

BROWNSVILLE, TX PAD SITES

GROUND LEASE

NEC of Ruben M Torres Sr Blvd & US-281 Brownsville, TX 78520



GROUND LEASE

CALL FOR PRICING

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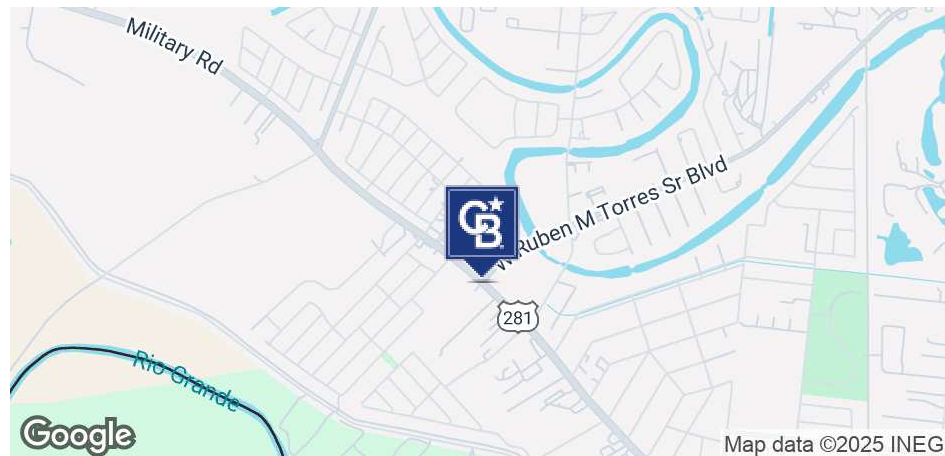
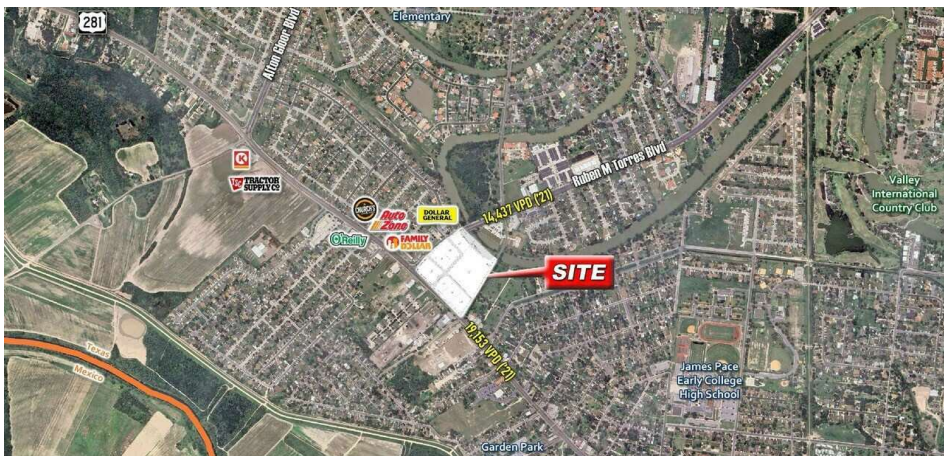


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RIO GRANDE VALLEY

PROPERTY OVERVIEW

NEC OF RUBEN M TORRES SR BLVD & US-281

Brownsville, TX 78520



PROPERTY DESCRIPTION

Pad sites are now available for ground lease at the NEC of Ruben M Torres Sr. Blvd and US-281, in a rapidly expanding submarket in Brownsville. This strategic location is in one of the city's most dynamic growth areas. Brownsville hosts the only deepwater port on the U.S.-Mexico border, essential for trade and commerce, and is home to SpaceX, which employs over 1,600 individuals and contributes an estimated \$885 million in economic impact. Additionally, Brownsville is a hub for education, including the University of Texas Rio Grande Valley (UTRGV), a leading institution serving the region. These pad sites offer a prime chance to establish in a high-traffic, economically thriving area with long-term growth potential.

PROPERTY HIGHLIGHTS

- High traffic location
- Ample parking for tenants and visitors
- Positioned near the UTRGV and SpaceX, both significantly contribute to local economic growth with millions in impact.

OFFERING SUMMARY

Lease Rate:	CALL FOR PRICING
Available SF:	0.858 - 5.654 Acres
# of Lots:	8

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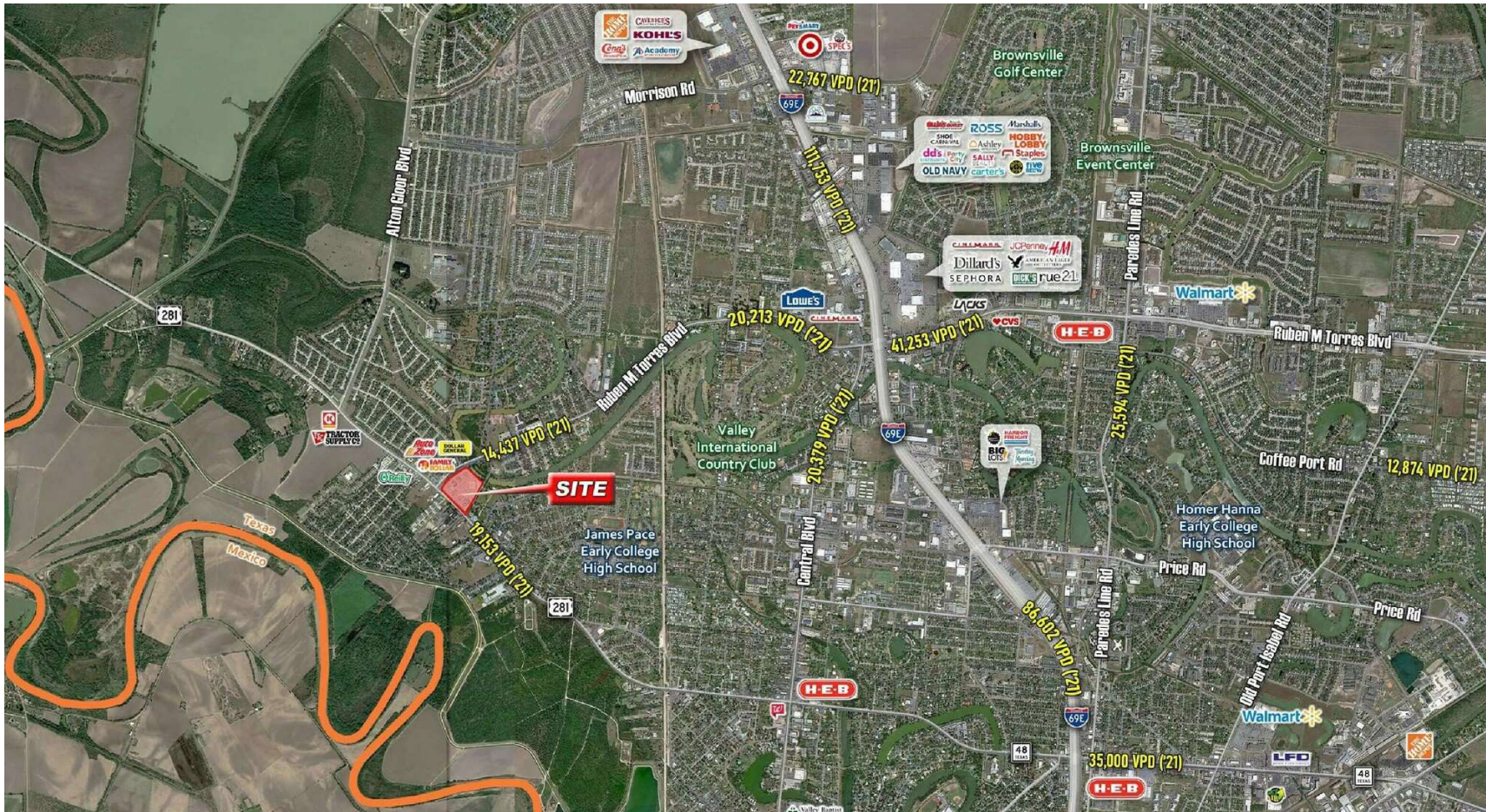


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AERIAL

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PAD SITES AVAILABLE

NEC OF RUBEN M TORRES SR BLVD & US-281

Brownsville, TX 78520

OF LOTS 7

TOTAL LOT SIZE 0.858 - 5.654 ACRES

TOTAL LOT PRICE N/A

BEST USE RETAIL

STATUS	LOT #	SUB-TYPE	SIZE
Available	2	Retail-Pad	1.231 Acres
Available	3	Retail-Pad	1.138 Acres
Available	4	Retail-Pad	1.254 Acres
Available	5	Retail-Pad	5.654 Acres
Available	6	Retail-Pad	0.858 Acres
Available	7	Retail-Pad	0.864 Acres
Available	8	Retail-Pad	1.037 Acres

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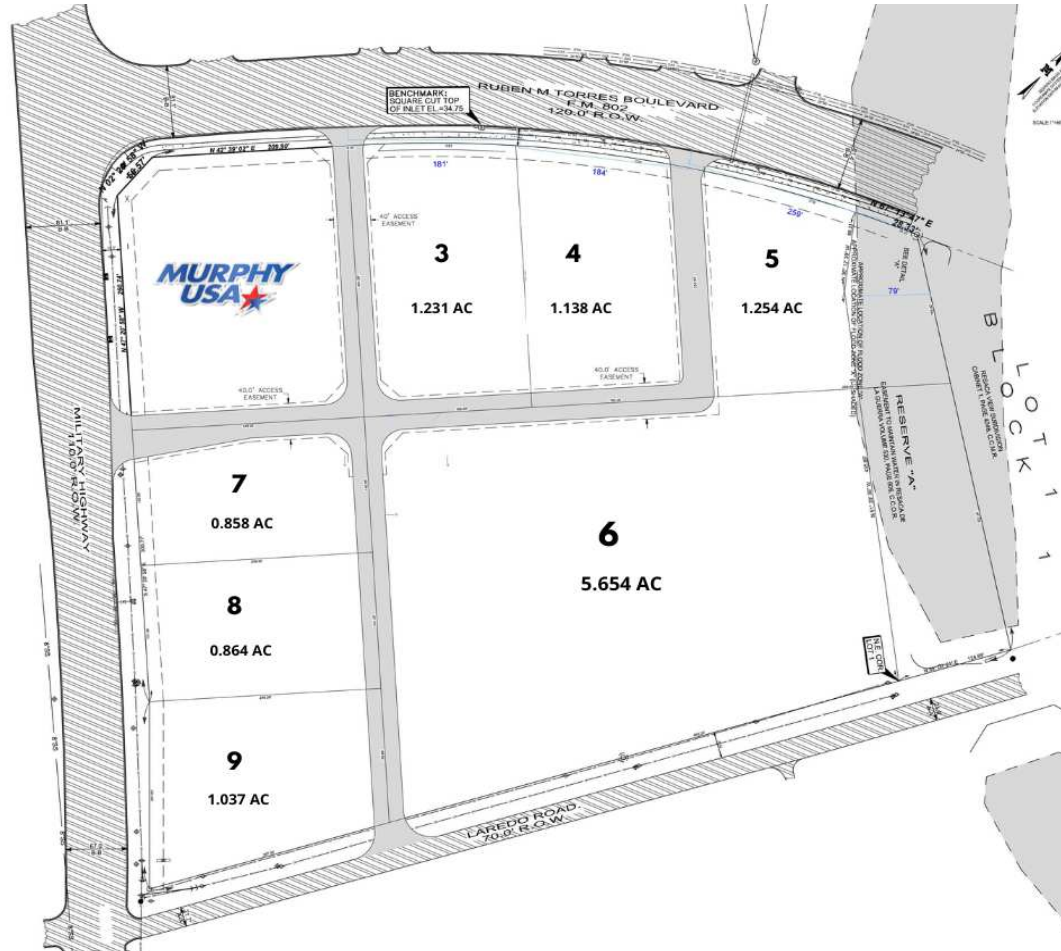


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SITE PLAN

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DEMOGRAPHICS

NEC OF RUBEN M TORRES SR BLVD & US-281

Brownsville, TX 78520

	1 Mile	3 Mile	5 Mile
Overview			
Population	9,938	53,022	127,250
Pop density (per sq mile)	3,845	2,373	2,509
Area (sq mi) - based on Census Block Groups	2.58	22.35	50.71
Households			
Households	2,669	16,456	39,629
Family Households	2,196 (82.3%) 	12,798 (77.8%) 	30,522 (77%) 
Non-Family Households	473 (17.7%) 	3,658 (22.2%) 	9,107 (23%) 
Persons per Household	3.72 	3.22 	3.21 
Household Average Income	\$64,771.11 	\$62,925.5 	\$65,197.1 
Average Income per Person	\$18,386.56 	\$20,267.06 	\$21,014.88 
Household Median Income	\$56,267.12 	\$49,521.47 	\$49,587.9 
Calculated using Weighted Centroid from Block Groups DataSet: Census 2022 (ACS)			

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