

1 Year FREE Rent

LEASE

Brownsville Shell Office

315 E 12TH ST

Brownsville, TX 78520

PRESENTED BY:

BRAD TYNDALL

O: 940.381.2220

brad.tyndall@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call for Pricing
AVAILABLE SF:	30,000 SF
LOT SIZE:	38,865 SF
BUILDING SIZE:	60,000 SF

PROPERTY DESCRIPTION

The available space is +/- 30,000 of slab shell space located above Ross Dress for Less. The property is an excellent fit for government agency offices, educational facility, dead storage or traditional office. Landlord is offering the space in as-is shell condition with one full year of abated Base Rent with Tenant responsible for NNN expenses only for that first year.

LOCATION DESCRIPTION

The subject property is located in the heart of Downtown Brownsville just north of the US Port of Entry from Matamoros, Mexico. The Matamoros-Brownsville Metropolitan Area has a population of more than 1.3 million. This area has heavy foot traffic and would be a strategic home for a variety of office uses.

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

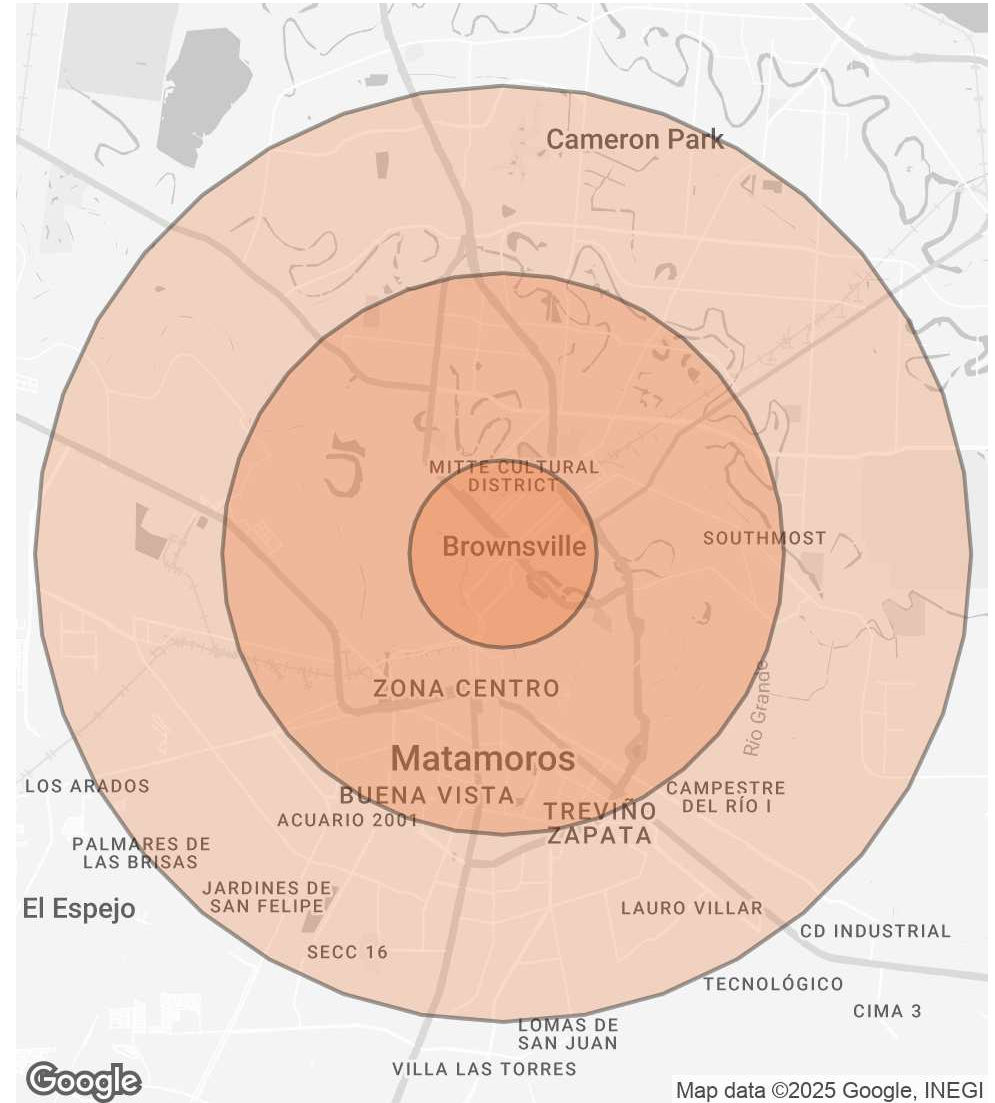
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,867	56,493	133,353
AVERAGE AGE	38	38	37
AVERAGE AGE (MALE)	37	36	35
AVERAGE AGE (FEMALE)	40	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,594	19,427	43,705
# OF PERSONS PER HH	2.7	2.9	3.1
AVERAGE HH INCOME	\$41,497	\$51,789	\$62,462
AVERAGE HOUSE VALUE	\$114,165	\$126,561	\$134,521

Demographics data derived from AlphaMap

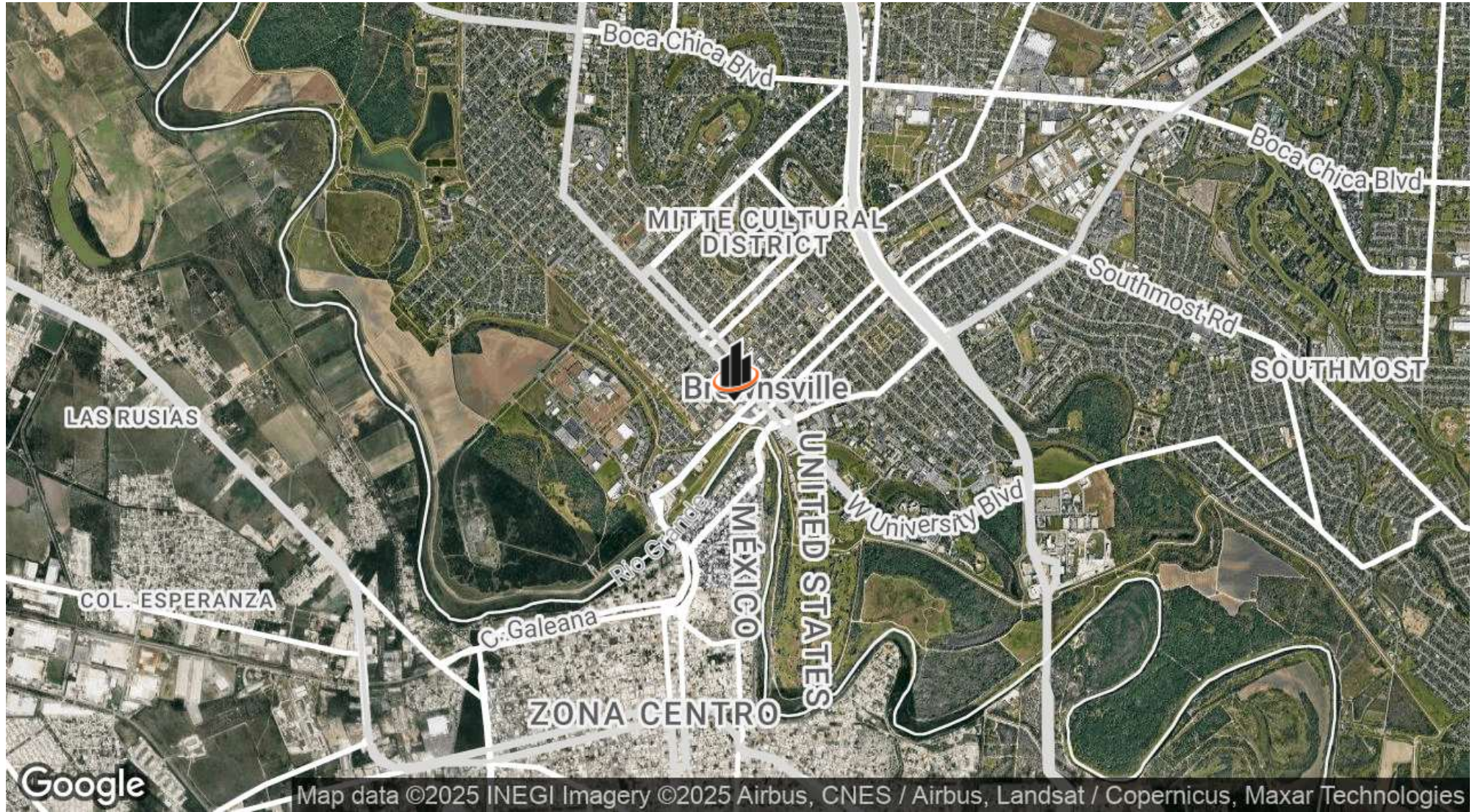


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LOCATION MAP



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MEET THE TEAM



BRAD TYNDALL

Senior Advisor

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