



CLAYA
Commercial Real Estate

FOR SALE

1600 W University Blvd • Brownsville, TX 78520



4,536 SF
OFFICE SPACE



0.61 Acres
LOT SIZE



26,572 SF
LOT SQ FT



1973
YEAR BUILT



Price TBD
LIST PRICE

PROPERTY OVERVIEW

Unique opportunity to acquire a highly visible commercial property in the heart of Brownsville. Located on University Blvd. adjacent to the TSC Performing Arts Center and across from Texas Southmost College campus.

Positioned near the Gateway International Bridge, this is one of the first commercial properties seen by travelers entering Brownsville from Matamoros, Mexico — exceptional international corridor exposure.

The site backs up to a resaca and offers access to the nearby hike and bike trail, creating a setting that is difficult to replicate. Owner will vacate upon sale.

PROPERTY HIGHLIGHTS

- Corner of University Blvd. & Taylor Ave.
- Adjacent to Gateway International Bridge
- First commercial stop from Matamoros, MX
- Backs up to resaca — unique setting
- Hike & bike trail access
- Intl. Blvd. reconstruction completing 2026
- Significant public infrastructure investment
- Zoning C — broad commercial uses

DIRECTIONS

From I-69E/US-77/83, take International Blvd. exit south. Turn left on University Blvd. Property on left, adjacent to TSC Performing Arts Center, across from TSC campus.

PROPERTY DETAILS

Address	1600 W University Blvd
City / State	Brownsville, TX 78520
MLS #	C29776979A
Property Type	Commercial / Office
Present Use	Office
Building Size	4,536 SF
Lot Size	0.61 Acres / 26,572 SF
Stories	One
Year Built	1973
Zoning	C — Commercial
Exterior	Brick
Roof	Flat
Cooling	Central Air
Utilities	Phone, Sewer Connected
Parking	Paved
Seller	Brownsville Chamber of Commerce

WHY THIS PROPERTY

Significant public investment underway at the Gateway International Bridge & Land Port of Entry modernization project. International Blvd. reconstruction expected complete 2026. This corner is positioned to benefit directly from increased international traffic and connectivity.



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Information herein deemed reliable but not guaranteed. This is not an offer to sell or lease.