

PROPERTY OVERVIEW

NEC OF RUBEN M TORRES SR BLVD & US-281

Brownsville, TX 78520



PROPERTY HIGHLIGHTS

- High traffic location
- Ample parking for tenants and visitors
- Positioned near the UTRGV and SpaceX, both significantly contribute to local economic growth with millions in impact.

PROPERTY DESCRIPTION

4 pad sites are now available for sale at the NEC of Ruben M. Torres Sr. Blvd. and US-281, within a rapidly expanding submarket of Brownsville. This strategic intersection is located in one of the city's most dynamic growth corridors and is already attracting strong national retailers, including a newly opened Murphy USA and a Little Caesars coming soon. Brownsville is home to the only deepwater port on the U.S.-Mexico border, making it a critical hub for trade and commerce, and hosts SpaceX, which employs over 1,600 individuals and contributes an estimated \$885 million in economic impact. The area is further supported by a strong educational presence, including the University of Texas Rio Grande Valley (UTRGV). These pad sites offer a prime opportunity to invest in a high-traffic, economically vibrant area with long-term growth potential.

OFFERING SUMMARY

Sale Price Lot 7 & 8:	\$11.00 PSF
Sale Price Lot 1 & 2:	\$20.00 PSF
# of Lots Available:	4
Market:	Rio Grande Valley
Submarket:	Brownsville

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COMMERCIAL**
RIO GRANDE VALLEY

PAD SITES AVAILABLE

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OF LOTS 4 | TOTAL LOT SIZE 1.09 - 2.43 ACRES | TOTAL LOT PRICE N/A | BEST USE RETAIL

STATUS	LOT #	SUB-TYPE	SIZE
Available	1	Retail-Pad	1.16 Acres
Available	2	Retail-Pad	1.09 Acres
Available	7	Retail-Pad	2.43 Acres
Available	8	Retail-Pad	2.31 Acres

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SITE PLAN

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NORTHEAST FACING AERIAL



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DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
Overview			
Population	9,938	53,022	127,250
Pop density (per sq mile)	3,845	2,373	2,509
Area (sq mi) - based on Census Block Groups	2.58	22.35	50.71
Households			
Households	2,669	16,456	39,629
Family Households	2,196 (82.3%) 127	12,798 (77.8%) 120	30,522 (77%) 119
Non-Family Households	473 (17.7%) 50	3,658 (22.2%) 63	9,107 (23%) 65
Persons per Household	3.72 141	3.22 122	3.21 122
Household Average Income	\$64,771.11 61	\$62,925.5 59	\$65,197.1 62
Average Income per Person	\$18,386.56 45	\$20,267.06 49	\$21,014.88 51
Household Median Income	\$56,267.12 75	\$49,521.47 66	\$49,587.9 66
Calculated using Weighted Centroid from Block Groups DataSet: Census 2022 (ACS)			

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