

BROWNSVILLE PAD SITE

FOR SALE

3225 Galeno Crossing Brownsville, TX 78526



SALE PRICE

Call For Pricing

Larry Leahy
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Michael Pacheco
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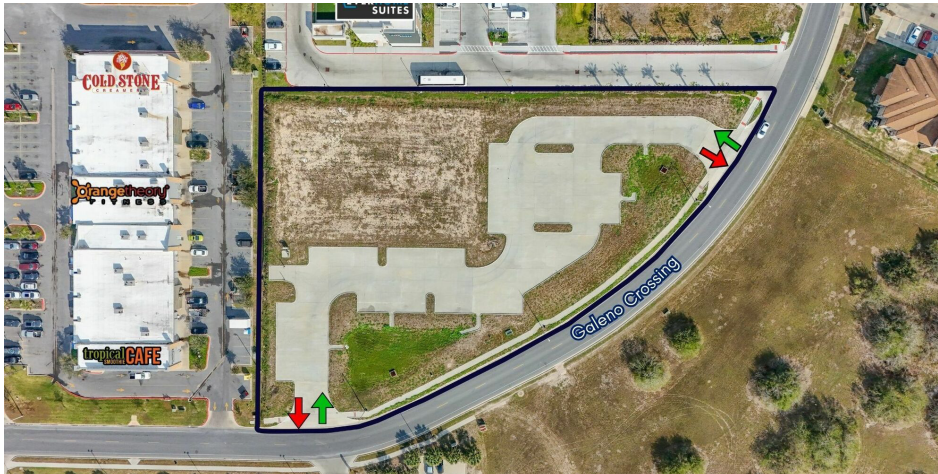


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

3225 GALENO CROSSING

Brownsville, TX 78526



OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	2.164 Acres
Market:	Rio Grande Valley
Submarket:	Brownsville
Morrison Road:	22,084 VPD (24)
Pablo Kisel Blvd:	15,283 VPD (24)
Interstate 69E:	125,087 VPD (24)

PROPERTY OVERVIEW

Ready to build pad site located in the heart of Brownsville's retail corridor. Site is located in a higher income demographic area of Brownsville in close proximity to Sunrise Mall and a host of Nationally branded retailers such as Target, Burlington, Academy, Home Depot, Sam's Club & Walmart Supercenter. Additionally, the property benefits from close proximity to Interstate 69E, providing convenient regional connectivity and ease of access for customers, employees, and visitors

PROPERTY HIGHLIGHTS

- Utilities and infrastructure in place making it an ideal option for lodging or retail concepts. Close proximity to multiple Nationally branded retail & lodging concepts.
- Located in a higher income demographic area of Brownsville in close proximity to Sunrise Mall and a host of Nationally branded retailers such as Target, Burlington, Academy, Home Depot, Sam's Club & Walmart Supercenter.

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CLOSE-UP AERIAL

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AERIAL MAP

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OVERHEAD AERIAL

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EAST FACING AERIAL

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SOUTH FACING AERIAL

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**COLDWELL BANKER
 COMMERCIAL**
 RIO GRANDE VALLEY

DEMOGRAPHICS

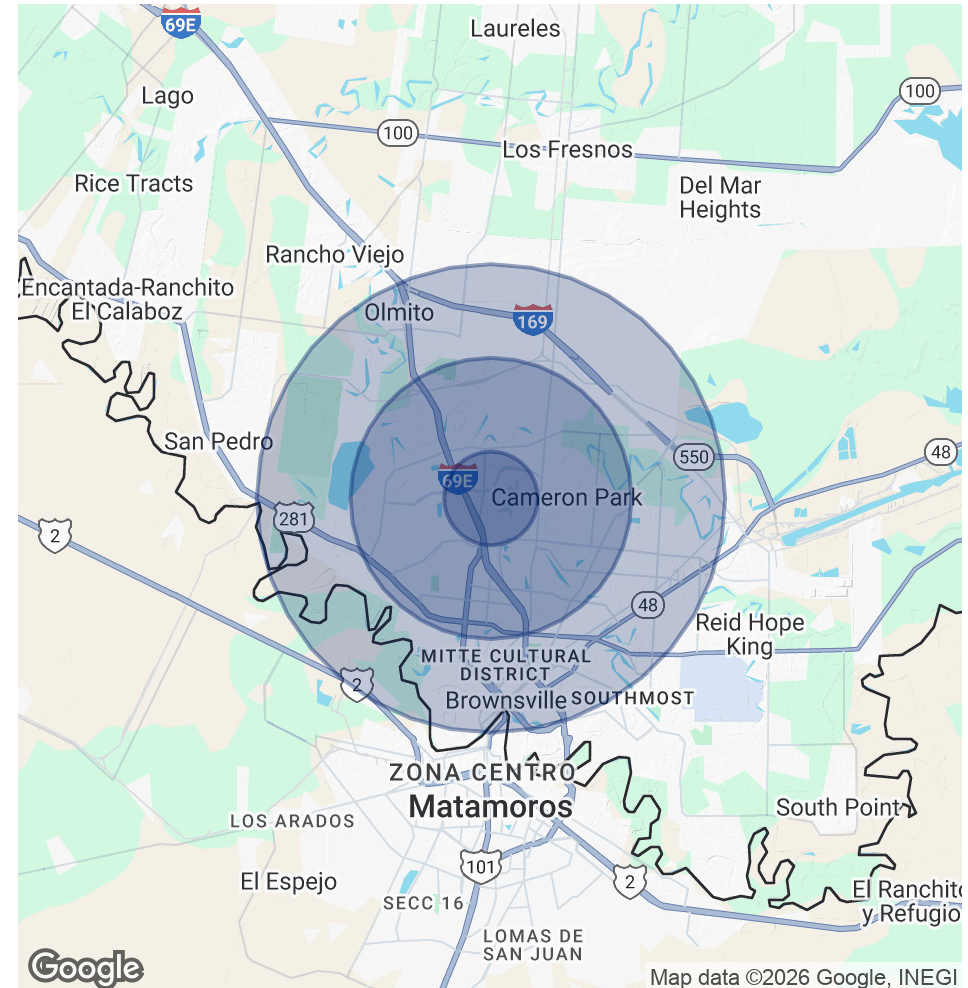
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,094	94,064	164,292
Average Age	39.3	34.5	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,845	31,107	54,028
# of Persons per HH	2.86	3.01	3.0
Average HH Income	\$82,890	\$85,655	\$78,555

Demographics data derived from ESRI



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