

Professional Office Building + Income-Producing Flex Space – 208 North Arroyo Boulevard, Los Fresnos, TX

**OFFICE:**

2,430 SF professional office
Built circa 1979, updated 2019 & 2025
Executive offices, private offices,
conference room, reception, kitchen,
2 restrooms

WAREHOUSE:

2,250 SF flex/warehouse, built 1992
Currently leased to gym tenant
~\$1,500/month supplemental income

SITE:

7,900 SF site (3 lots)
11 parking spaces + street parking
Fresh paint & resurfaced parking (2025)

LOCATION HIGHLIGHTS:

79' of frontage on North Arroyo Boulevard
Near State Highway 100 (Ocean Boulevard) & North Arroyo Boulevard
Zoning: C-3, Central Business District
Flood Zone "X" – minimal flooding
~ 6 miles to Interstate 69E
~10 miles to Port of Brownsville
~14 miles to Brownsville/SPI Airport
~29 miles to SpaceX / Starbase

IDEAL FOR:

- Owner-user professional office
- Investor seeking in-place income
- Medical, legal, insurance, real estate, contractor or service-based business, etc.

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

Rare owner-user opportunity in the growing community of Los Fresnos, Texas. This well-maintained property pairs a professionally finished 2,430 SF office building with an adjacent, separately leased 2,250 SF flex/warehouse building.

The office offers executive offices, private offices, a conference room, reception area, kitchen, and restrooms – suitable for a variety of professional or service-oriented businesses.

The flex building is currently leased to a gym tenant at \$1,500/month, providing supplemental in-place income that helps offset ownership costs while a buyer occupies the office building.

Recent improvements include exterior paint and resurfaced front and rear parking areas (2025), enhancing curb appeal and reducing deferred maintenance concerns.

PROPERTY HIGHLIGHTS

Asking Price: \$395,000

Office: 2,430 SF (built 1979, updated 2019 & 2025)

Warehouse: 2,250 SF (built 1992, updated 2019)

11 parking spaces + street parking

7,900 SF site (3 lots), Zoning C-3

Flood Zone "X" – area of minimal flooding

Near the proposed SH 104 South Padre Island Second Access corridor

~6.5 miles to Interstate 69E

~10.5 miles to Port of Brownsville

~15 miles to Brownsville/SPI Airport

~28 miles to SpaceX / Starbase



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MARKET OVERVIEW

A Growing Community with Regional Connectivity

Located in Cameron County approximately eight miles north of Brownsville, Los Fresnos has evolved from a traditional agricultural community into one of the Rio Grande Valley's emerging commercial markets. Its strategic location along State Highway 100 provides direct access to Brownsville, the Port of Brownsville, South Padre Island, and the broader regional transportation network, making the community attractive to businesses serving both local residents and the surrounding trade area. Future regional connectivity may be further enhanced by TxDOT's proposed SH 104 South Padre Island Second Access Project, which would provide an additional mainland connection to South Padre Island and could strengthen the importance of the SH 100/Los Fresnos corridor.

Although Los Fresnos maintains its small-town character, the city has experienced significant population growth over the past decade. The 2020 U.S. Census reported a population of 8,114 residents, with the Census Bureau estimating approximately 8,563 residents in 2024, representing continued growth as residential development expands throughout the area. Local economic development officials estimate the city's broader retail trade area serves more than **40,000 residents**, supporting increasing demand for professional services, healthcare, restaurants, and neighborhood retail.

Education & Workforce

The community is served by the highly regarded **Los Fresnos Consolidated Independent School District (LFCISD)**, one of the Rio Grande Valley's largest and most respected school districts. The district has earned a reputation for strong academic achievement and serves families throughout Los Fresnos and surrounding communities, making the area attractive for long-term residential growth. In addition, higher education opportunities are available nearby through Texas Southmost College, The University of Texas Rio Grande Valley, and several South Texas ISD specialty campuses.

Residential Growth Driving Commercial Demand

Residential development continues to reshape the Los Fresnos market. One of the region's most significant projects is the **1,300-acre Madeira master-planned community**, which will include thousands of residential lots, neighborhood retail, parks, trails, recreational amenities, and community gathering spaces. Additional upscale residential projects, including Falcons Landing, further demonstrate growing confidence in the area's long-term housing market. As new rooftops are added, demand for professional offices, healthcare providers, contractors, insurance agencies, financial services, and other neighborhood businesses is expected to continue increasing.

Pro-Business Environment

Los Fresnos has actively positioned itself to attract commercial investment through a collaborative effort between the City, Chamber of Commerce, and Community Development Corporation. Local leadership continues to promote responsible growth while preserving the community's quality of life. With increasing traffic volumes along SH 100, expanding residential neighborhoods, and continued commercial investment, Los Fresnos is transitioning from a bedroom community into a growing service and business hub for eastern Cameron County.

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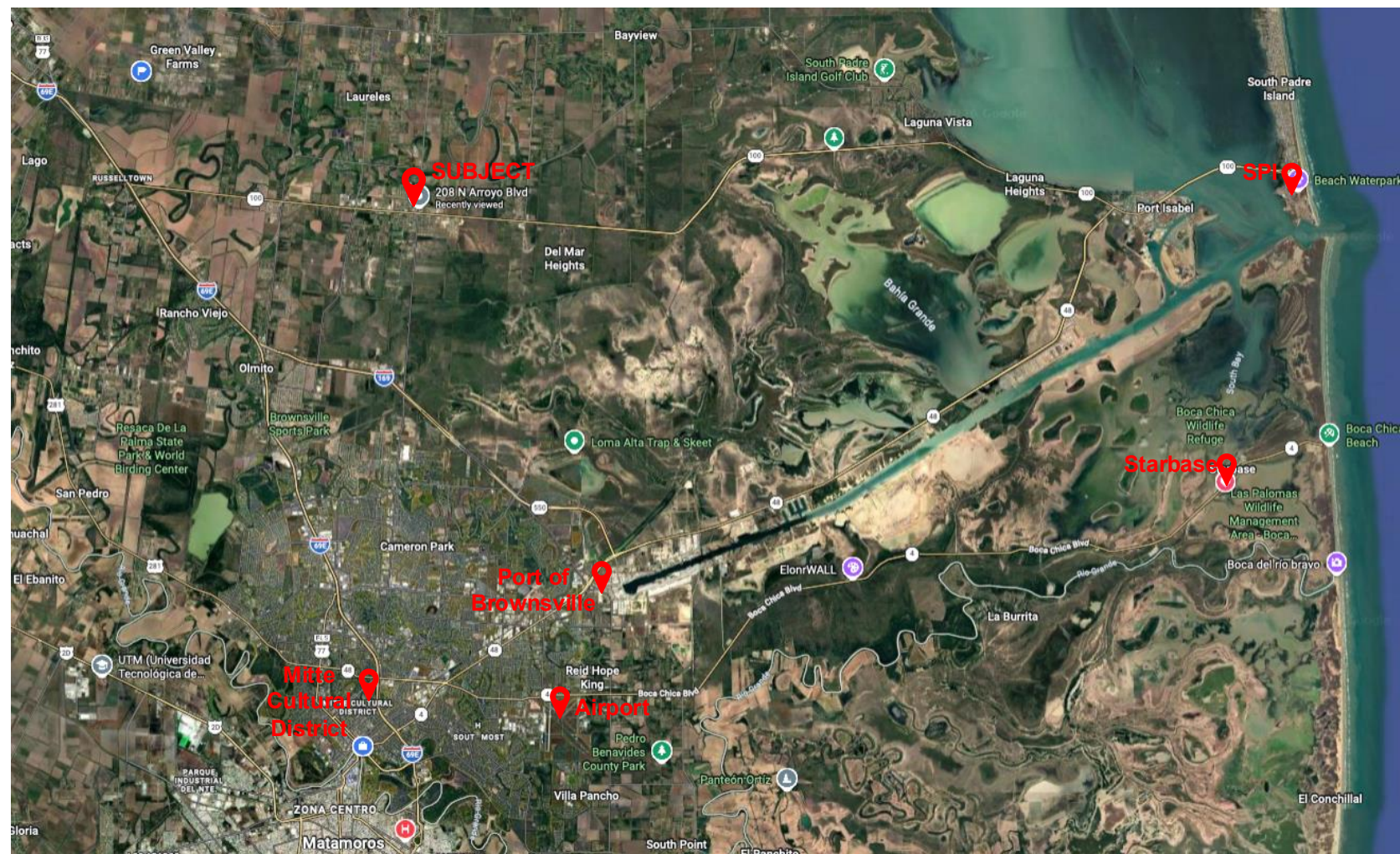


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LOCATION ADVANTAGE MAP

STRATEGIC LOCATION. REGIONAL ACCESS. GROWING COMMUNITY.



Drive Time Access

Bro Mitte Cultural District	20 min
Bro/SPi Int'l Airport	25 min
Port of Brownsville	17 min
Starbase	40 min
South Padre Island	25 min

Key Distances

Bro Mitte Cultural District	14 miles
Bro/SPi Int'l Airport	15 miles
Port of Brownsville	10 miles
Starbase	29 miles
South Padre Island	22 miles
Harlingen	18 miles
McAllen	53 miles



Growing Population
Strong Demand



New Development
Creates Opportunity



Business Friendly
Community

Los Fresnos, Texas
Small Town Values. Big Opportunities

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AERIAL

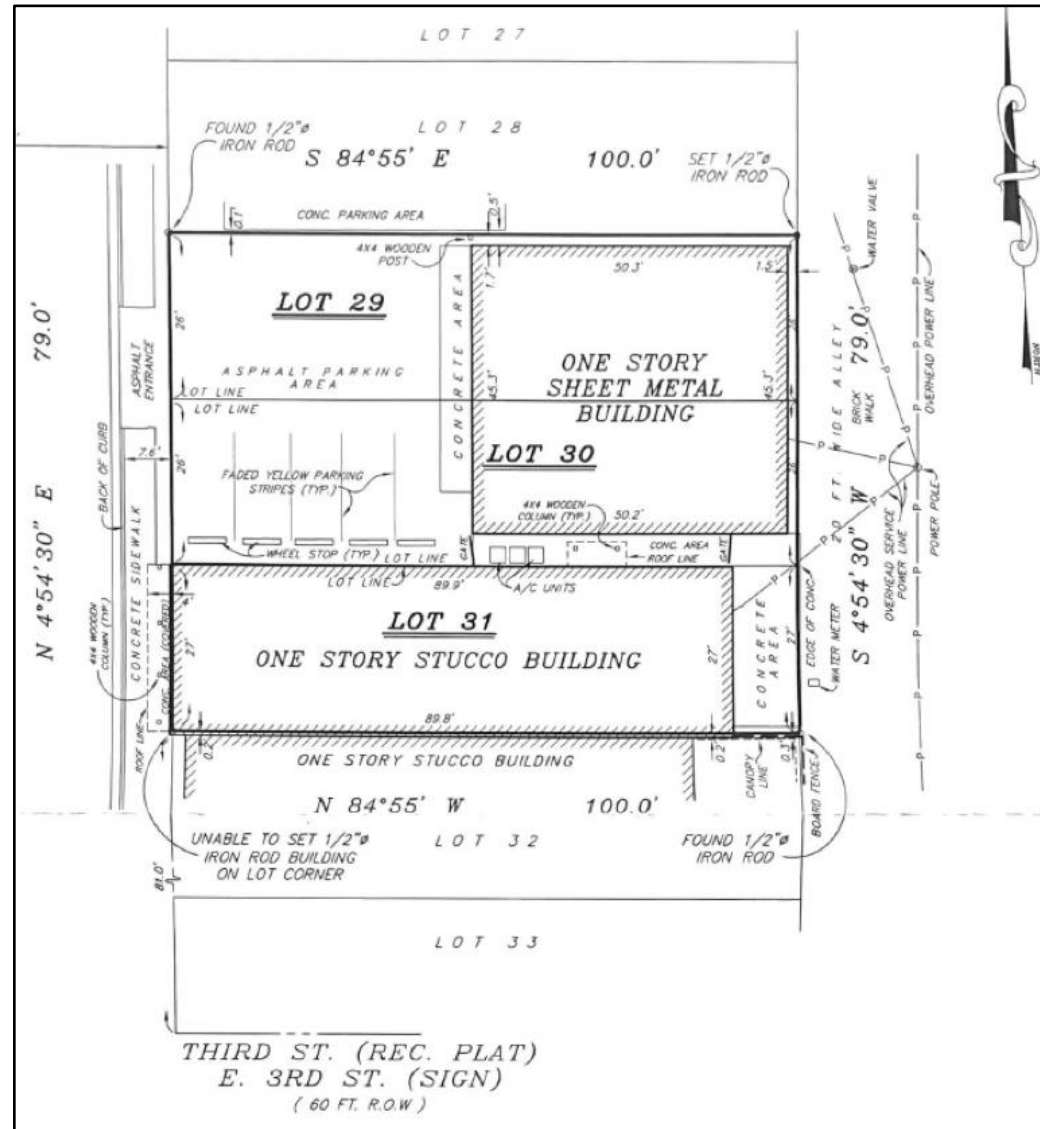


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SURVEY

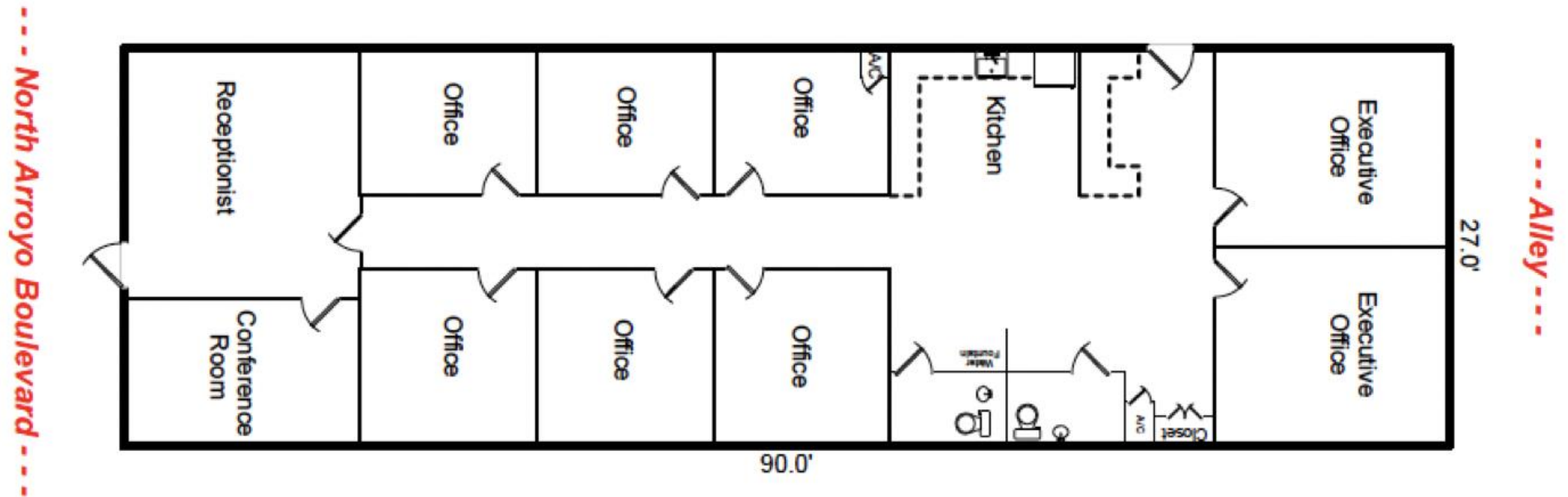


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FLOOR PLAN



*Representation of floor plan; not drawn to scale.

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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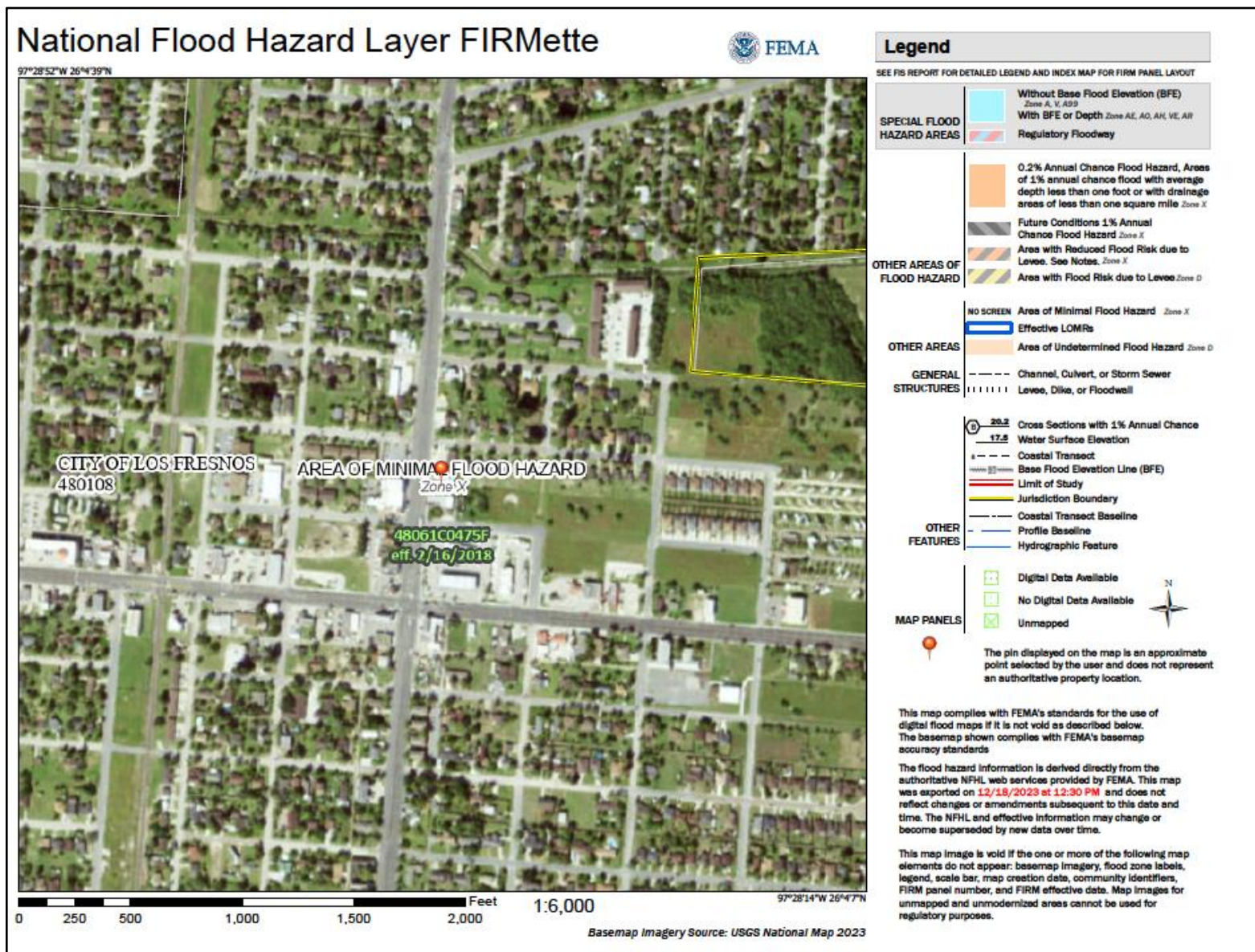


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FEMA MAP



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INFORMATION ABOUT BROKERAGE SERVICES

	Information About Brokerage Services <i>Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.</i>	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.			
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	
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