

ORIGOWORKS



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Sabal Market Center

Brownsville, TX

UP TO 26,000 SF AVAILABLE

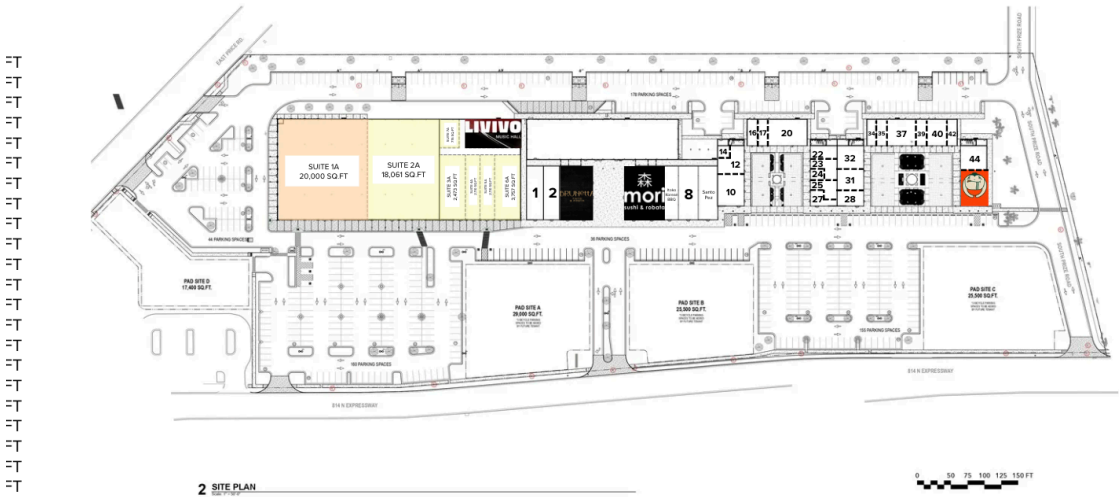
Site Plan

AVAILABLE SPACE

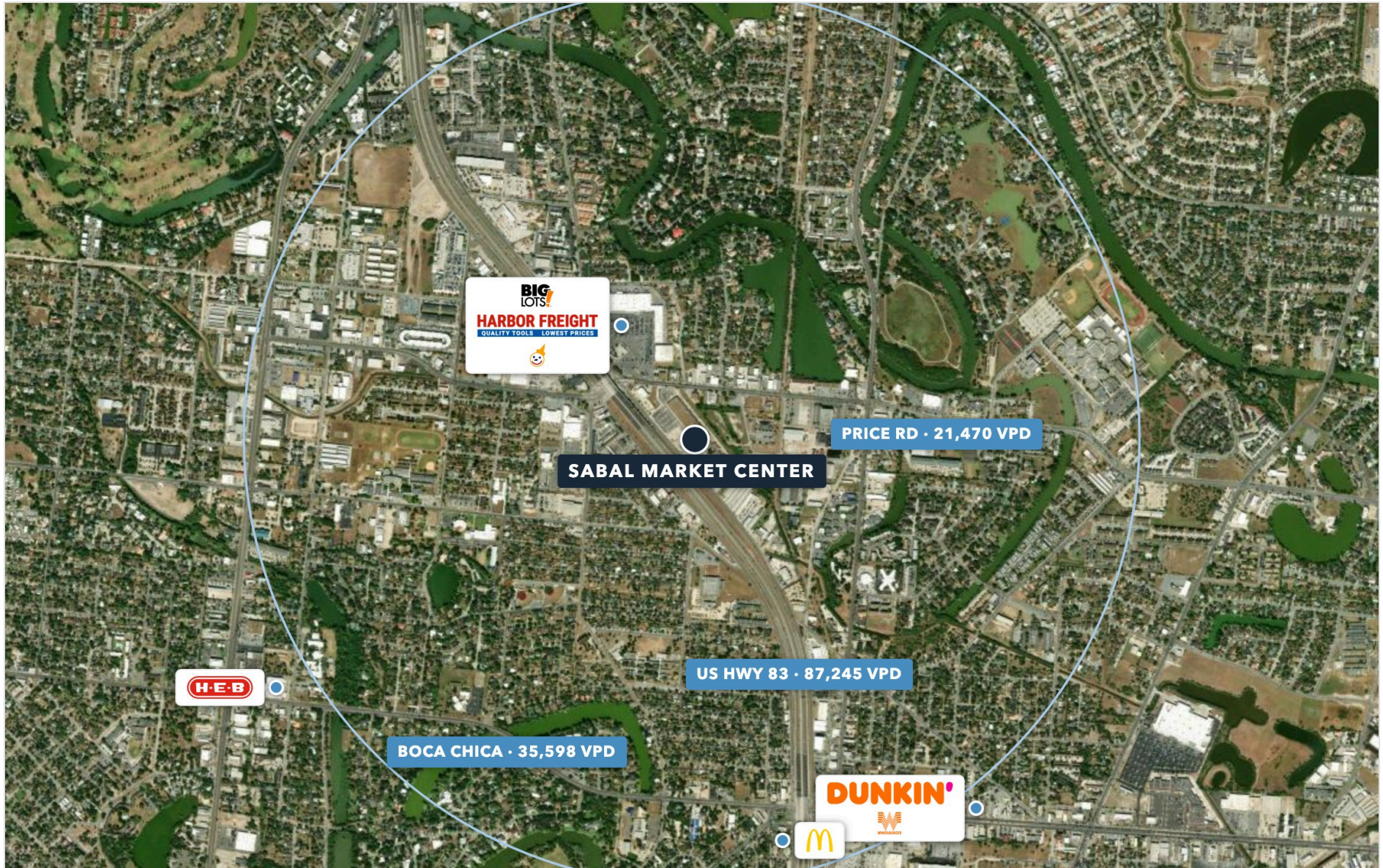
SUITE	SQ. FT.
Building A2	26,000 SF

CURRENT TENANTS

A4: Back9 · A6: New York Deli · 3-4: Brunetta, Tinto & Pasta · 5-6: Mori Japanese Grill · 7: Itoko Korean BBQ · 8: Griselda's Balloon & Party · 9: Santo Pez · 10-11: Nerve Coffee · 12: JZD · 13-15: Denim Barbershop · 16: Amor Y Pan · 17: IQ's Juice Bar · 18-21: Breathe Hot Studio · 22: Erick Ptacnik Agency · 23: Bocata · 24: Kimberly Anne Jewelry · 25: Lupita's Optical · 26-27: Layer The Boutique · 28-30: Malachela Taproom & Eatery · 31: Garza Insurance · 32-33: Addictive Tattoo · 34: Nolita's Pizza · 35-36: Williedean Bagels · 37-38: Resaca City Liquor · 39: Zoe's Flowers · 40-41: La Barra Del Taco · 42: Hooked On Yarn · 43-44: The Candy Apple Factory



Location & Market



Sabal Market Center

800 Frontage Rd #77/83 Brownsville, TX 78521

SIZE	AVAILABLE	TRAFFIC COUNT	PRICE
115,747 SQ. FT	Up to 26,000 SF	87,245 VPD	Call for pricing

Sabal Market Center is a 115,747-square-foot regional center on US Highway 83 in Brownsville, where more than 87,000 vehicles pass daily and three international bridges feed cross-border traffic. Anchored near Valley Baptist Medical Center with a mix of dining, entertainment and service tenants, it offers large-format spaces from 20,000 to 54,360 SF within a five-mile trade area of nearly 180,000 residents.

- 115,747 SF regional center on US Hwy 83 – over 87,000 vehicles per day
- Excellent visibility with ample parking and convenient ingress/egress
- Close to three international bridges and Valley Baptist Medical Center
- Five minutes from Gladys Porter Zoo – over 424,000 annual visitors
- Large-format spaces available from 20,000 to 54,360 SF



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