

796 Billy Mitchell Blvd

Brownsville, TX 78521 · Boutique Medical & Professional Plaza · Airport Industrial Park Corridor



Proposed conceptual rendering — 2-story, 6-suite medical & professional building · 796 Billy Mitchell Blvd, Brownsville TX

LOT SIZE 0.49 ac <small>21,344 SF</small>	LEASABLE SF 8,636 <small>SF total</small>	SUITES 6 <small>~1,439 SF each</small>	LEASE RATE \$22-\$26 <small>/SF/yr NNN</small>	PARKING ~28 <small>spaces · ADA</small>
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Owner will **build to tenant specifications** on this commercially-zoned mid-block lot on Billy Mitchell Blvd in Brownsville's Airport Industrial Park corridor. A boutique 6-suite, 2-story medical and professional building — approximately 8,636 SF leasable — purpose-built for solo and small-group practices seeking a Class A professional address in South Texas at competitive RGV market rates.

CURRENT LOT — 796 BILLY MITCHELL BLVD



Aerial view — vacant commercially-zoned lot



Street frontage — Billy Mitchell Blvd

LOCATION & ACCESS

→ Airport ~0.5 mi to BRO
🏥 Medical Hub Airport Industrial Park Corridor
🚗 Access Billy Mitchell Blvd frontage
📍 Market Rio Grande Valley, TX

SUITE BREAKDOWN — 6 UNITS · ~1,439 SF EACH

SUITE 101 - GROUND 1,439 SF <small>Street-facing entry</small>	SUITE 102 - GROUND 1,439 SF <small>Street-facing entry</small>	SUITE 103 - GROUND 1,439 SF <small>Street-facing entry</small>
SUITE 201 - UPPER 1,439 SF <small>Elevator / stair access</small>	SUITE 202 - UPPER 1,439 SF <small>Elevator / stair access</small>	SUITE 203 - UPPER 1,439 SF <small>Elevator / stair access</small>

PROPERTY DETAILS		BUILD HIGHLIGHTS	
Address	796 Billy Mitchell Blvd	✓ 2-story structure	✓ 6 suites · 1,439 SF
City / ZIP	Brownsville, TX 78521	✓ 127' × 40' footprint	✓ ~28 parking spaces
Lot size	0.49 ac / 21,344 SF	✓ ADA compliant	✓ Bronze awning entries
Building footprint	127' × 40' = 5,080 SF	✓ Elevator ready	✓ Medical-grade utilities
Gross building SF	10,160 SF	✓ Glass storefront entries	✓ Boulevard frontage
Leasable SF	8,636 SF		
Zoning	Commercial ✓		
Deal type	Build-to-suit lease		

IDEAL TENANTS

Medical Practice
Dental Clinic
Legal Office
Financial Services
Specialty Clinic
Chiropractic
Optometry
CPA / Accounting

Listing Contact · Owner Representative
TPDK Leasing
 713-628-2061 | 512-655-3250
 leasing@tpdglobal.com

**CONTACT US TO DISCUSS
 LEASE TERMS & BUILD SPECS**

Conceptual rendering for illustrative purposes only. All information deemed reliable but not guaranteed. Lease rates, square footage, and build specifications subject to change pending survey, engineering, and permitting. Prospective tenants should conduct independent due diligence.