






FOR LEASE

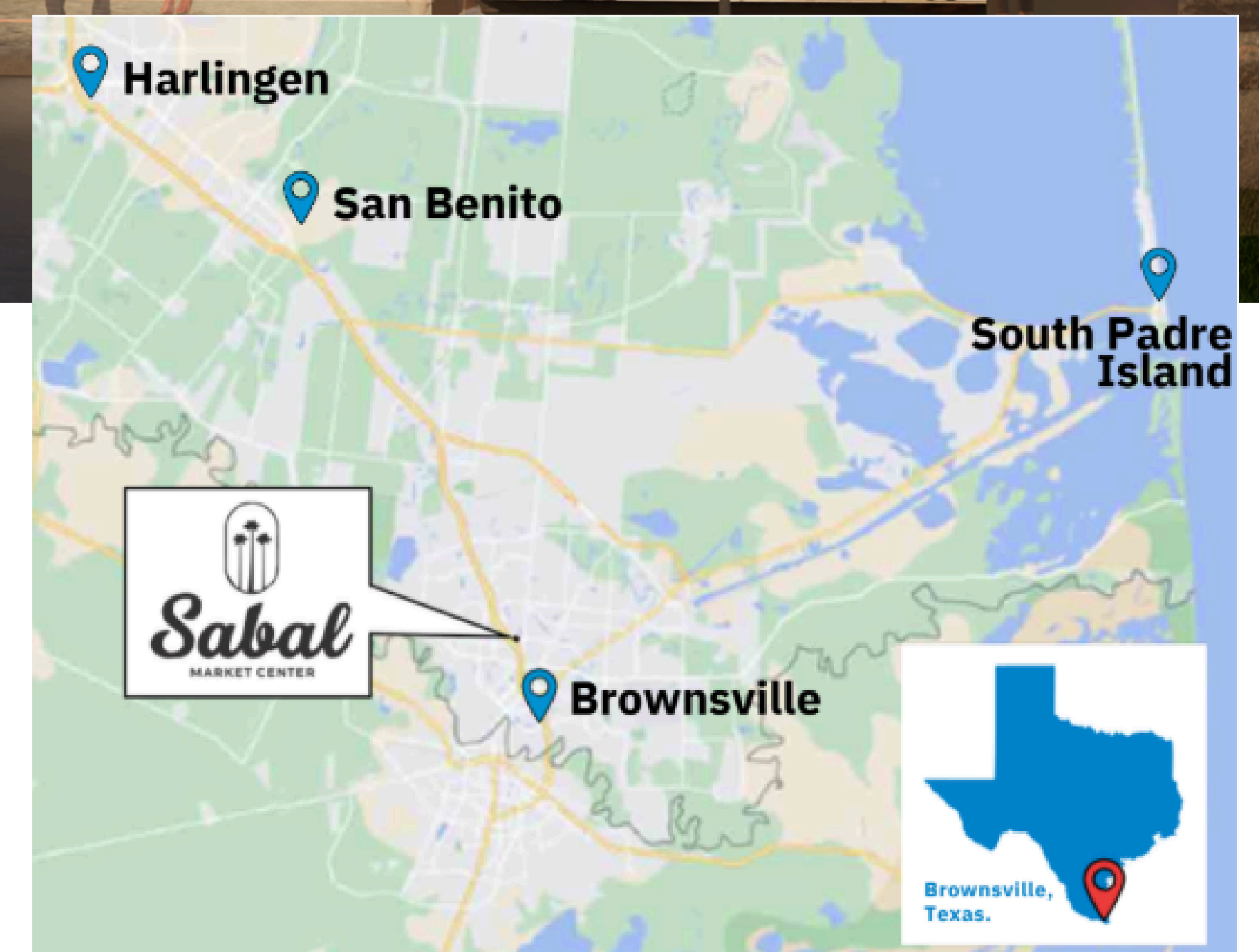


A **Varco** REAL ESTATE PROJECT

HIGHLIGHTS

- ▶ Easy access and excellent visibility
- ▶ Located on the U.S. Hwy 83 with major traffic
- ▶ Convenient ingress/egress with ample parking available on site. Close proximity to 3 international bridges
- ▶ Five minutes driving distance from Gladys Porter Zoo with over 424,000 annual visitors

 SCHOOL ⌚ 4 min 🚗 0.9 mi	 HOSPITAL ⌚ 9 min 🚗 2.5 mi	 AIRPORT ⌚ 17 min 🚗 5 mi
 PORT ⌚ 16 min 🚗 16.3 mi	 INTERNATIONAL ⌚ 10 min 🚗 3.8 mi	



800 Frontage Rd #77/83 Brownsville, TX 78521

Coordinates: 25.9343, -97.4947

Available Space: 20,000-54,360 SQ. FT

TRAFFIC COUNT

US Hwy 83: 87,245

Price Rd: 21,470

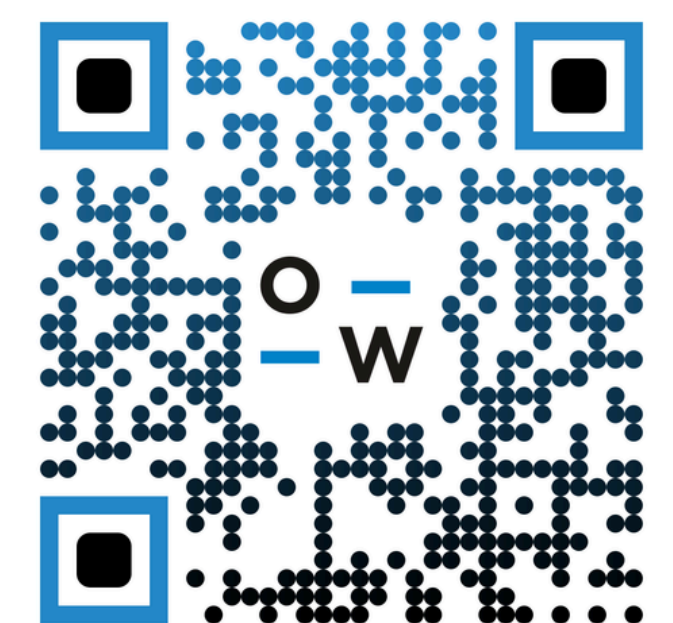
Boca Chica 35,598

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956 338 1007



FOR LEASE

GROSS LEASABLE AREA
115,747 SQ. FT

800 Frontage Rd #77/83 Brownsville, TX 78521
 Coordinates: 25.9343, -97.4947
 Available Space: 20,000-54,360 SQ. FT

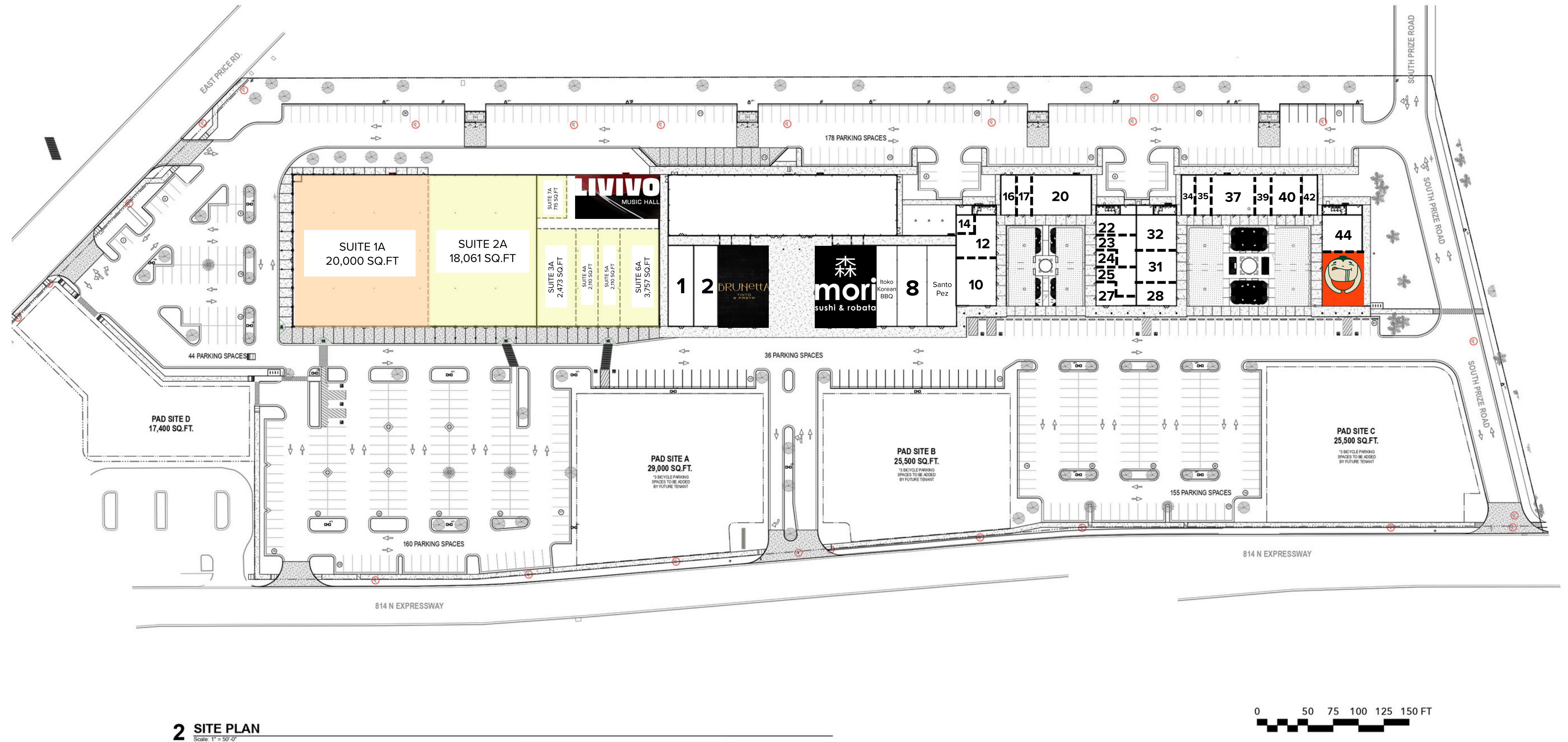


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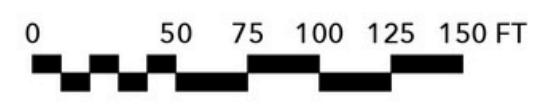
CURRENT TENANTS

Building C

	The LIVIVO Music Hall	13,000	SQ. FT
1/2	Office	3,966	SQ. FT
3/4	Brunetta Tinto & Pasta	3,827	SQ. FT
5/6	Mori Sushi and Robata	4,214	SQ. FT
7	Itoko Korean BBQ	2,166	SQ. FT
8	Griselda's Balloons & Party	2,412	SQ. FT
9	Santo Pez	2,647	SQ. FT
10	Nerve Coffee	1,200	SQ. FT
12	JZD	600	SQ. FT
13	Denim Barbershop	1,200	SQ. FT
14	IQJuice Bar - Prep Kitchen	545	SQ. FT
16	Amor y Pan	600	SQ. FT
17	IQ Juice Bar	600	SQ. FT
20	Breath Hot Studio	2,400	SQ. FT
22	Erick Ptacnik Agency	600	SQ. FT
23	Bocata	600	SQ. FT
24	Hipstergal	460	SQ. FT
25	Lupitas Optical	774	SQ. FT
27	Layer The Boutique	1,024	SQ. FT
28	Malachela	1,800	SQ. FT
31	Garza Insurance	600	SQ. FT
32	Addictive Tattoo Studio	600	SQ. FT
34	Nolita's Pizza	600	SQ. FT
35	Williedean Bagels	600	SQ. FT
37	Resaca City Liquor	1,800	SQ. FT
39	Zoe's Flowers	600	SQ. FT
40	La Barra del Taco	1,200	SQ. FT
42	Hooked on Yarn	600	SQ. FT
44	Candy Apple Factory	1,200	SQ. FT
45/47	Sumo Ramen Bar	2,400	SQ. FT



2 SITE PLAN
 Scale: 1" = 30'



AVAILABLE SPACE

Building A1	34,000	SQ. FT
Building A2	20,000	SQ. FT

Proposed PAD SITES

PAD A	PAD B	PAD C
28,774 SQ. FT	25,443 SQ. FT	28,459 SQ. FT

**REACH
 OUT FOR
 MORE INFO**

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