

FOR LEASE

NORTH TOWNE PLAZA

US 77 and FM 802, Brownsville, TX 78520



PROPERTY HIGHLIGHTS

NORTH TOWNE PLAZA

US 77 and FM 802
Brownsville, TX 78520

• LOCATION

Located at the intersection of US 77 and FM 802

• GLA

27,846 SF

• AVAILABLE SPACE

4,000 SF

5,566 SF

• AVAILABLE PAD SITES

±6 ACRES

• LEASE RATE

Contact Broker

• NNN

\$6.20 PSF

• SHOPPING CENTER RETAILERS INCLUDE:

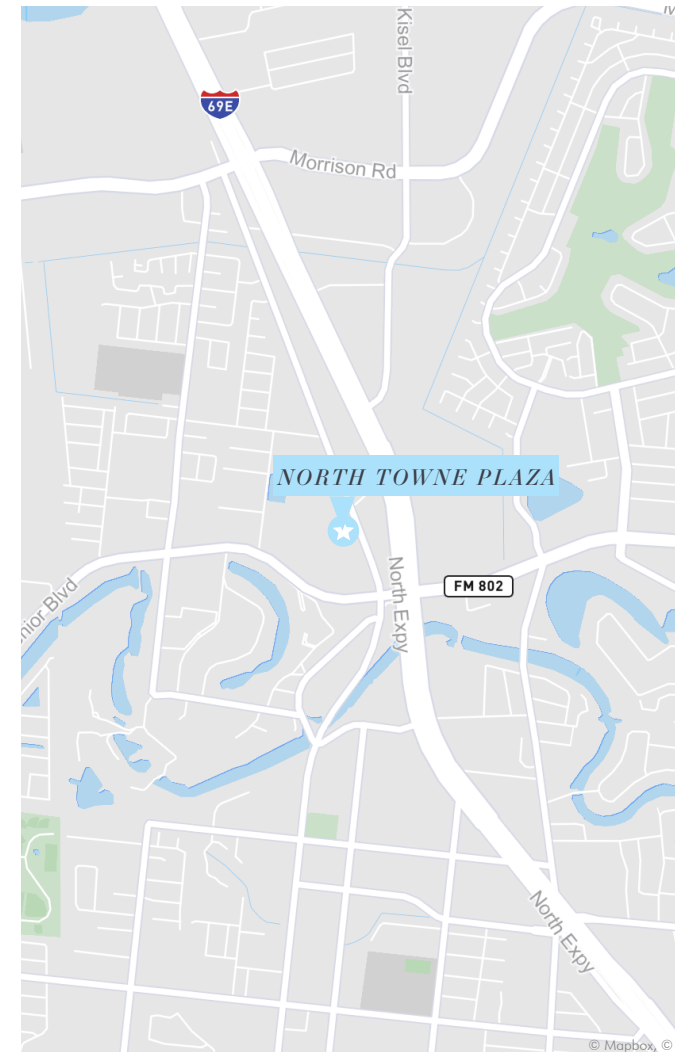
Lowe's, Cheddar's Scratch Kitchen and B and D's Games & Hobbies

2021 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	11,407	104,660	171,451
Daytime Population	15,150	109,335	174,602
Avg HH Income	\$61,477	\$59,178	\$56,835
Median Age	33.9	31.5	31.1

Traffic Counts

	Vehicles Per Day
US 77	18,657 vpd
FM 802	31,851 vpd



SITE PLAN

NORTH TOWNE PLAZA

US 77 and FM 802
Brownsville, TX 78520



TENANT	SQFT
6 Cinco de Mayo	3,600
7 & 8 First National Bank Texas	14,680
9 AVAILABLE	4,000
10 AVAILABLE	5,566

AERIALS

NORTH TOWNE PLAZA

US 77 and FM 802
Brownsville, TX 78520



Herlinda St



Dulce St

Weslaco Rd

FM 802

AVAILABLE LAND
5.69 AC

AVAILABLE
OUTPARCEL
1.06 AC

SUBJECT
SITE



Old Hwy 77



Charlie Clark Blvd



AVAILABLE
OUTPARCEL 1
1.06 AC

AVAILABLE
OUTPARCEL 3
0.64 AC

AVAILABLE
OUTPARCEL 2
1.06 AC

AVAILABLE
LAND
2.15 AC

AVAILABLE
OUTPARCEL 10
0.85 AC

AVAILABLE
OUTPARCEL 6
2.02 AC

AVAILABLE
OUTPARCEL 8
0.85 AC

AVAILABLE
OUTPARCEL 9
0.58 AC



Old Hwy 77



North Expy



FM 802

Champions

NORTH TOWNE
PLAZA

Alta Mesa Blvd
Orchid Dr

Walmart
sam's club

KOHL'S
Chick-fil-A
CAVENDERS
McDonald's
THE FLOATEY
KNOX BROS

Academy
SPORTS+OUTDOORS

STARBUCKS
COFFEE

Target
PET SMART
Burlington
Office DEPOT
Michaels

BED BATH & BEYOND
Party City

ROSS
OLD NAVY
BEST BUY
carter's
Marshalls

STAPLES
IHOP

Sunrise Mall
MAIN EVENT
Dillard's
T-Mobile
JCPenney
GAP
DICK'S
Foot Locker

SUBJECT SITE
LOWE'S

Cheddar's
SCRATCH KITCHEN

JAMES AVERY
Wilson Jewelry

STARBUCKS
COFFEE

FM 802

FM 802

North Expy

Pablo Kisel Blvd

Morrison Rd

Artemisa Ave

Old Hwy 77

La Feria Rd

McAllen Rd

Weslaco Rd

Cuba St

North

Mai
ne Rd

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PLEASE CONTACT:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	