

BROWNSVILLE, JR BOX OPPORTUNITY

AVAILABLE

3471 Old Highway 77 Brownsville, TX 78520



SALE PRICE

\$5,000,000

Daniel Galvan, SIOR, CCIM

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Mario Salinas

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

3471 OLD HIGHWAY 77

Brownsville, TX 78520



OFFERING SUMMARY

| | |
|------------------|-------------------|
| Sale Price: | \$5,000,000 |
| Available SF: | 25,902 SF |
| Lot Size: | 195,014 SF |
| Number of Units: | 1 |
| Year Built: | 1990 |
| Zoning: | RC |
| Market: | Rio Grande Valley |
| Submarket: | Brownsville |

PROPERTY OVERVIEW

This 25,902 square foot free-standing theater presents an exceptional redevelopment and retail opportunity in the heart of Brownsville, Texas. Strategically located at the high-traffic intersection of Ruben M. Torres Boulevard and IH-69, the property offers outstanding visibility, accessibility, and consistent traffic counts. Positioned adjacent to Lowe's and surrounded by prominent national retailers, the site benefits from placement within the city's primary retail corridor. The property's stand-alone configuration, substantial square footage, and premier location make it well-suited for conversion to entertainment, dining, fitness, or specialty retail uses.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Proximity to Shopping and Dining
- Easy Access to U.S Highway 77
- Ideal for entertainment, dining, fitness, or retail

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**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL FACING NORTH

3471 OLD HIGHWAY 77

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**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL FACING EAST

3471 OLD HIGHWAY 77

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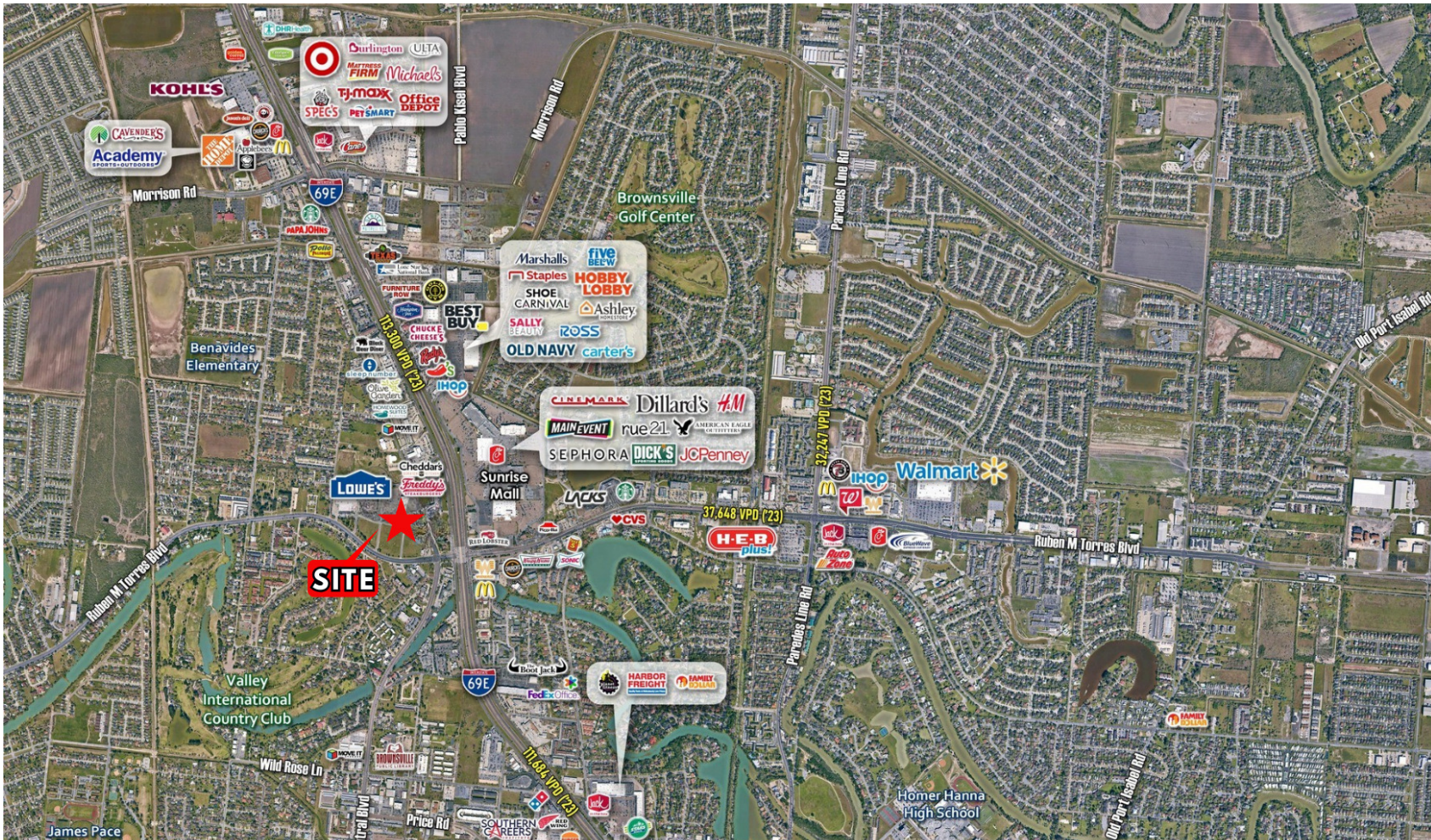


**COLDWELL BANKER
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 RIO GRANDE VALLEY

AERIAL MAP

3471 OLD HIGHWAY 77

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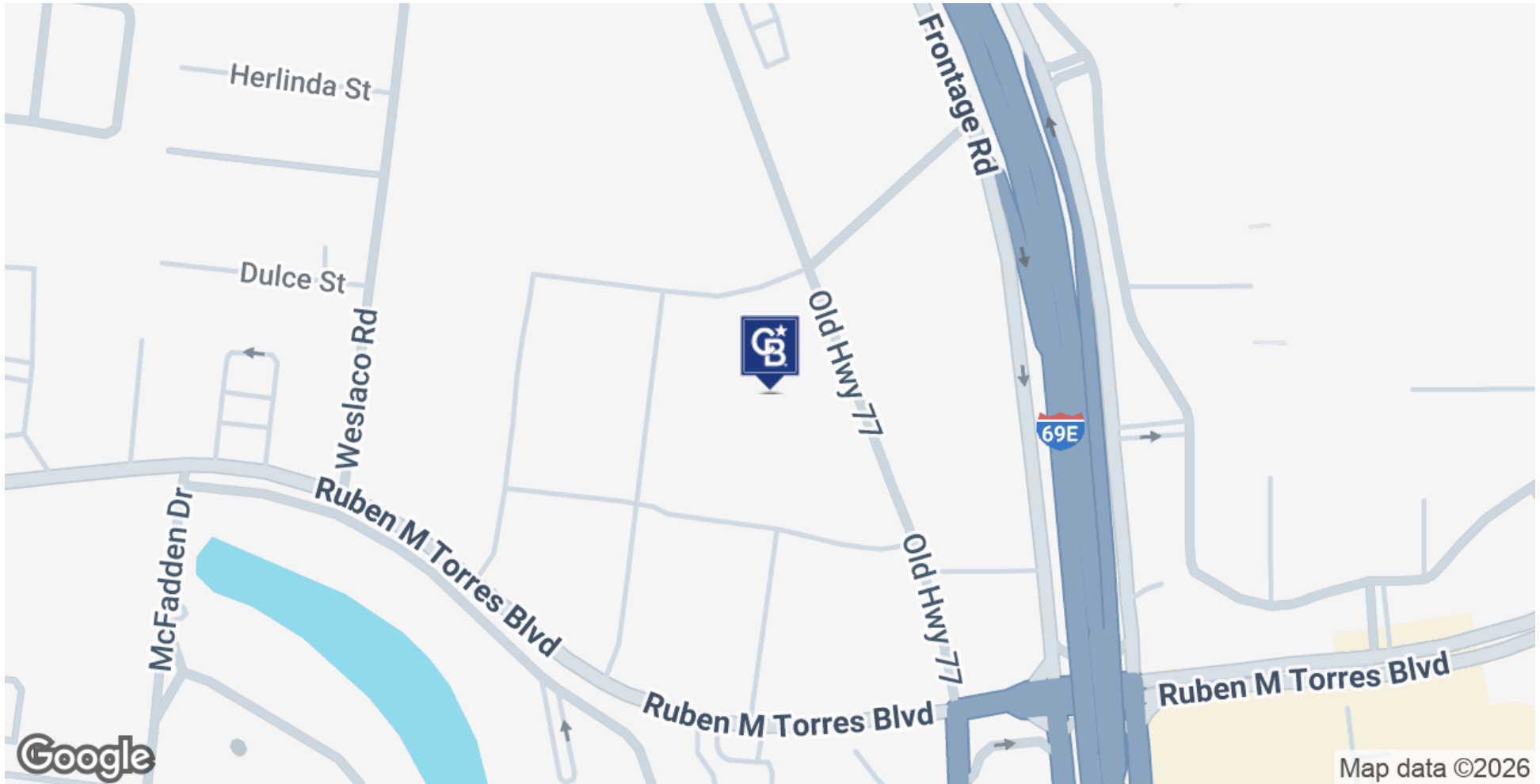


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LOCATION MAP

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DEMOGRAPHICS

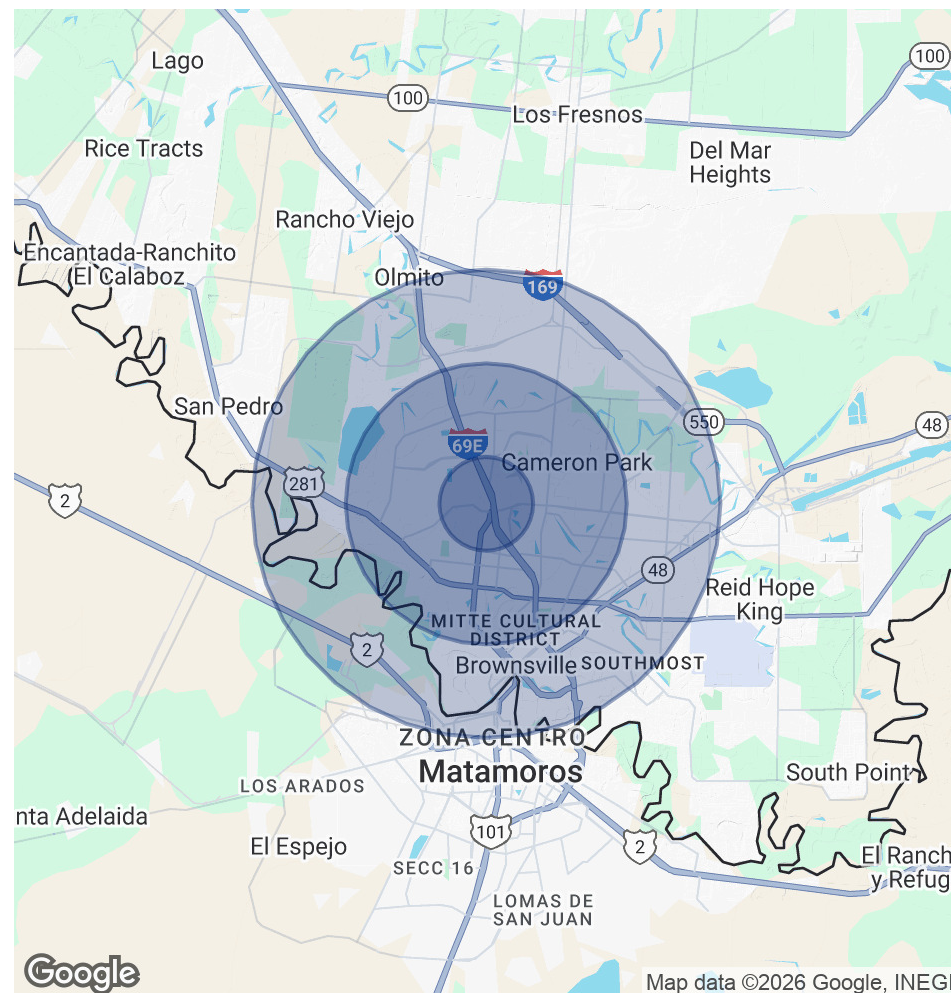
3471 OLD HIGHWAY

Brownsville, TX 78520

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,961 | 101,153 | 164,356 |
| Average Age | 39 | 37 | 36 |
| Average Age (Male) | 37 | 35 | 35 |
| Average Age (Female) | 41 | 39 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,080 | 32,798 | 52,268 |
| # of Persons per HH | 2.7 | 3.1 | 3.1 |
| Average HH Income | \$67,007 | \$76,810 | \$72,368 |
| Average House Value | \$141,764 | \$162,985 | \$155,617 |

Demographics data derived from AlphaMap



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