



REAL ESTATE

A Varco REAL ESTATE PROJECT

FOR LEASE

1400 Palm Blvd, Brownsville, TX 78520

Latitude and Longitude | 26.3701, -98.7969

Available Space | 1,017 - 22,457 SQ.FT

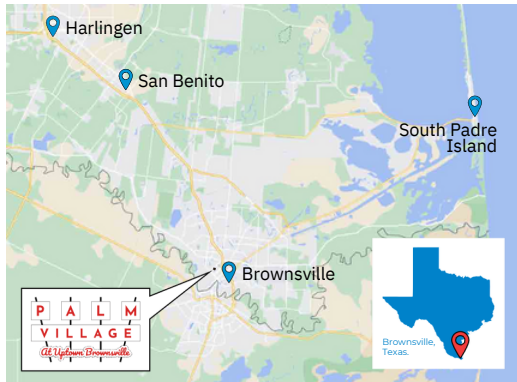


P A L M
V I L L A G E
At Uptown Brownsville

Spinefit

DCV BROWNSVILLE

Sp



Highlights

- Close proximity to Downtown Historical Center Brownsville
- 2 minutes away from Gladys Zoo with over 424,000 visitors per year
- Property borders the bike and pedestrian trail
- Easy access and excellent visibility from Palm Blvd
- One mile from the Cameron County City Law Enforcement offices

Traffic Count

- Palm Blvd: 19,206

Nearest



SCHOOL

10 Schools
1.4 mi



HOSPITAL

7 min
2.2 mi



AIRPORT

14 min
5.2 mi



PORT

17 min
6.7 mi



INTERNATIONAL

16 min
3.8 mi

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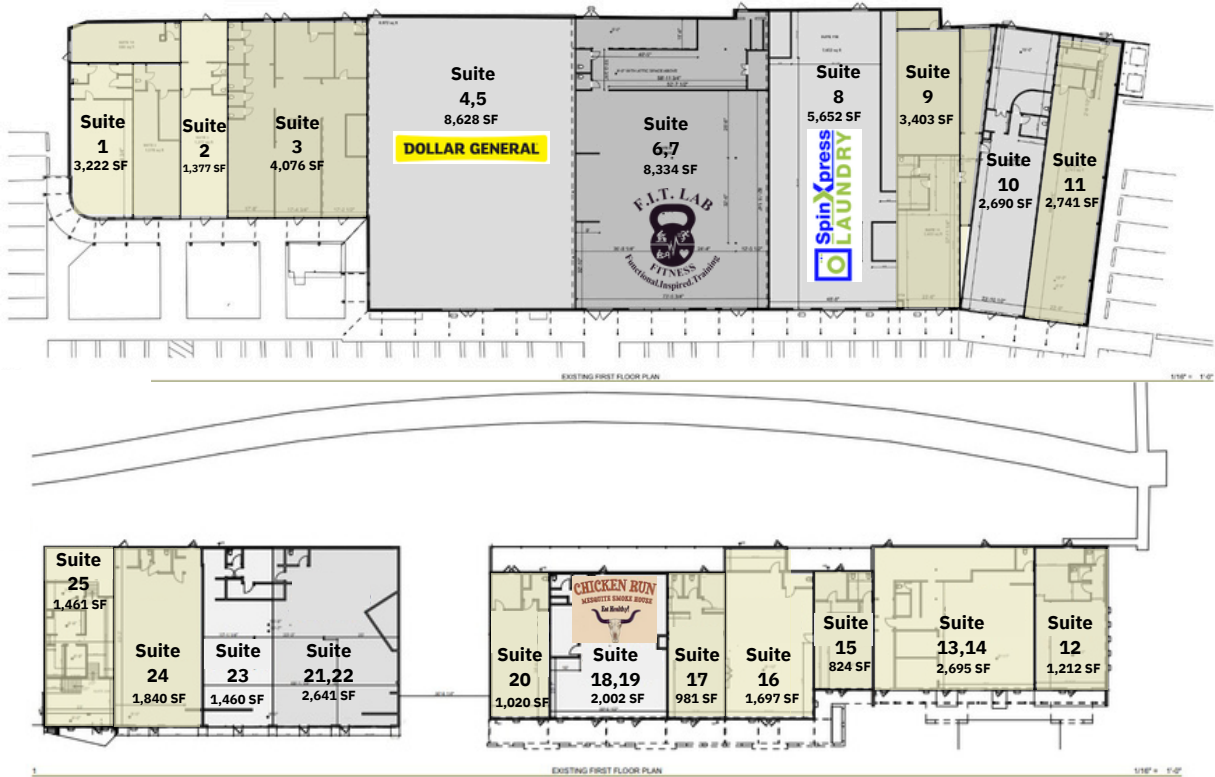
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Available Space

1	3,222 SF
2	1,377 SF
3	4,076 SF
9	3,403 SF
11	2,741 SF
12	1,212 SF
13,14	2,695 SF
15	824 SF
16	1,697 SF
17	981 SF
20	1,020 SF
24	1,840 SF
25	1,461 SF

Current Tenants

4,5	Dollar General	8,628 SF
6,7	F.I.T. Lab Fitness	8,334 SF
8	SpinXpress	4,467 SF
10	Cecilia's Coffee & Bistro	2,690 SF
18,19	Chicken Run	2,002 SF
21,22	Sushi Restaurant	2,627 SF
23	Kids Arts & Crafts	1,460 SF

Gross Leasable Area

55,942 SF

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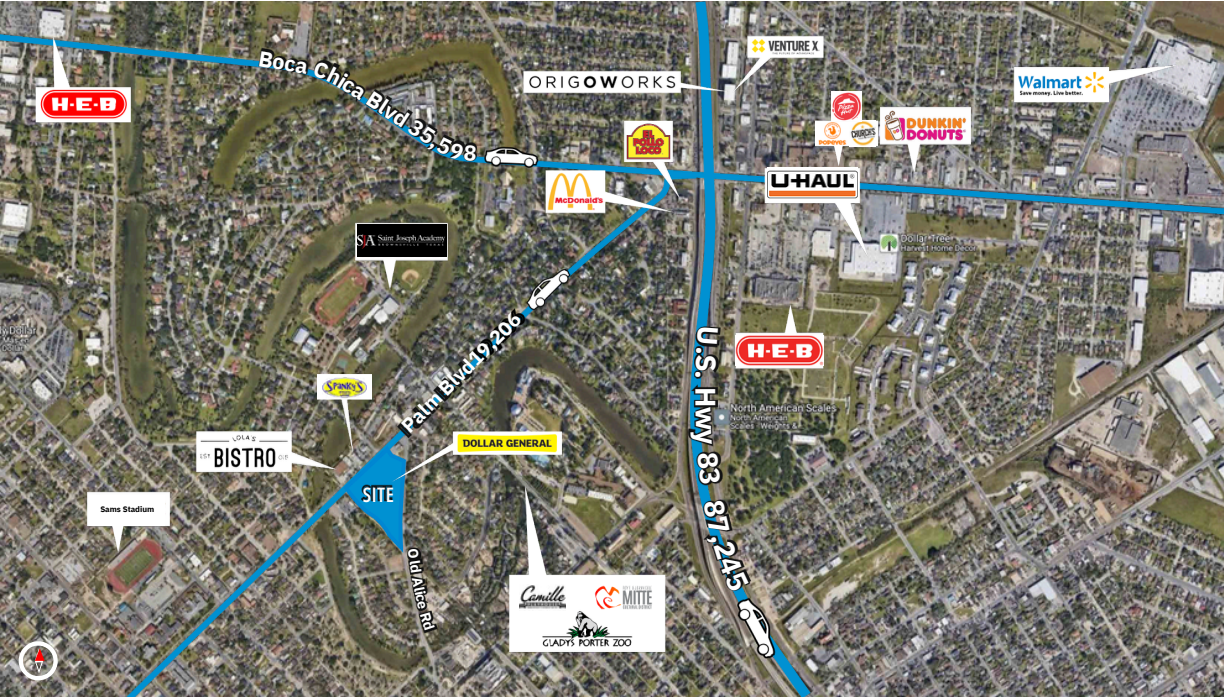
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Demographics

Population	1 Mile	3 Mile	5 Mile
	14,454	78,063	168,566

Daytime Population	1 Mile	3 Mile	5 Mile
	23,293	96,911	173,119

Median HH Income	1 Mile	3 Mile	5 Mile
	\$27,055	\$37,763	\$45,225



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