45,225



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