

LA PLACITA SHOPPING CENTER

FOR SALE

1655 Ruben M Torres Blvd, Brownsville, TX 78521



SALE PRICE

\$12,000,000

Ari Holzman

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**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

PROPERTY OVERVIEW

1655 RUBEN M TORRES BLVD

Brownsville, TX 78521



PROPERTY DESCRIPTION

La Placita Shopping Center is a 73,240-square-foot retail center on 9 acres located along Ruben M. Torres Blvd in Brownsville. The property features two main retail buildings and two standalone structures with strong visibility and access. The center is well occupied with a diverse tenant mix, including government tenants that provide stable income. A vacant 15,000-square-foot second floor offers value-add leasing potential, while an additional 2 acres of commercially zoned land allows for future development. Surrounded by major retailers such as H-E-B, Walmart, and Whataburger, the property benefits from strong consumer traffic and continued economic growth in the area.

PROPERTY HIGHLIGHTS

- 73,240 SF multi-building retail center situated on 9 acres
- \$885,299 Net Operating Income | \$1,130,194 Effective Gross Income
- Strong tenant mix, including two government tenants
- ±15,000 SF second-floor vacancy plus ±2 acres of developable land providing value-add potential

OFFERING SUMMARY

Sale Price:	\$12,000,000
Building Size:	73,240 SF
Market:	Rio Grande Valley
Submarket:	Brownsville

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COLDWELL BANKER
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AERIAL FACING WEST

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**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL FACING EAST

1655 RUBEN M TORRES BLVD

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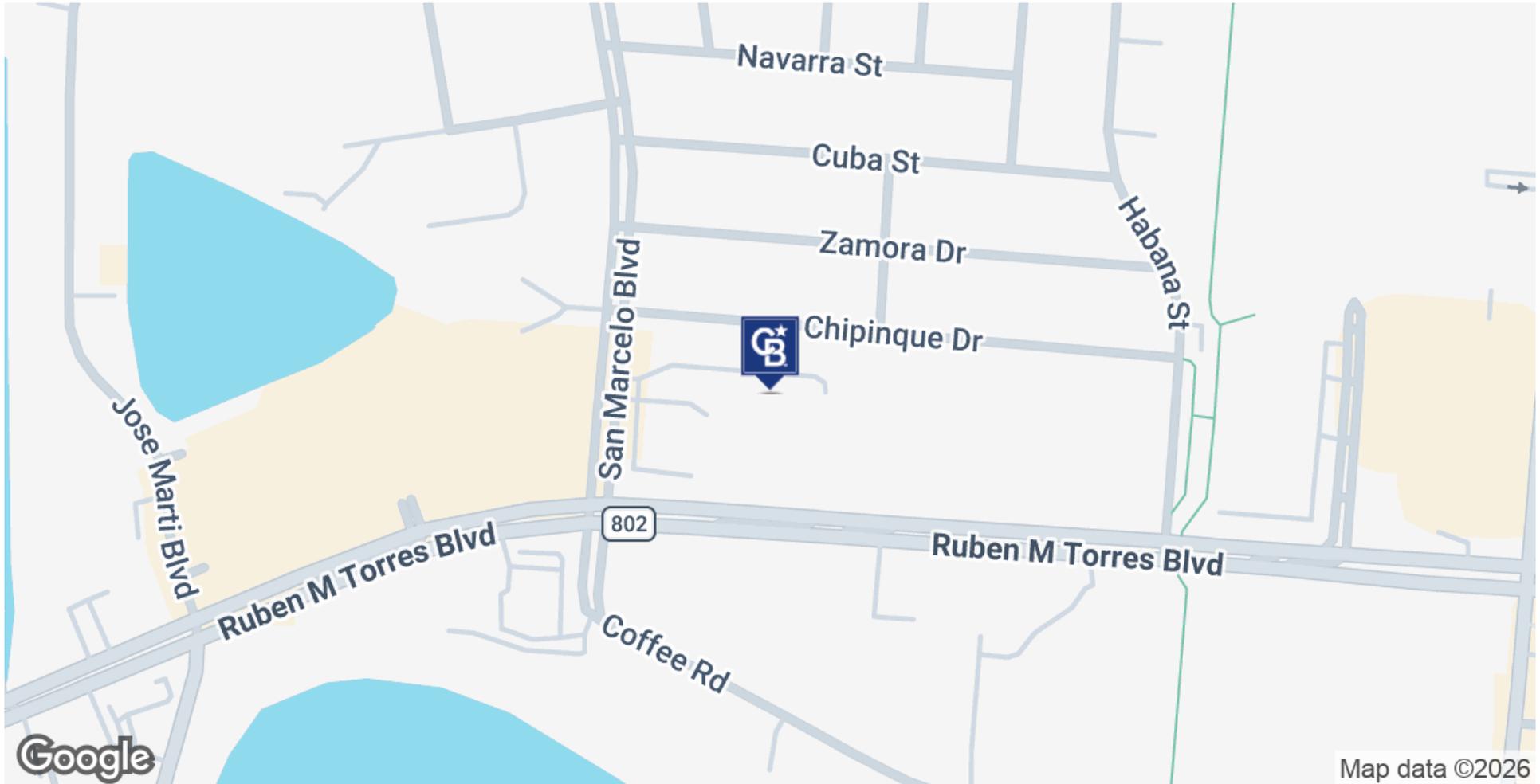


**COLDWELL BANKER
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RIO GRANDE VALLEY

LOCATION MAP

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DEMOGRAPHICS

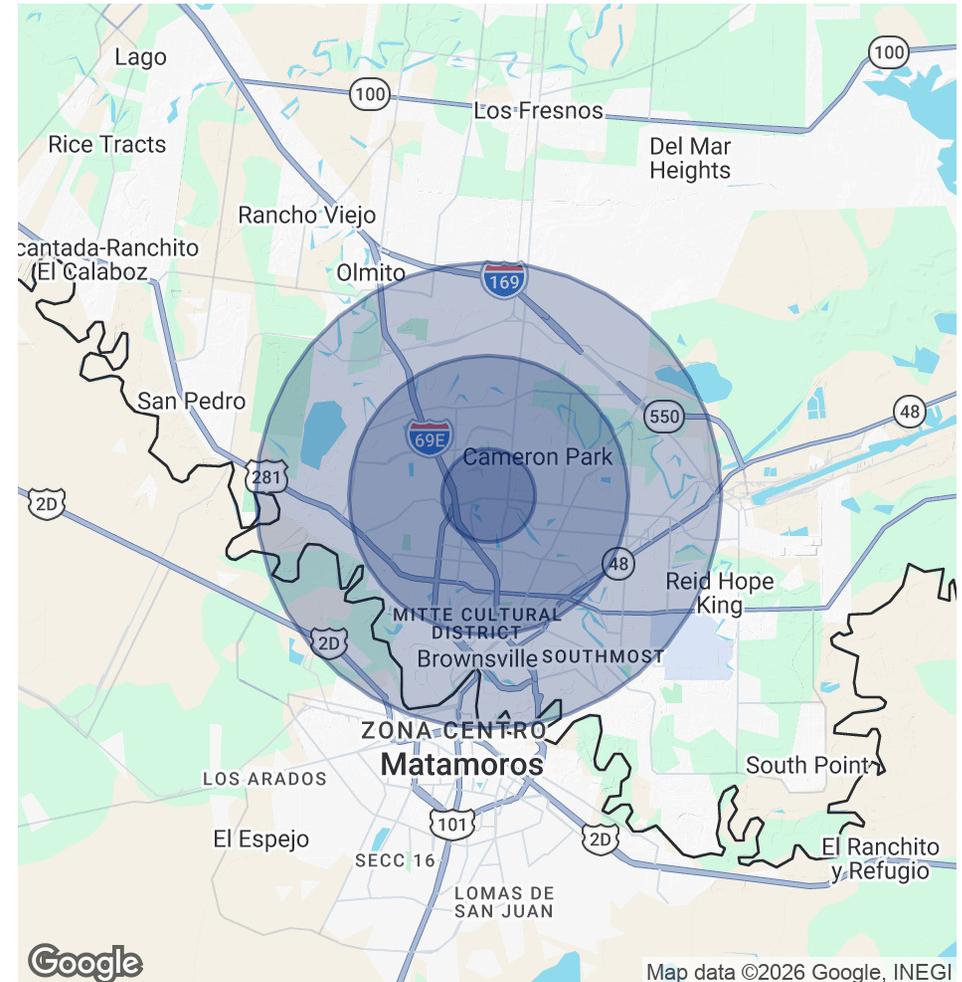
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,887	102,747	181,455
Average Age	31.9	32.5	31.8
Average Age (Male)	32.8	31.7	30.5
Average Age (Female)	32.3	34.2	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,447	33,036	56,358
# of Persons per HH	2.9	3.1	3.2
Average HH Income	\$76,927	\$73,637	\$67,265
Average House Value	\$198,268	\$155,008	\$141,491

2023 American Community Survey (ACS)



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