



PRICE PLAZA  
880

**FOR LEASE**

# PRICE PLAZA

855 West Price Road  
Brownsville, TX 78520

AVAILABLE  
**2,400 SF**

SF/YR  
**\$22.00**

**Bob Young**  
Property Manager

(956) 545-2992 (Mobile)  
yakjunkie7@gmail.com

855 W Price Management Co  
855 W Price Rd  
Brownsville, TX 78520  
(956) 545-2992

# SUMMARY

## EXECUTIVE SUMMARY

Price Plaza is a 21,324 square foot professional office building located at 855 West Price Road in Brownsville, Texas. Located in Brownsville's premier office market, this property offers a practical and flexible layout suitable for a wide range of professional and service-oriented users seeking an efficient workspace in a central location.



## PROPERTY HIGHLIGHTS

Well-positioned office space offering a practical and versatile layout ideal for a variety of business users. The space features a private offices, open floor plan work area, dedicated break room, and separate hisand-her restrooms for added convenience.

## SUITABLE FOR

- Professional services
- Administrative offices
- Small business operations
- Consulting or client-facing businesses

## LOCATION HIGHLIGHTS

- Central Brownsville location
- Easy access to major roadways and city corridors
- Nearby retail, service, and business amenities
- Convenient access for clients and employees

## LEASE HIGHLIGHTS

- Efficient and adaptable office space
- First Floor and Signage Available
- Opportunity to customize layout for business needs
- Ample Parking



**2,400 SF**  
Available SF



**01-9330-1050-0070-00**  
Parcel ID



**Brownsville**  
City



**\$22.00**  
Asking Rate SF/Yr NNN



**Commercial**  
Zoning



**Cameron**  
City



**65,775**  
Lot Size



**Office**  
Property Type



**21,324**  
Building SqFt



**Rio Grande Valley (RGV)**  
Market



# SUMMARY

## TRANSIT



Central Blvd. & Price Rd

**0.1 mi**

Central Blvd. & Wild Rose

**0.1 mi**

Central Blvd. & W. Price Rd.

**0.1 mi**

## AIRPORTS



Valley International Airport

**21.9 mi**

Brownsville South Padre  
Island International Airport

**5.2 mi**

AG-Air Incorporated Airport

**9.5 mi**

## HIGHWAYS



North Expressway

**0.5 mi**

South Expressway

**1.5 mi**

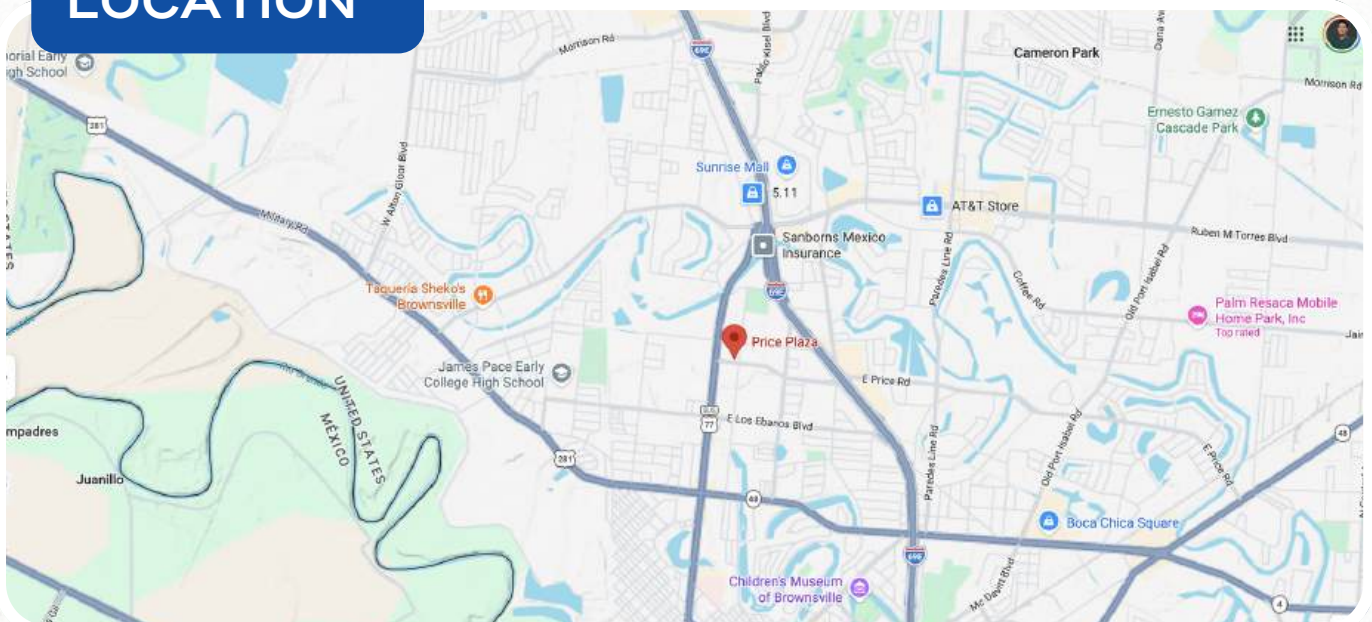
Carretera Matamoros-Ciudad Río Bravo

**3.4 mi**

Carretera Ciudad Río Bravo-Matamoros

**3.4 mi**

## LOCATION



# SPACE AVAILABLE

## Details



**2,400 SF**  
SF Available



**\$22 SF/YR**  
Rent Rate (NNN)



**NNN**  
Lease Type



**OFFICE**  
Use



**1 - 5 YRS**  
Lease Term

### Suite Details Suite 2:

First Floor space  
with private kitchen  
and bathroom.



**Bob Young**  
Property Manager

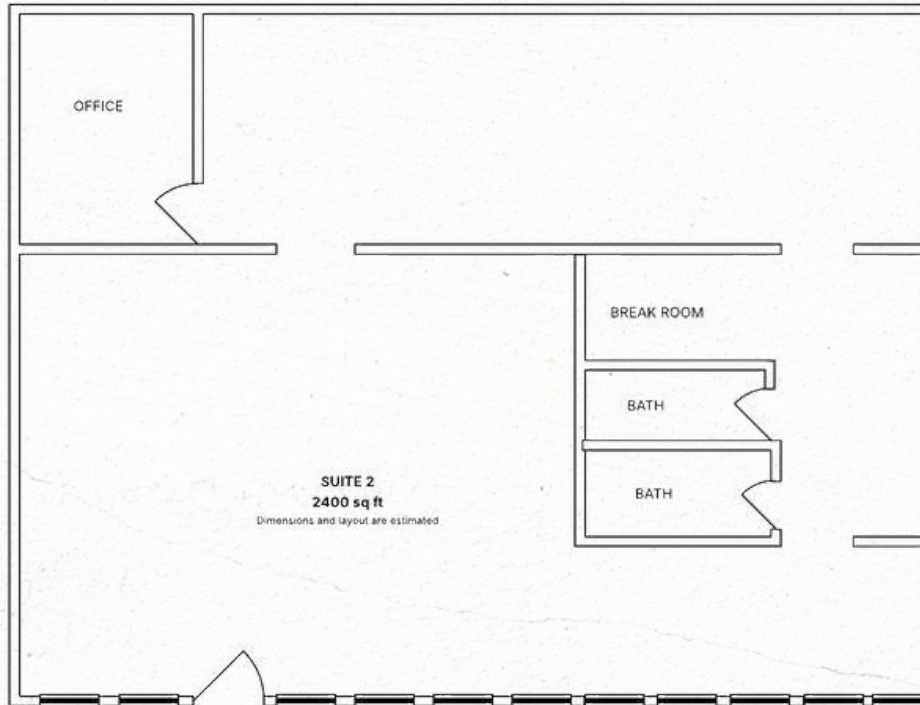
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# FLOOR PLAN



855 W Price Rd Brownsville, TX 78520  
SUITE 2 FLOOR PLAN



3D Version



# MARKET OVERVIEW

## Market Overview: Brownsville, TX

Brownsville ( BROWNZ-vil) is a city in the U.S. state of Texas and the largest city and county seat of Cameron County, located on the western Gulf Coast in South Texas, adjacent to the border with Matamoros, Tamaulipas, Mexico. The city covers 145.2 sq mi (376.066 km2), and had a population of 186,738 at the 2020 census. As of the 2020 U.S. census, it is the 136th-most populous city in the United States and 18th-most populous in Texas. It is part of the Matamoros–Brownsville metropolitan area. The city is known for its year-round subtropical climate, deep-water seaport, and Hispanic culture.

The city was founded in 1848 by American entrepreneur Charles Stillman after he developed a successful river-boat company nearby. It was named for Fort Brown, itself named after Major Jacob Brown, who fought and died while serving as a U.S. Army soldier during the Mexican– American War (1846–1848). As a county seat, the city and county governments are major employers.

## Key Facts



**Population** ————— **183,046**



**Area** ————— **146.3 sq mi**



**Time Zone** ————— **Central Time Zone**



**County** ————— **Cameron County**



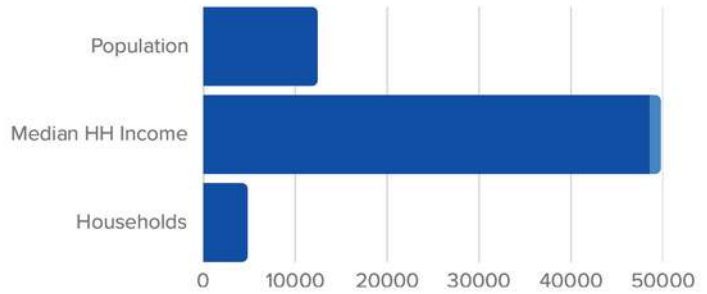
**State** ————— **Cameron County**



# DEMOGRAPHIC SNAPSHOT

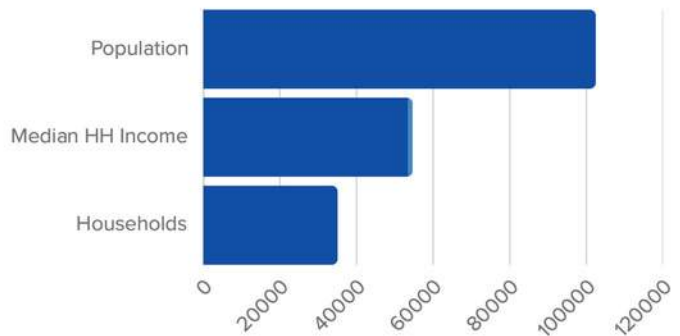
## 1-MILE RADIUS

 Population	12,456
 Median HH Income	\$48,584
 Households	4,833






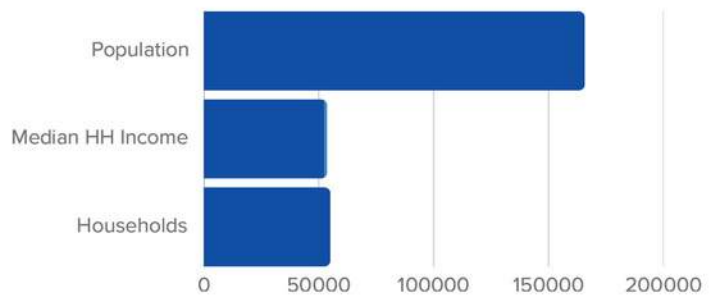
## 3-MILE RADIUS

 Population	102,456
 Median HH Income	\$53,469
 Households	35,086



## 5-MILE RADIUS

 Population	165,763
 Median HH Income	\$52,446
 Households	55,096



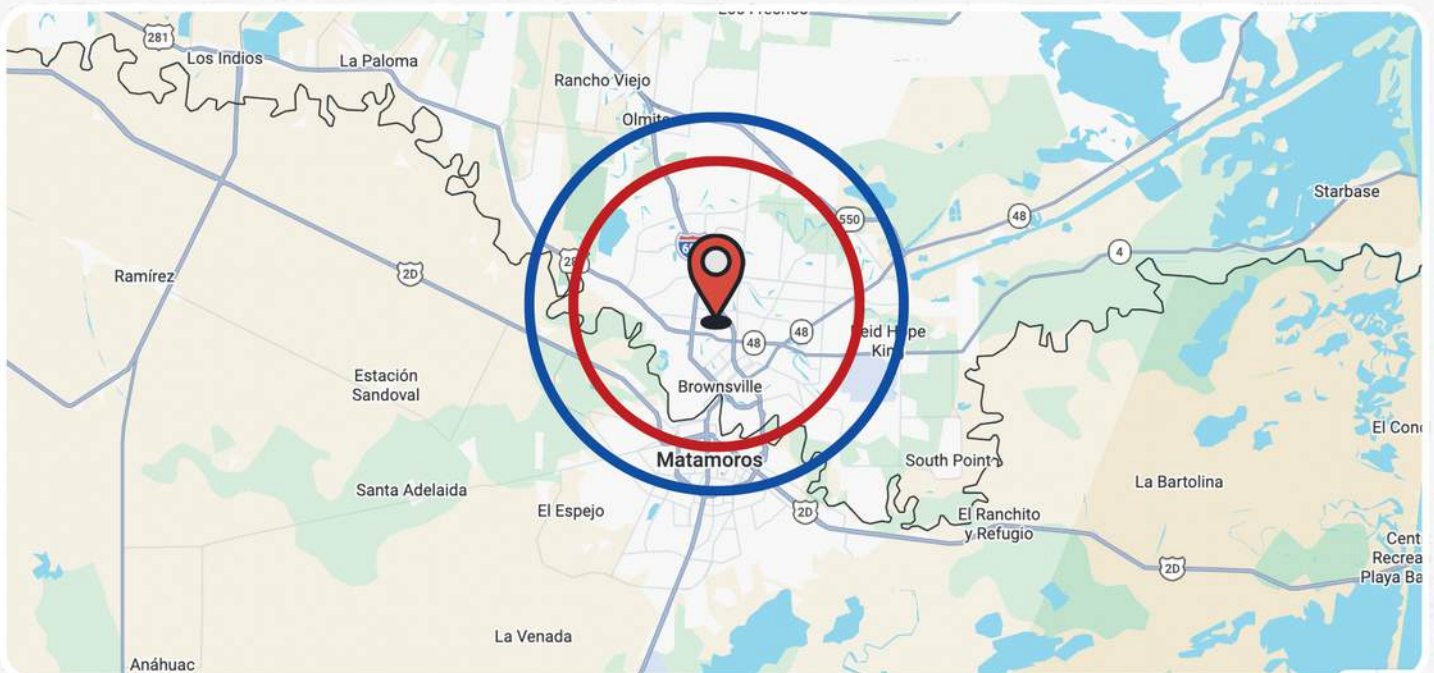
Source: ESRI / ArcGIS Business Analyst

# DEMOGRAPHICS (DETAIL)

	1 Mile	3 Mile	5 Mile
2000 Population	10,702	83,460	132,239
2010 Population	11,472	100,084	157,710
2025 Population	12,456	102,456	165,763
2030 Population	12,674	103,006	167,246
2025-2030 Growth Rate	0.35 %	0.11 %	0.18 %
2025 Daytime Population	15,907	116,292	169,043

	1 Mile	3 Mile	5 Mile
2000 Total Households	3,617	24,159	36,573
2010 Total Households	4,091	29,985	45,647
2025 Total Households	4,833	35,086	55,096
2030 Total Households	5,040	36,224	57,081
2025 Avg. Household Size	2.53	2.89	2.99
2025 Owner Occupied Housing	2,145	19,756	32,426
2030 Owner Occupied Housing	2,334	21,117	34,717
2025 Renter Occupied Housing	2,688	15,330	22,670
2030 Renter Occupied Housing	2,707	15,107	22,363
2025 Vacant Housing	570	3,002	5,381
2025 Total Housing	5,403	38,088	60,477

	1 Mile	3 Mile	5 Mile
less than \$15,000	813	5,457	8,323
\$15,000-\$24,999	469	3,172	5,029
\$25,000-\$34,999	576	3,475	5,778
\$35,000-\$49,999	606	4,376	7,282
\$50,000-\$74,999	967	6,313	9,894
\$75,000-\$99,999	522	4,707	6,835
\$100,000-\$149,999	477	4,131	6,789
\$150,000-\$199,999	222	2,185	3,193
\$200,000 or greater	181	1,271	1,972
Median HH Income	<b>\$48,584</b>	<b>\$53,469</b>	<b>\$52,446</b>
Average HH Income	<b>\$67,471</b>	<b>\$69,820</b>	<b>\$69,210</b>



Source: ESRI / ArcGIS Business Analyst

# CONTACT INFORMATION

For leasing information, pricing, or to schedule a property tour, please contact us today.



## BOB YOUNG

Property Manager



(956) 545-2992



yakjunkie7@gmail.com



855 Price Street, Brownsville, TX

### PROPERTY SHOWINGS

**Showings are by appointment only.**

Please contact **Bob Young** for additional details

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