

# FOR SALE

650 W Elizabeth St. • Brownsville, TX 78521

CLAYA CRE

(956) 640-9999



**\$1,200,000**

ASKING PRICE

**3 Locations**

PORTFOLIO

**~\$10,000/Mo**

NET INCOME

**2 Owned**

PROPERTIES

**Business +  
Real Estate**

INCLUDED

## PROPERTY OVERVIEW

Unique opportunity to acquire an established three-location laundromat portfolio in Brownsville, Texas. The offering includes two fee-simple properties and one leased location, providing immediate cash flow and long-term real estate value. The portfolio is currently generating approximately \$10,000 per month in net income and includes all laundry equipment, vending machines, and change machines necessary for continued operation.

Located along major Brownsville commercial corridors, the properties benefit from established customer bases and significant upside through operational improvements.

## INVESTMENT HIGHLIGHTS

- Three Established Laundromat Locations
- Approximately \$10,000 Monthly Net Income
- Two Owned Real Estate Assets Included
- Hard Corner Locations on Elizabeth St. and International Blvd.
- Sale Includes Laundry Equipment, Vending Machines, and Change Machines
- Established Customer Base
- Value-Add Opportunity Through Operational Improvements
- Business Offered As-Is



## PORTFOLIO LOCATIONS

- 1 650 W Elizabeth St.**  
Property Included | Hard Corner
- 2 2900 International Blvd.**  
Property Included | Hard Corner
- 3 500 S Central Ave.**  
Lease | \$1,645/Month + NNN  
Through May 2027 | Two (5-Year) Renewal Options

## PROPERTY DETAILS

Property Type	Business & Real Estate
Asking Price	\$1,200,000
Locations	3
Owned Properties	2
Leased Location	1
Monthly Net Income	Approx. \$10,000
Included Assets	Laundry Equipment, Vending Machines, Change Machines
Lease Rate (Location #3)	\$1,645/Month + NNN
Lease Term (Location #3)	Through May 2027
Renewal Options (Location #3)	Two (5-Year) Options
Sale Includes	All Equipment, Vending & Change Machines for All Three Locations
Business Offered	As-Is

## WHY THIS PORTFOLIO?

Two strategically located hard-corner properties provide long-term real estate value while the existing business generates income today. The portfolio offers a rare opportunity to acquire both operating cash flow and commercial real estate in one transaction.

Prospective purchasers should conduct their own independent due diligence.