



REAL ESTATE

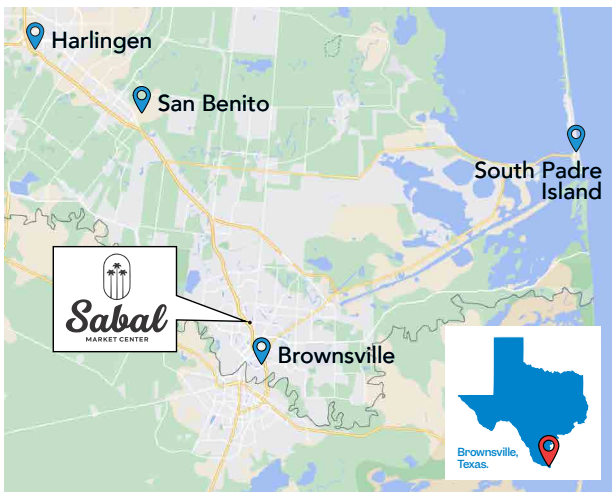
A Varco REAL ESTATE PROJECT

FOR LEASE

800 Frontage Rd #77/83, Brownsville, TX 78521

Latitude and Longitude | 25.934399, -97.494799

Available Space | 1,296 - 54,360 SQ.FT



Highlights

- Five minutes driving distance from Gladys Zoo with over 424,000 visitors per year
- Easy access and excellent visibility
- Located on the U.S. Hwy 83 with major traffic
- Convenient ingress/egress with ample parking available on site.

Nearest



SCHOOL
⌚ 4 min
🚗 0.9 mi



HOSPITAL
⌚ 9 min
🚗 2.5 mi



AIRPORT
⌚ 17 min
🚗 5 mi



INTERNATIONAL
⌚ 10 min
🚗 3.8 mi

Traffic Count

- US Highway 281: 97,394
- N. Loop 1604: 75,698
- Sonterra Blvd: 20,435
- Agora Palms Dr: 14,000

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Available Space

Building A	54,000 SF
Muisc Venue	13,000 SF
5	2,363 SF
6	2,100 SF
7	2,100 SF
9	2,647 SF
42	600 SF
47	1,200 SF

Proposed Pads

PAD A	32,000 SF
PAD B	25,500 SF
PAD C	27,000 SF
PAD D	17,400 SF

Current Tenants

3	Lupita's Bridal	1,817 SF
4	Armando's Tuxedo	1,995 SF
8	Griselda's Ballons & Party Supplies	2,412 SF
10	Nerve	1,200 SF
12	JZD	600 SF
13	Cosmic Earthly Wellness	600 SF
14	Denim Barbershop	590 SF
15	IQ Juice Bar-Prep Kitchen	545 SF
16	Amor y Pan	600 SF
17	IQ Juice Bar	600 SF
20	Breath Hot Studio	2,400 SF
22	Erick Ptacnik Agency	600 SF
23	Bocata	600 SF
24	Hipstergal	460 SF
25	Lupita's Optical	774 SF
27	Olivia Law	1,200 SF
28	Malachela	1,800 SF
31	Garza Insurance	600 SF
32	Pablo Moreno Tattoo Studio	600 SF
33	Tom Ortega Photography	600 SF
34	Rolling with H&E	600 SF
35	Williedean Bagels	600 SF
37	Resaca City Liquor	1,800 SF
39	Zoe's Flowers	600 SF
40	La Barra Del Taco	1,200 SF
43	Great Box Packaging	600 SF
44	My Texan Store	600 SF
45	Reed Ebano LTD	600 SF
46	Lullaby Baby&ChildV	600 SF

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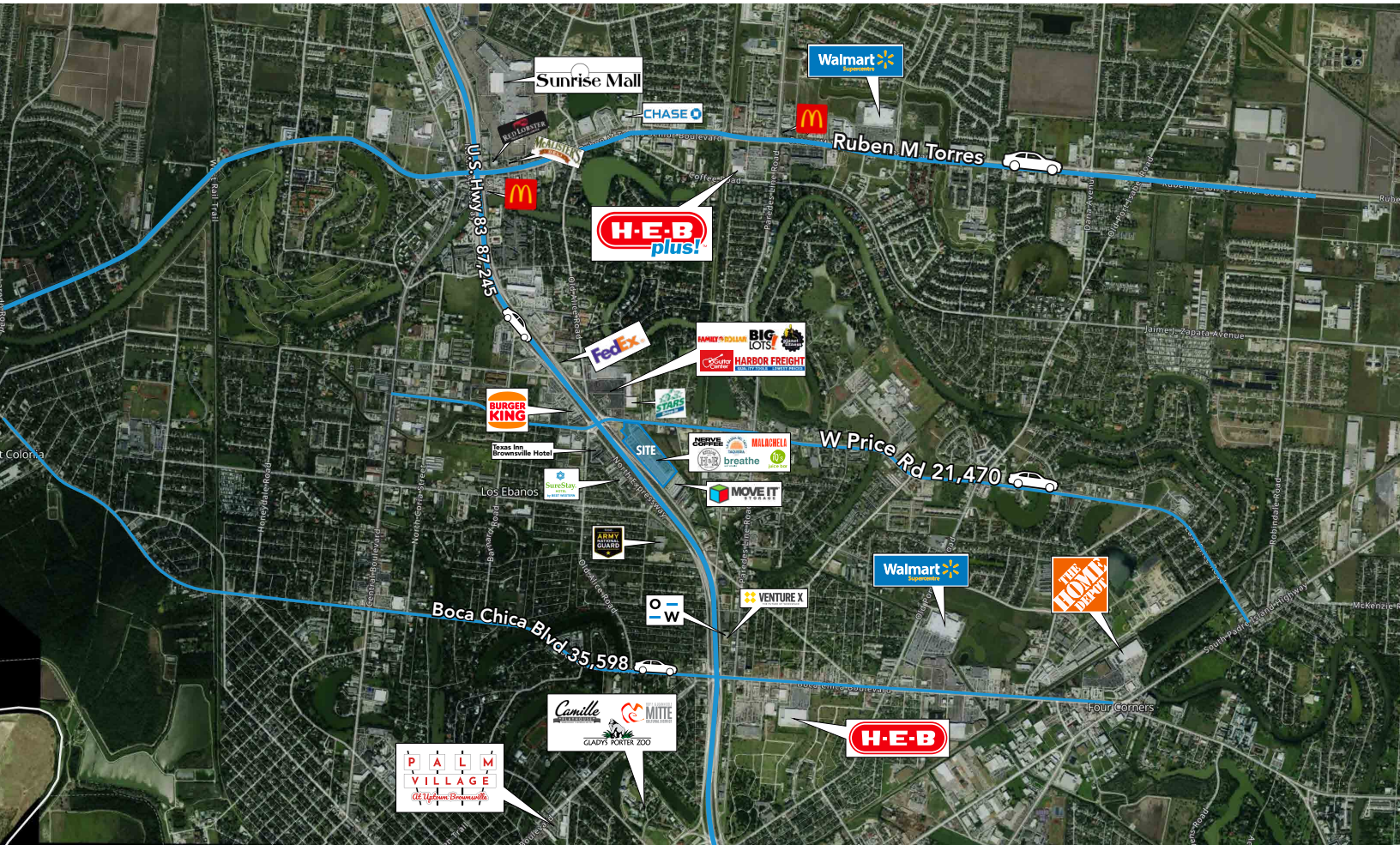
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Demographics

Population	1 Mile	3 Mile	5 Mile
	13,406	110,930	182,434

Daytime Population	1 Mile	3 Mile	5 Mile
	17,136	122,357	184,640

Median HH Income	1 Mile	3 Mile	5 Mile
	\$37,927	\$46,123	\$47,510



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