

MORRISON PAD SITE AVAILABLE

BUILT- TO -SUIT OR GROUND LEASE

Morrison Road Brownsville, TX 78520



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcrgvgrandvalley.com

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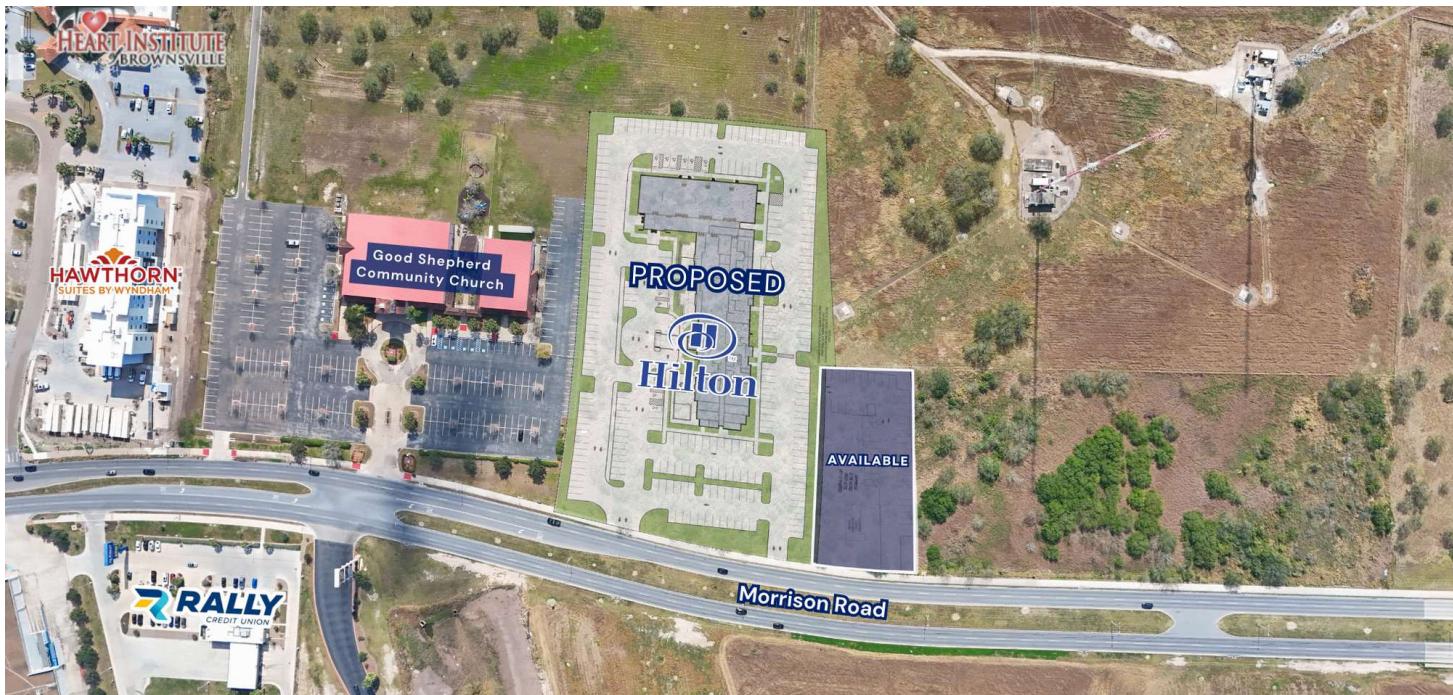


**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

PROPERTY OVERVIEW

MORRISON ROAD

Brownsville, TX 78520



OFFERING SUMMARY

Ground Lease Rate:	Negotiable
Lot Size:	0.75 Acres
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

This highly visible and accessible pad site is strategically positioned on Morrison Road, one of Brownsville's most active retail corridors. Neighboring prominent national retailers such as The Home Depot and Sunrise Mall, with convenient access to a variety of dining and service establishments. Surrounded by well-established businesses that drive consistent consumer traffic, creating a dynamic environment for commercial success. Ideal for retail, service, or restaurant ventures, offering a unique opportunity for growth in a thriving market. This site presents a valuable investment opportunity for businesses seeking to establish a strong presence in one of Brownsville's most vibrant commercial areas.

PROPERTY HIGHLIGHTS

- Excellent frontage and visibility on Morrison Road.
- Surrounded by well-established businesses driving consistent foot traffic.
- Ideal for retail, service, or restaurant ventures.
- Located in a thriving and growing commercial corridor.

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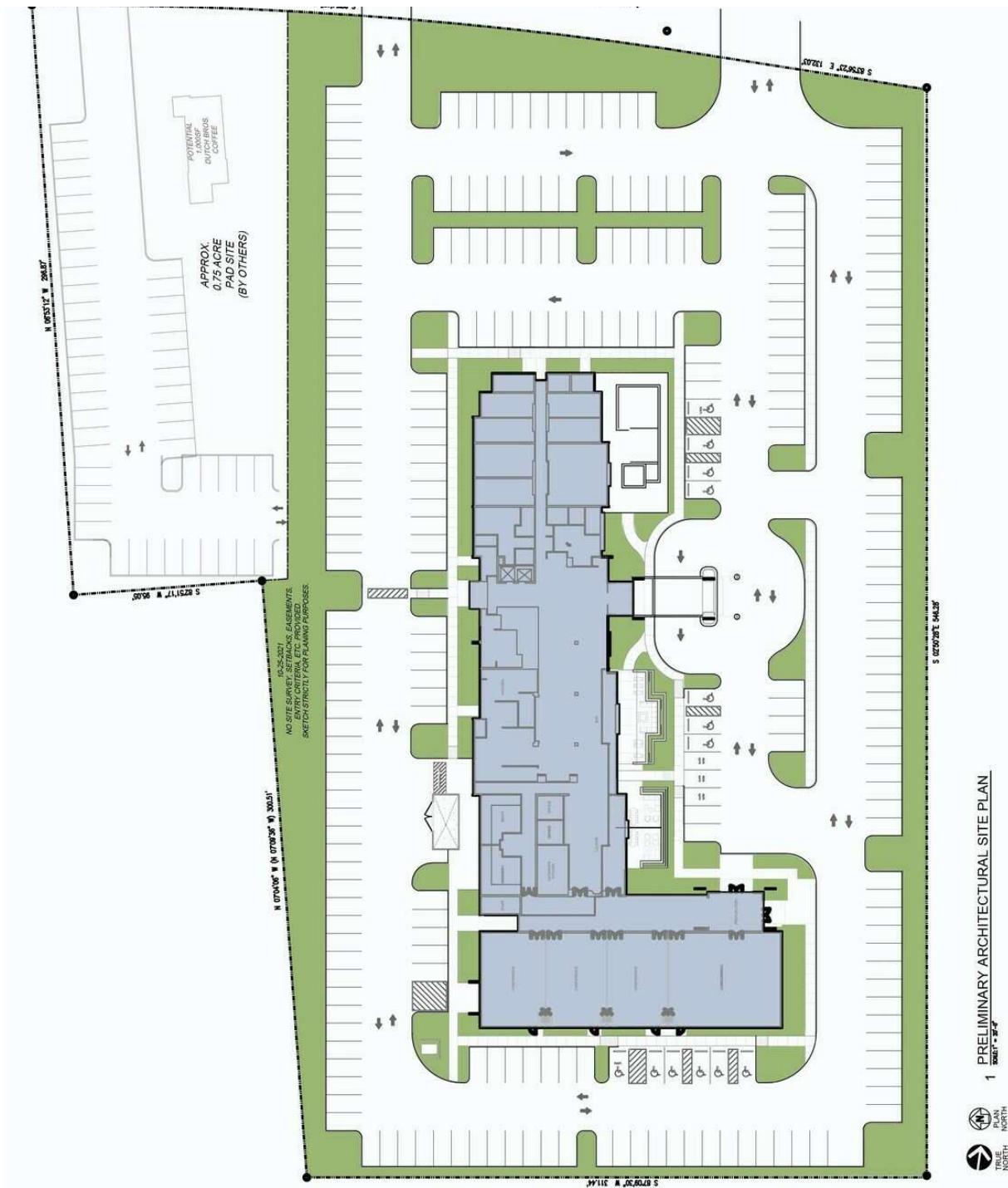


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SITE PLAN

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AERIAL MAP

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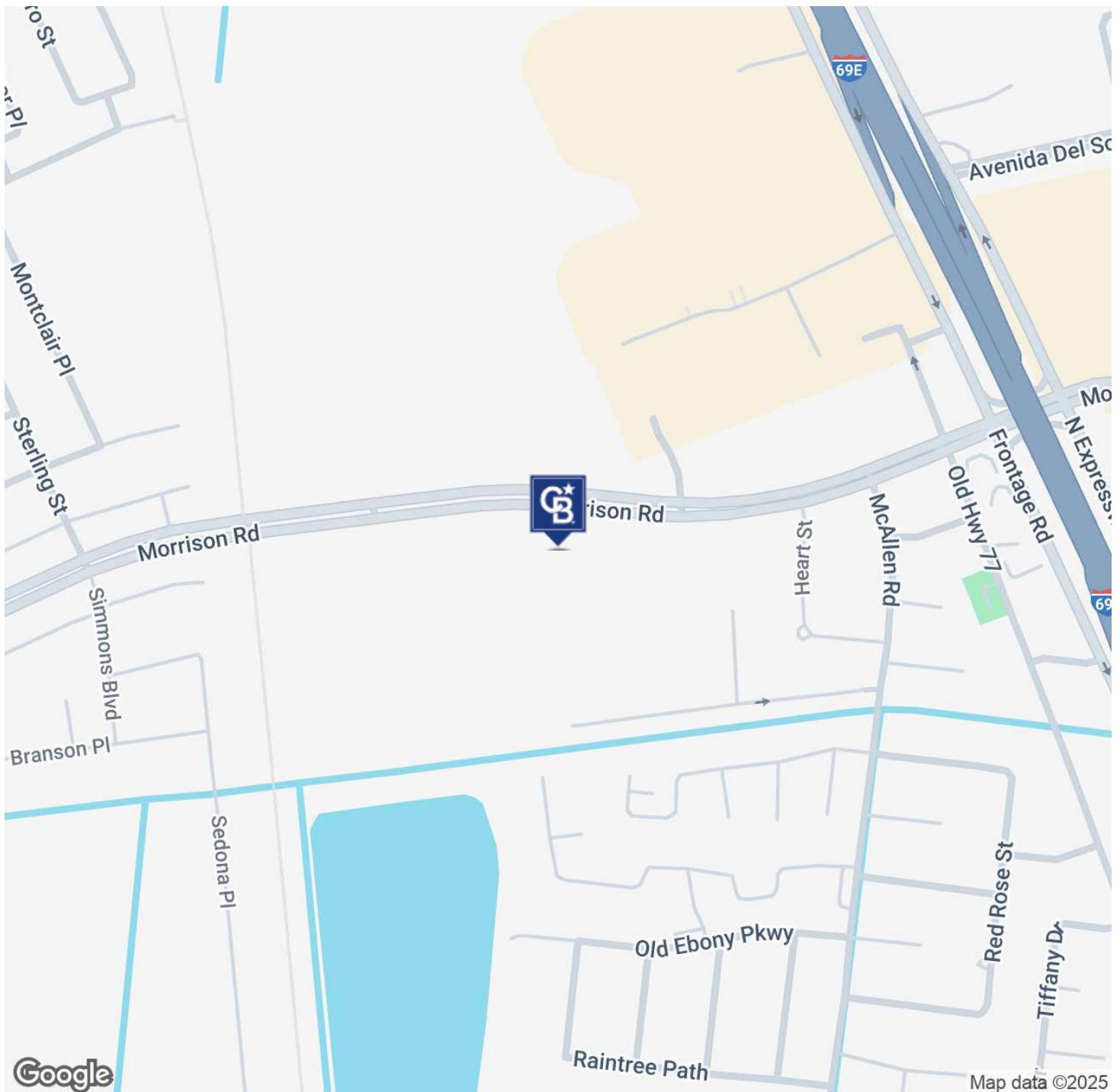


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LOCATION MAP

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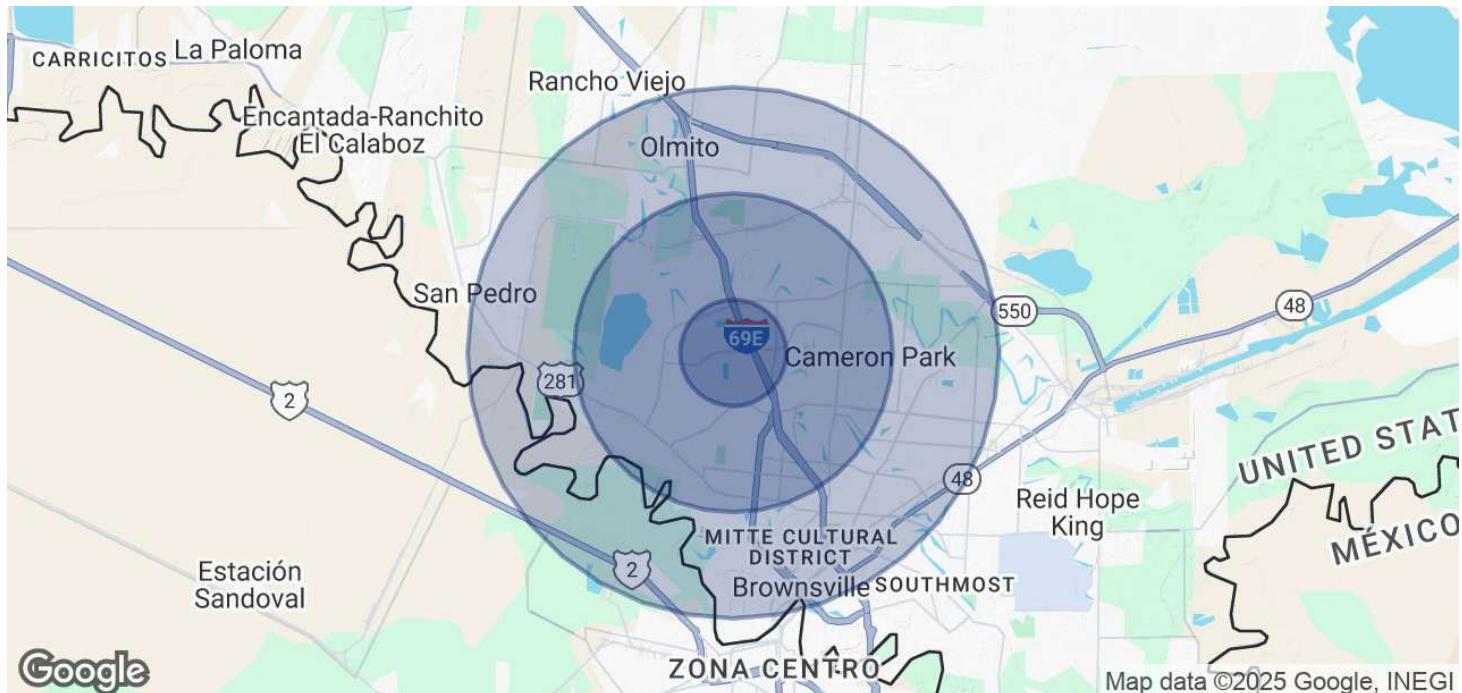


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DEMOGRAPHICS

MORRISON ROAD

Brownsville, TX 78520



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,267	83,655	147,550
Average Age	34	36	37
Average Age (Male)	33	35	35
Average Age (Female)	35	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,357	26,313	46,872
# of Persons per HH	3.4	3.2	3.1
Average HH Income	\$79,270	\$81,827	\$76,540
Average House Value	\$154,126	\$164,665	\$164,088

Demographics data derived from AlphaMap

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