



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

MORRISON CROSSING

Morrison Road & Expressway 77/83, Brownsville, TX 78520

AVAILABLE SPACE

16,553 SF



Retail - Restaurant

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

Michael Pacheco
956 739 5172
michael.pacheco@cbcworldwide.com

FOR LEASE

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



MORRISON CROSSING

Morrison Road & Expressway 77/83, Brownsville, TX 78520

LEASE



OFFERING SUMMARY

Ground Lease Rate: \$50,000/ YR

Lot Size: 16,553 SF

Market: Rio Grande Valley

Submarket: Brownsville

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PROPERTY OVERVIEW

This high-profile Expressway site is available for ground lease in one of Brownsville, TX's busiest retail corridors. The site has excellent frontage on Expressway 77/83 and is surrounded by national retail and high traffic.

PROPERTY HIGHLIGHTS

- Cross Parking/Cross Access in Place
- Excellent Frontage on Expressway 77/83
- High Traffic Location
- Proximity to Shopping and Dining
- Home Depot/Academy Anchored

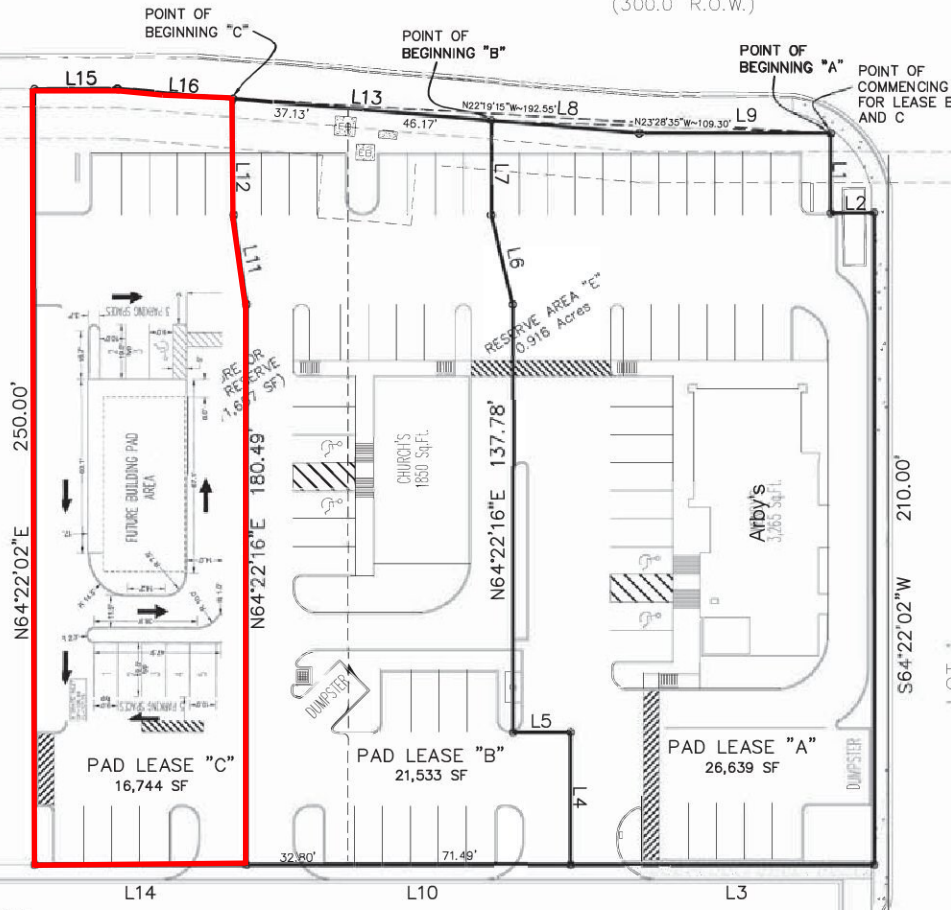


SCALE: 1"=20'

STATE HIGHWAY 77/83 EXPRESSWAY
(300.0' R.O.W.)

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.72'	S64°22'02"W
L2	14.00'	S25°37'58"E
L3	97.74'	N25°37'58"W
L4	42.70'	N64°22'16"E
L5	18.50'	N25°37'44"W
L6	29.71'	N50°44'16"E
L7	30.48'	N64°22'16"E
L8	47.89'	S20°48'16"E
L9	61.50'	S25°33'25"E
L10	104.29'	N25°37'58"W
L11	29.18'	N56°03'49"E
L12	37.48'	N64°22'16"E
L13	83.30'	S20°48'16"E
L14	68.13'	N25°37'58"W
L15	26.58'	S25°37'58"E
L16	37.48'	S20°48'16"E

ADJOINER: MORRISON CROSSING LTD.
TAX ACCOUNT NO. 0193620010400000



20.0' PUBLIC UTILITY EASEMENT

HOWLAND SURVEYING CO., INC. ~ D.B.A.
HOWLAND
ENGINEERING & SURVEYING COMPANY

7615 BARTLETT AVENUE
LAREDO, TEXAS 78041
OFFICE: (956) 722-4411
FAX: (956) 722-5114
E-Mail: howland@howland-surveys.com

PRELIMINARY EXHIBIT:
WENDY'S & CHURCH'S RESTAURANTS
MORRISON CROSSING SUBDIVISION
LEASE PAD AREAS

DRAWN BY:	GG
CHECKED BY:	RPM
H.S.C. JOB No.	F2762-08
FILENAME:	morrison-lease area-revised.dwg
DATE:	09-29-2008
REVISED DATE:	
24x36 SCALE:	HOR: 1"=20' VER: N/A
11x17 SCALE:	HOR: 1"=40' VER: N/A



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MORRISON CROSSING

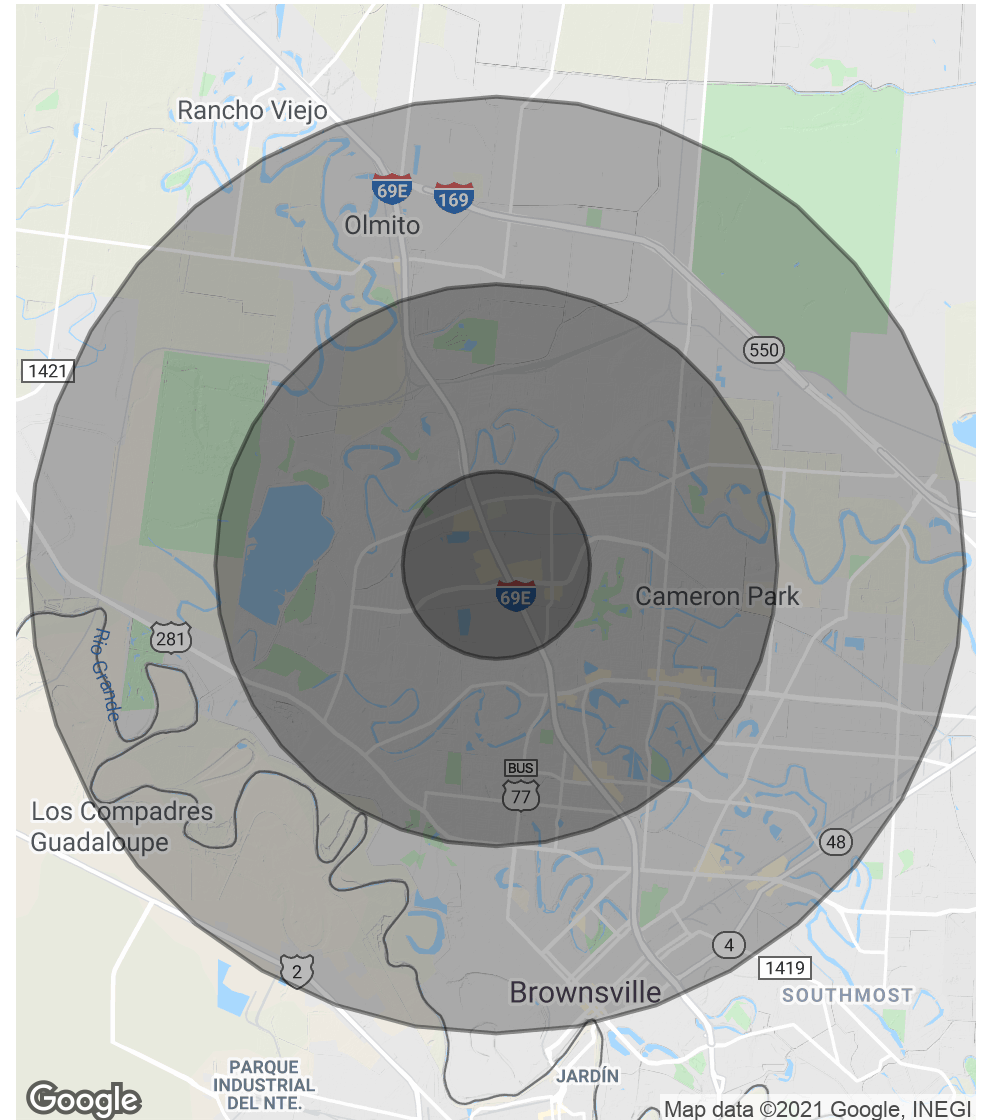
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,765	68,992	130,837
Average Age	27.3	27.4	29.1
Average Age (Male)	24.9	25.6	26.9
Average Age (Female)	30.3	29.5	31.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,797	18,886	36,389
# of Persons per HH	3.8	3.7	3.6
Average HH Income	\$54,998	\$50,681	\$46,132
Average House Value	\$110,022	\$103,047	\$107,052

* Demographic data derived from 2010 US Census



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