

Commercial Service / Office Warehouse Facility - 7700 Padre Island Highway, Brownsville, TX



Lease Rate Upon Request

WAREHOUSE:

2,600 SF warehouse
+/- 560 SF office
+/- 560 SF mezzanine
12'x12' overhead door
13'6" eave height/15' peak height
One restroom

LAND:

1.42 acres (61,998 SF)
+/-14,500 SF asphalt paved yard
200' frontage on SH 48
25' wide gate
Good truck access

LOCATION HIGHLIGHTS:

Less than 1 mile to Port of Brownsville
Easy access to SH 550 & FM 511
Approximately 11 miles to Rio Grande LNG
Approximately 19 miles to SpaceX - Starbase
High traffic corridor (21,590 VPD – 2024 TxDOT)

IDEAL FOR:

Equipment Sales / Rentals
Commercial Service Operations
Building Materials Supplier
Truck or Trailer Rental
Regional Service Headquarters
Office / Warehouse Operations

TXB REALTY SERVICES, LLC

1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD

Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com

OVERVIEW / PROPERTY HIGHLIGHTS

Pre-engineered metal warehouse constructed circa 1980 situated on a 1.42-acre site with +/- 14,500 SF of asphalt-paved area surrounding the improvements. Features include a 25' wide manually operated gate, +/- 560 SF of air-conditioned office area with restroom, mezzanine area, and one 12'x12' overhead door. The property offers ample parking, good visibility, and convenient access to SH 48.

Strategic location with direct access to SH 48 and close proximity to the Port of Brownsville, SH 550, FM 511, Rio Grande LNG, Space X - Starbase, Brownsville/SPI International Airport, and three international bridges to Mexico. Well-positioned for commercial service operations, equipment sales/rental, trade suppliers, regional service providers, or businesses requiring warehouse and operational space, subject to zoning verification.

PROPERTY HIGHLIGHTS

Commercial service facility

Warehouse with office area

Good visibility

2024 TxDOT traffic count: +/-21,590 vehicles per day

200' of street frontage

PROPERTY SUMMARY

Lease Rate: Upon Request

Term: Negotiable

Year Built: 1980

Lot Size: 1.42 Acres (about 200' x 310')

Paved Area: 14,500 SF +/- asphalt paved

Building: 2,600 SF

Eave Height: 13'6"

Peak Height: 15'

Zoning: Regional Center (RC)

Prospective tenants should independently verify zoning and permitted use with the City of Brownsville.



TXB REALTY SERVICES, LLC

1304 East Adams Street (Box 36)

Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD

Broker/Appraiser

956.579.9890 Mobile

evasquez@txb-realty.com

PROPERTY PHOTOS



TXB REALTY SERVICES, LLC
1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD
Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com

PROPERTY PHOTOS



TXB REALTY SERVICES, LLC
1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD
Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com

PROPERTY PHOTOS



TXB REALTY SERVICES, LLC
1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD
Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com

AERIAL MAP

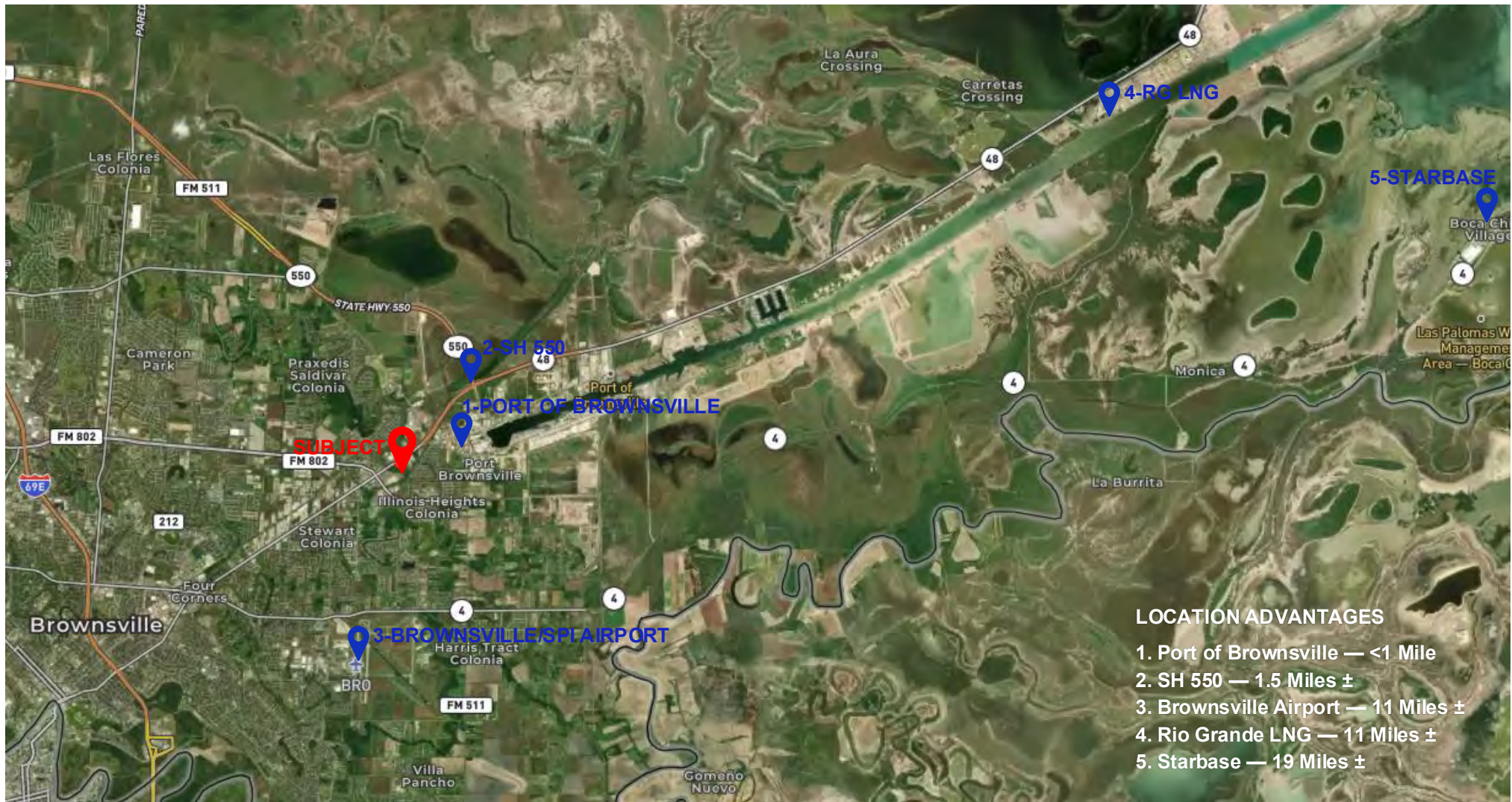


TXB REALTY SERVICES, LLC
1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD
Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com

LOCATION ADVANTAGE MAP



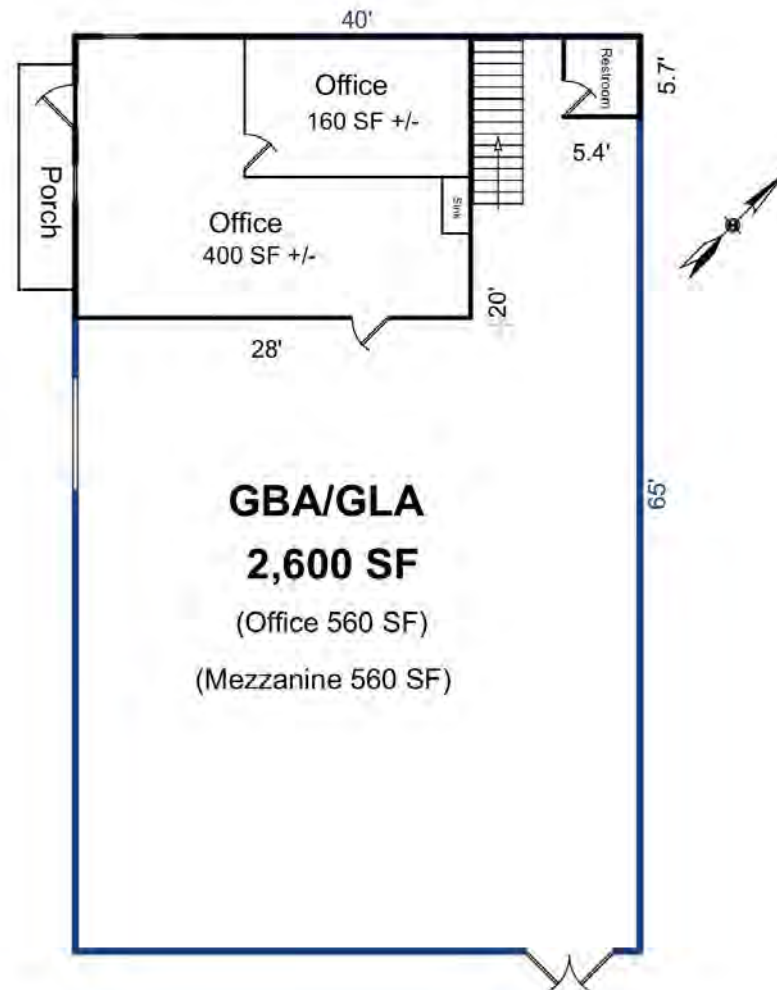
Strategically located along SH 48 with excellent access to the Port of Brownsville, SH 550, Rio Grande LNG, Starbase, and regional transportation corridors.

TXB REALTY SERVICES, LLC
1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD
Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com

FLOOR PLAN

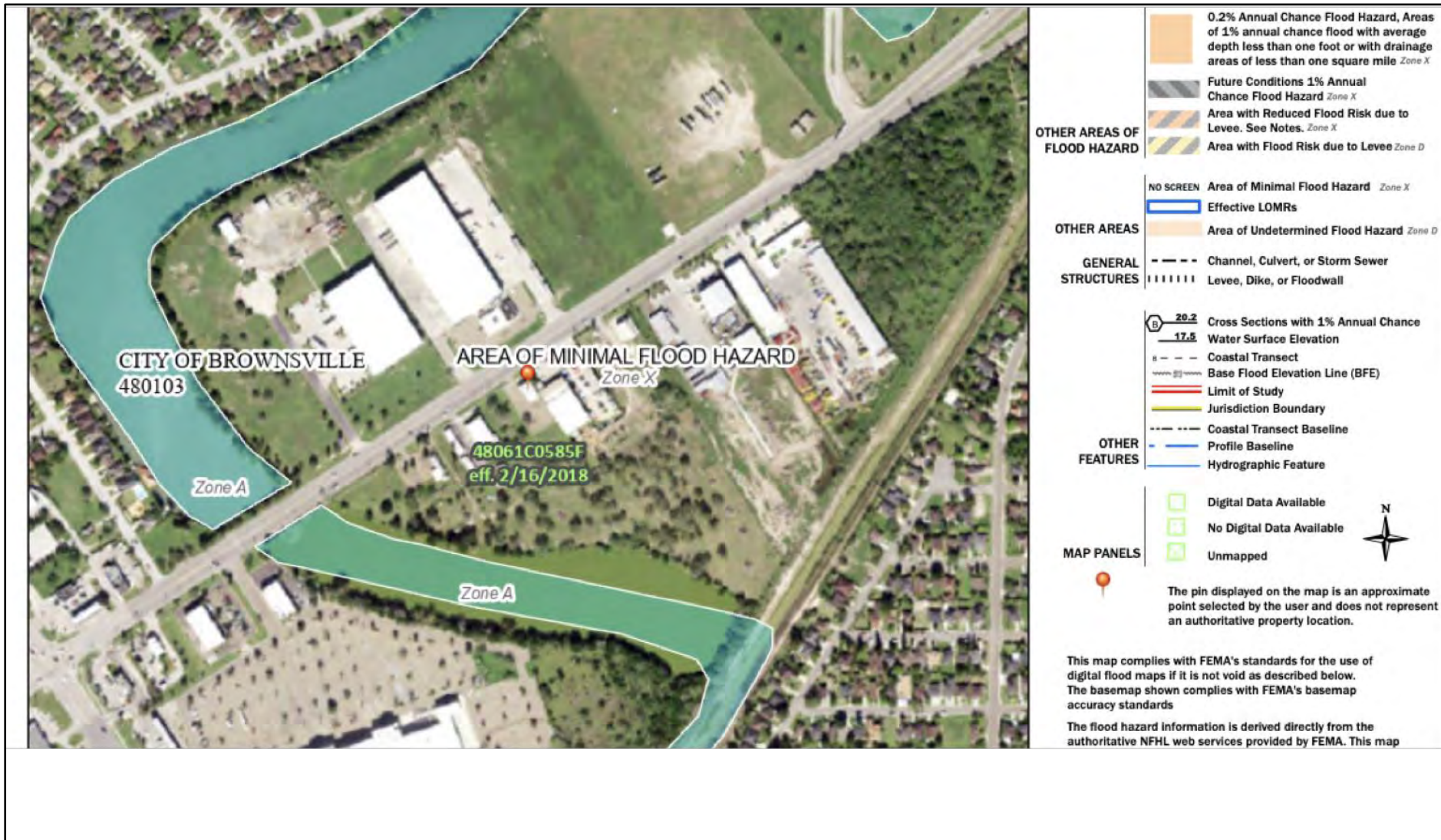


TXB REALTY SERVICES, LLC
1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD
Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com

FEMA MAP



TXB REALTY SERVICES, LLC
1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD
Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com

INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TXB Realty Services, LLC	9015346	info@txb-realty.com	(956)579-9890
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Eliza Vasquez-Youngblood	595888	evasquez@txb-realty.com	(956)579-9890
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Eliza Vasquez-Youngblood	595888	evasquez@txb-realty.com	(956)579-9890
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov

Eliza Vasquez Produced with Love With Transactions (2019 Form Edition) 717 N. Harwood St., Suite 2000, Dallas, TX 75201 www.txb.com IABS 1-2 LABH

TXB REALTY SERVICES, LLC
1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD
Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com