

BROWNSVILLE TX SPECIAL PURPOSE FACILITY

FOR SALE

715 N. Medford Avenue Brownsville, TX 78521



Daniel Galvan, SIOR, CCIM

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

715 N. MEDFORD AVENUE

Brownsville, TX 78521



PROPERTY DESCRIPTION

Truly One of a Kind! Words can't fully capture the potential and uniqueness of this extraordinary property. Located in one of the most desirable areas in town. Each building has 16 rooms, 7 half baths, 4 showers, 7 vanities, kitchen with appliances, laundry area (washer n dryer included). Pool, sprinkler.

PROPERTY HIGHLIGHTS

- -10.15 acres of land in the El Jardin Resubdivision
- -Airbnb-approved with all zoning requirements in place
- -Spacious pool and entertainment area, ideal for events or gatherings
- -Ample acreage for retreats, corporate housing, or group accommodations
- -Flexible use potential: medical facility, counseling center, care home, or private

OFFERING SUMMARY

Sale Price:	\$2,999, 500
Total Building Size:	8,315 SF
Building One:	4,306 SF
Building Two:	4,009 SF
Lot Size:	10.15 Acres
Market:	Rio Grande Valley
Submarket:	Brownsville

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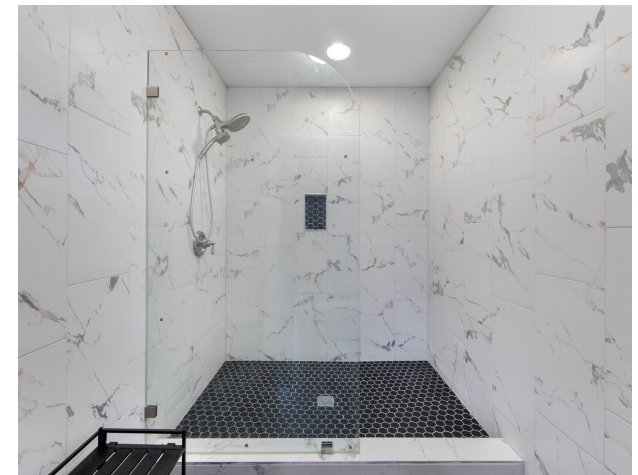


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INTERIOR PHOTOS

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AERIAL MAP

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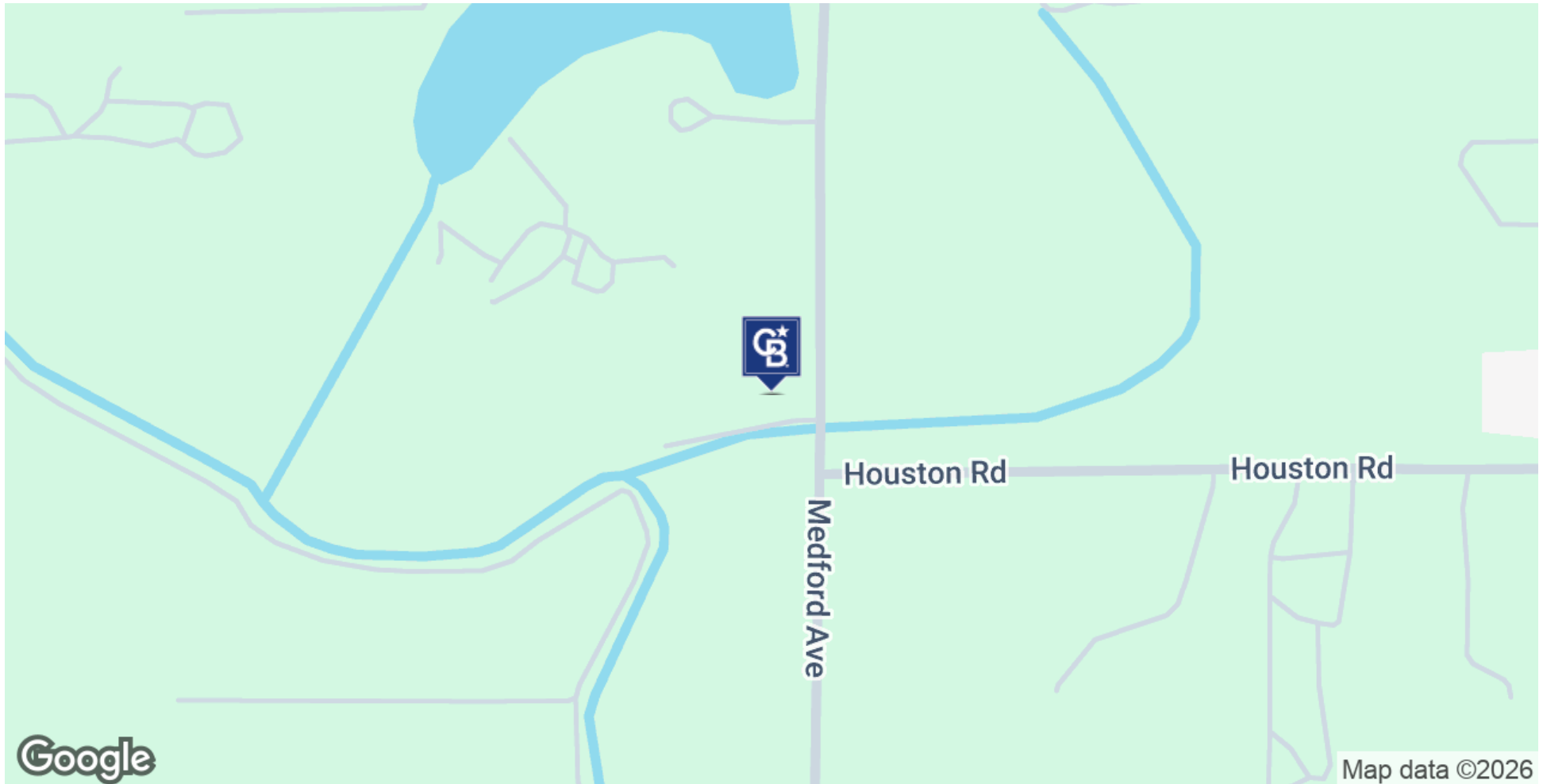


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LOCATION MAP

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DEMOGRAPHICS

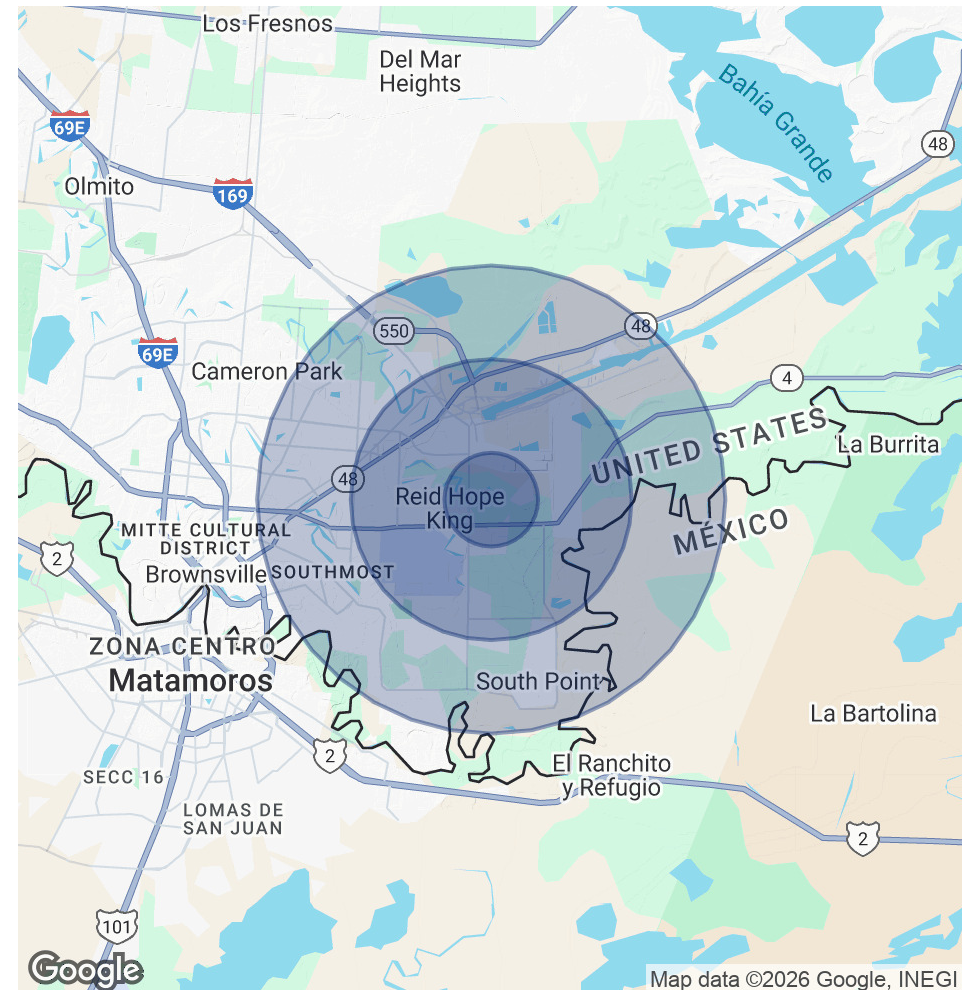
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,173	30,148	96,422
Average Age	33	34	36
Average Age (Male)	32	33	34
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,096	8,547	29,415
# of Persons per HH	3.8	3.5	3.3
Average HH Income	\$53,213	\$55,066	\$62,465
Average House Value	\$109,096	\$108,446	\$127,568

Demographics data derived from AlphaMap



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