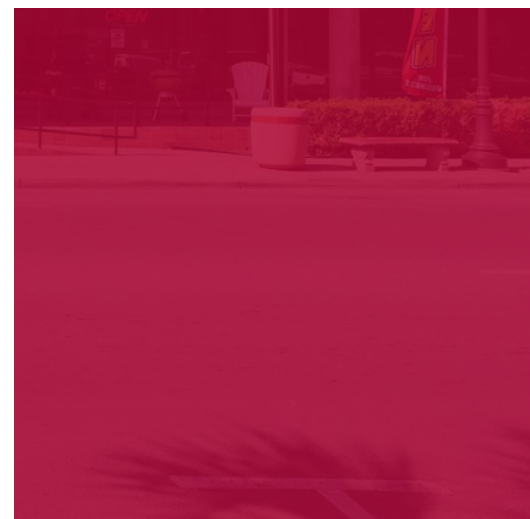
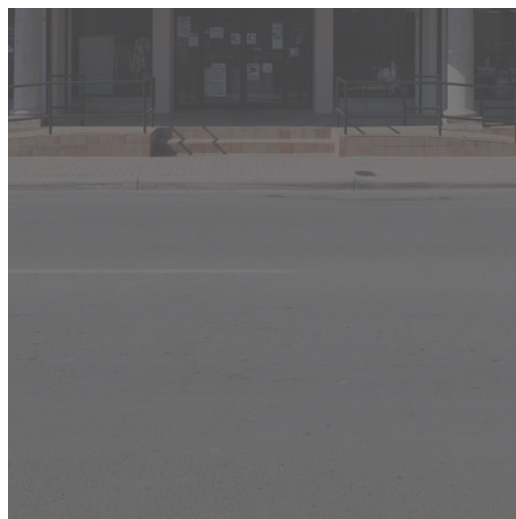


OFFICE BUILDING FOR SALE OR LEASE

PARRA BUILDING

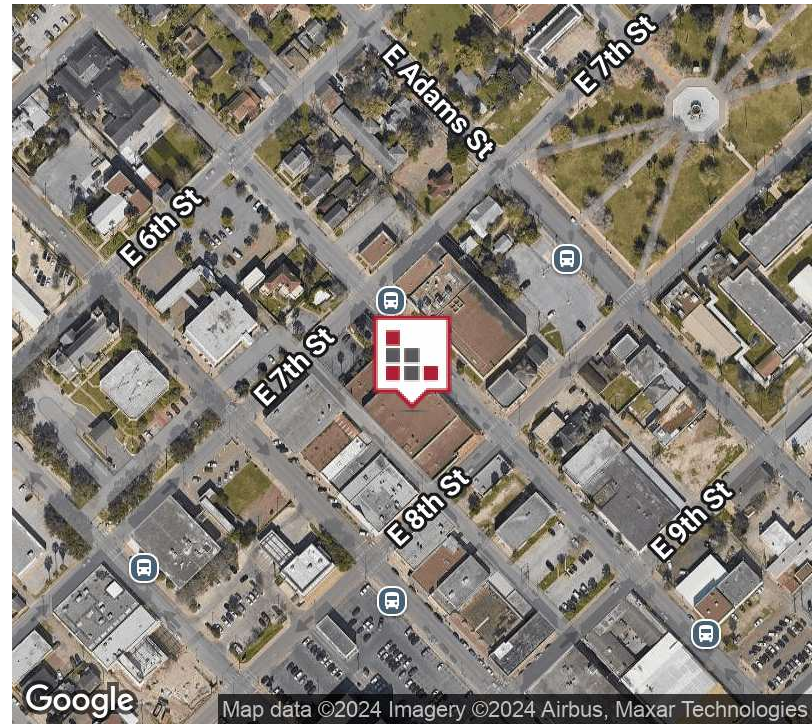


Established in 1973 and located in the Heart of the evolving and energetic Downtown District of Brownsville, Parra Building is available for lease up to 19,000 SF. Current utilization is a furniture showroom, spaces can be subdivided to a maximum 90' depth and a ceiling height exceeding 18' Building Plans are available and per request for proposed renovation project.



FOR SALE OR LEASE PARRA BUILDING

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,900,000
Lease Rate:	\$24.00 SF/yr \$5.00 NNN
Building Size:	21,090 SF
Available SF:	5,000 - 19,000 SF
Lot Size:	26,986 SF
Number of Units:	6
Year Built:	1973
Zoning:	C
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Established in 1973 and located in the Heart of the evolving and energetic Downtown District of Brownsville, Parra Building is available for lease up to 19,000 SF. Current utilization is a furniture showroom, spaces can be subdivided to a maximum 90' depth and a ceiling height exceeding 18'. Building Plans are available and per request for proposed renovation project. Building has a rear loading dock, elevator, second floor storage and covered parking area. All Glass Fronts provide an outstanding street presence. With proximity to Cameron County Courthouse, City of Brownsville, UTRGV, the Downtown and Entertainment Districts and the renowned El Jardin \$17 renovation, this facility presents an excellent opportunity for your entrance into this vibrant community!

PROPERTY HIGHLIGHTS

- Located in the Heart of Entertainment and Downtown Districts
- Subdividing available up to 19,000 SF
- Proximity to UTRGV, City Offices and Cameron County Courthouse
- Exceptional Street Presence



Commercial Real Estate in the Rio Grande Valley

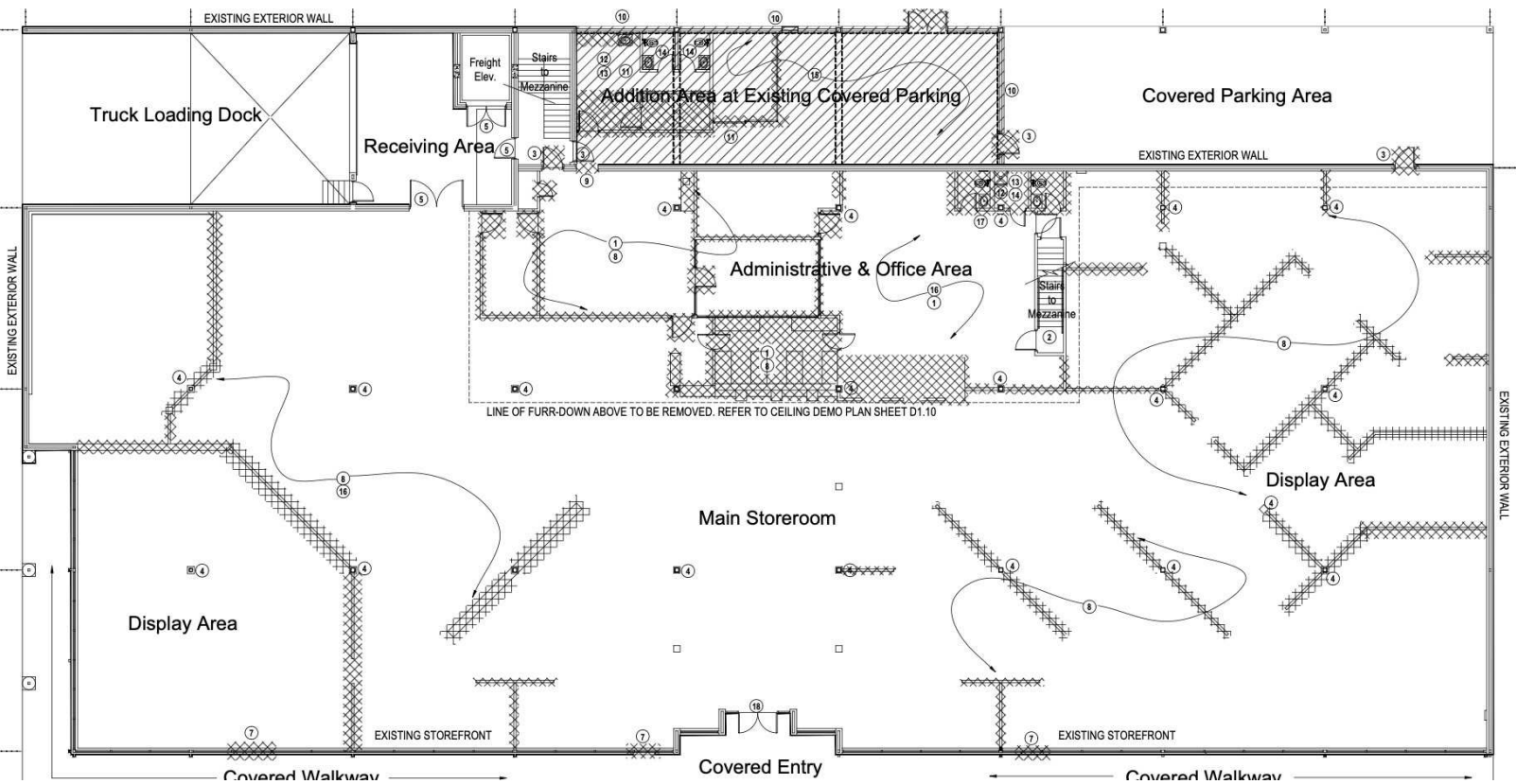
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222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

FOR SALE OR LEASE PARRA BUILDING

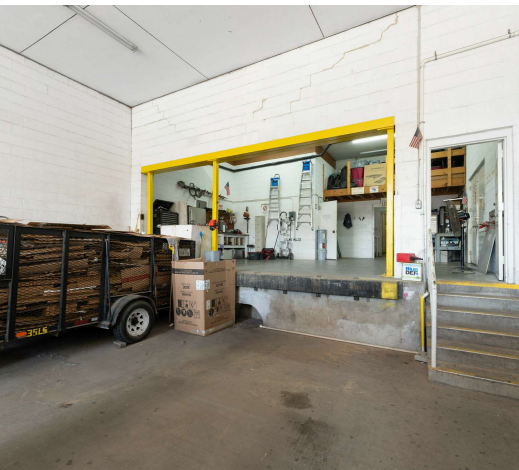
FLOOR PLAN / DRONE

DRONE FOOTAGE



FOR SALE OR LEASE
PARRA BUILDING

ADDITIONAL PHOTOS



FOR SALE OR LEASE
PARRA BUILDING

AERIAL PHOTOS

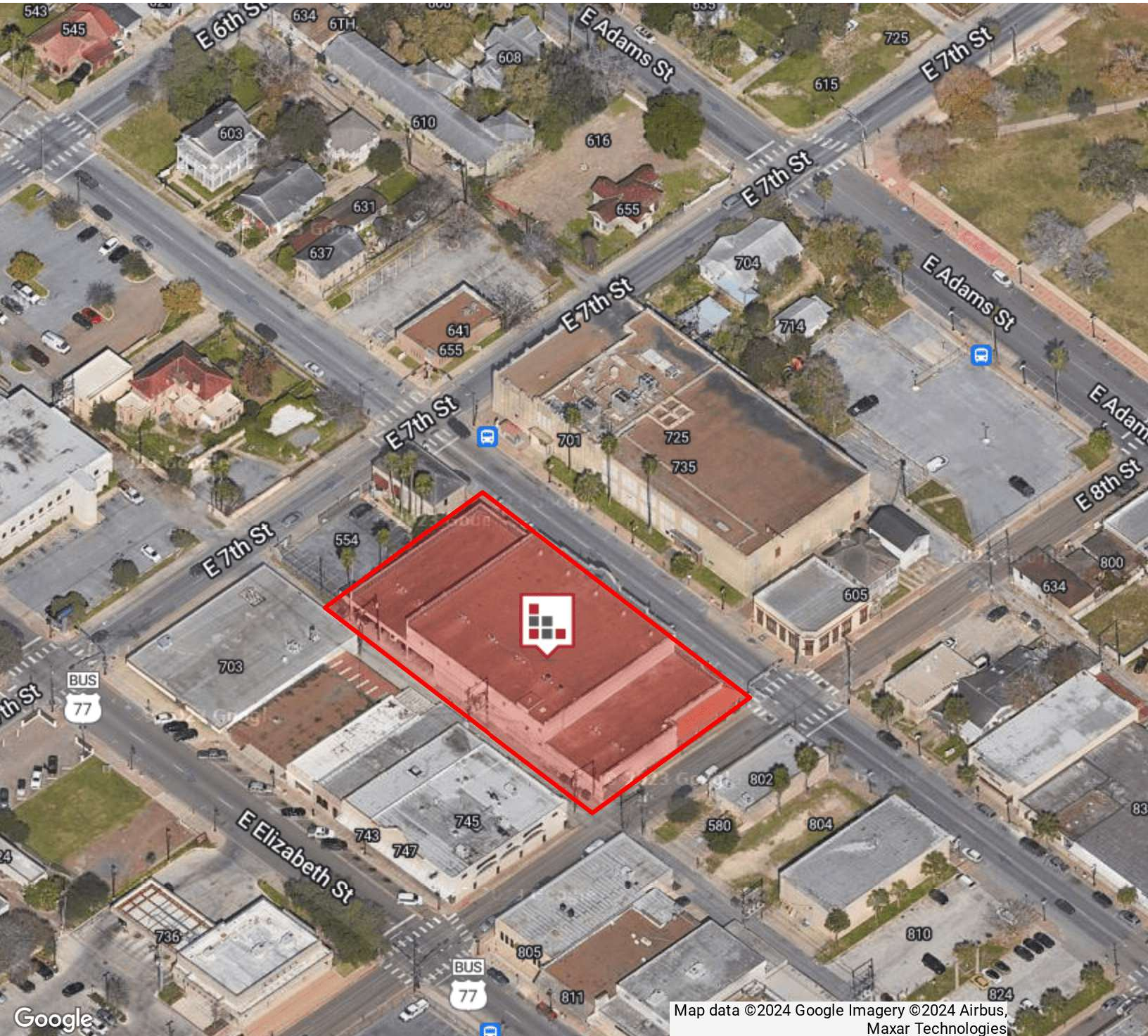


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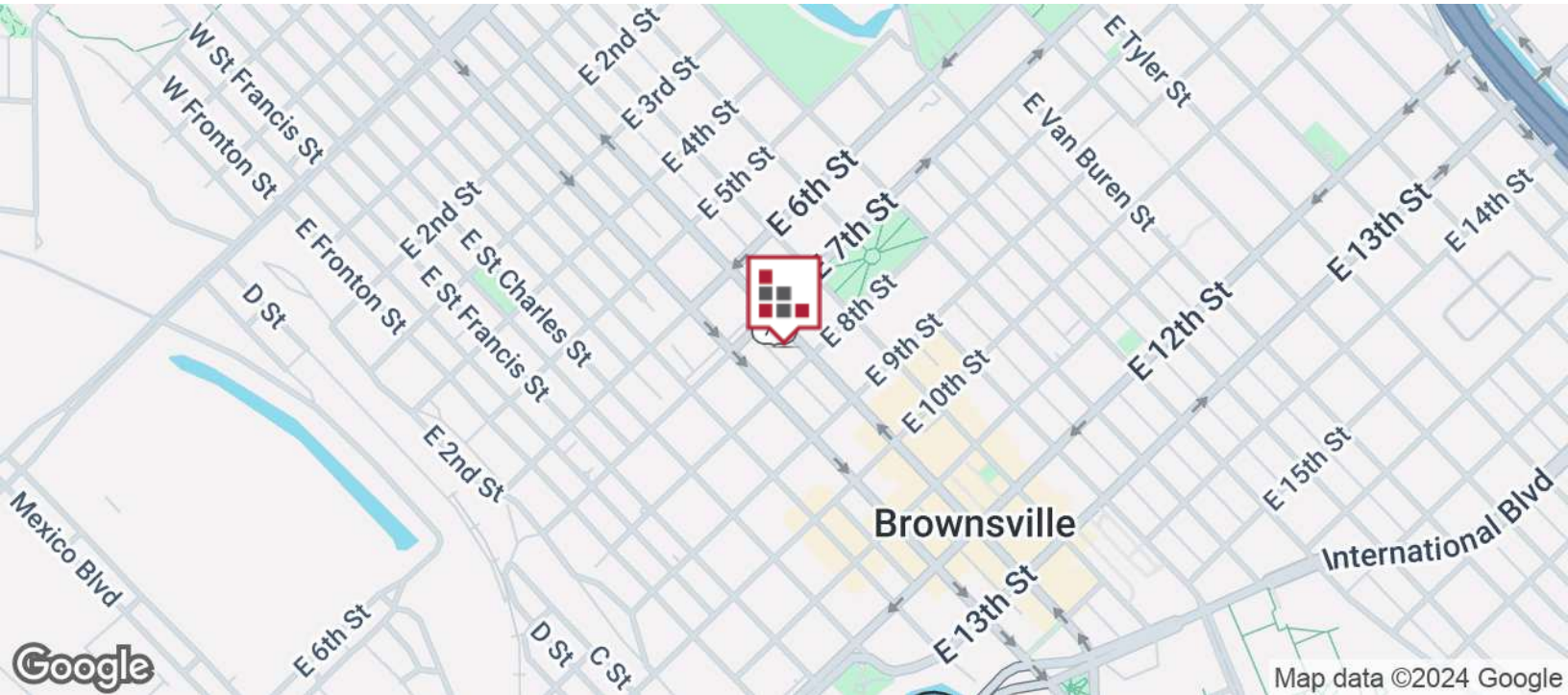
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AERIAL MAP



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LOCATION MAP



Commercial Real Estate in the Rio Grande Valley

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FOR SALE OR LEASE
PARRA BUILDING

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	64,069	144,268	220,270
Median age	38	37	36
Median age (Male)	37	35	35
Median age (Female)	40	39	37
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	22,230	46,740	68,044
# of persons per HH	2.9	3.1	3.2
Average HH income	\$53,510	\$63,056	\$70,393
Average house value	\$128,738	\$134,210	\$147,096
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	95.1%	94.6%	94.6%
RACE (%)	3 MILES	5 MILES	10 MILES
White	34.1%	34.2%	34.6%
Black	0.3%	0.4%	0.4%
Asian	0.3%	0.4%	0.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.7%	0.7%	0.7%
Other	20.9%	21.1%	21.0%

* Demographic data derived from 2020 ACS - US Census



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