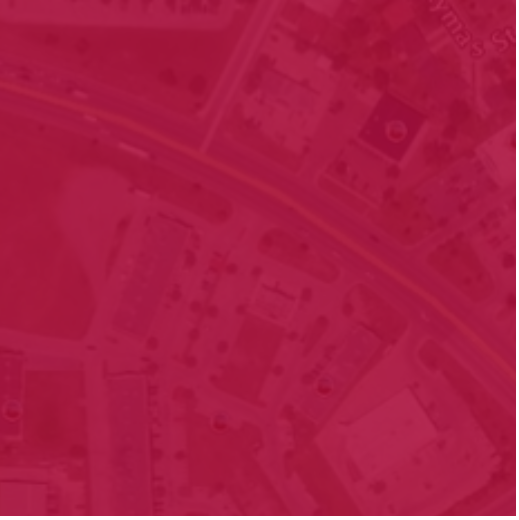
LAND FOR SALE

RUBEN TORRES PAD - LOT 3



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RUBEN TORRES - LOT 3

BROWNSVILLE, TX

Great QSR Site in this area at the Retail Quadrant of FM 48 (14th Street) and FM 802 (Ruben Torres). Approximate Lot Dimensions are 191 x 228. Lot 3 - One of Two Available 1 acre lots for 2.28 acres total. Surrounded by Retail - this site is located at a Major Thoroughfare of Brownsville, Texas.

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FOR SALE
RUBEN TORRES RETAIL PAD - LOT 3

EXECUTIVE SUMMARY

Sale Price	$449,000

OFFERING SUMMARY

Available SF:	43,599
Lot Size:	1.009 Acres
Price / Acre:	$8.84
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsvile

PROPERTY OVERVIEW

Great QSR Site in this area at the Retail Quadrant of FM 48 (14th Street) and FM 802 (Ruben Torres). Approximate Lot Dimensions are 191 x 228. Lot 3 - One of Two Available 1 acre lots for 2.28 acres total. Surrounded by Retail - this site is located at a Major Thoroughfare of Brownsville, Texas.

PROPERTY HIGHLIGHTS

- **High Density Location**
- **High Traffic**
- **- FM 48 - 16,897 CPD**
- **- FM 802 - 18,806 CPD**

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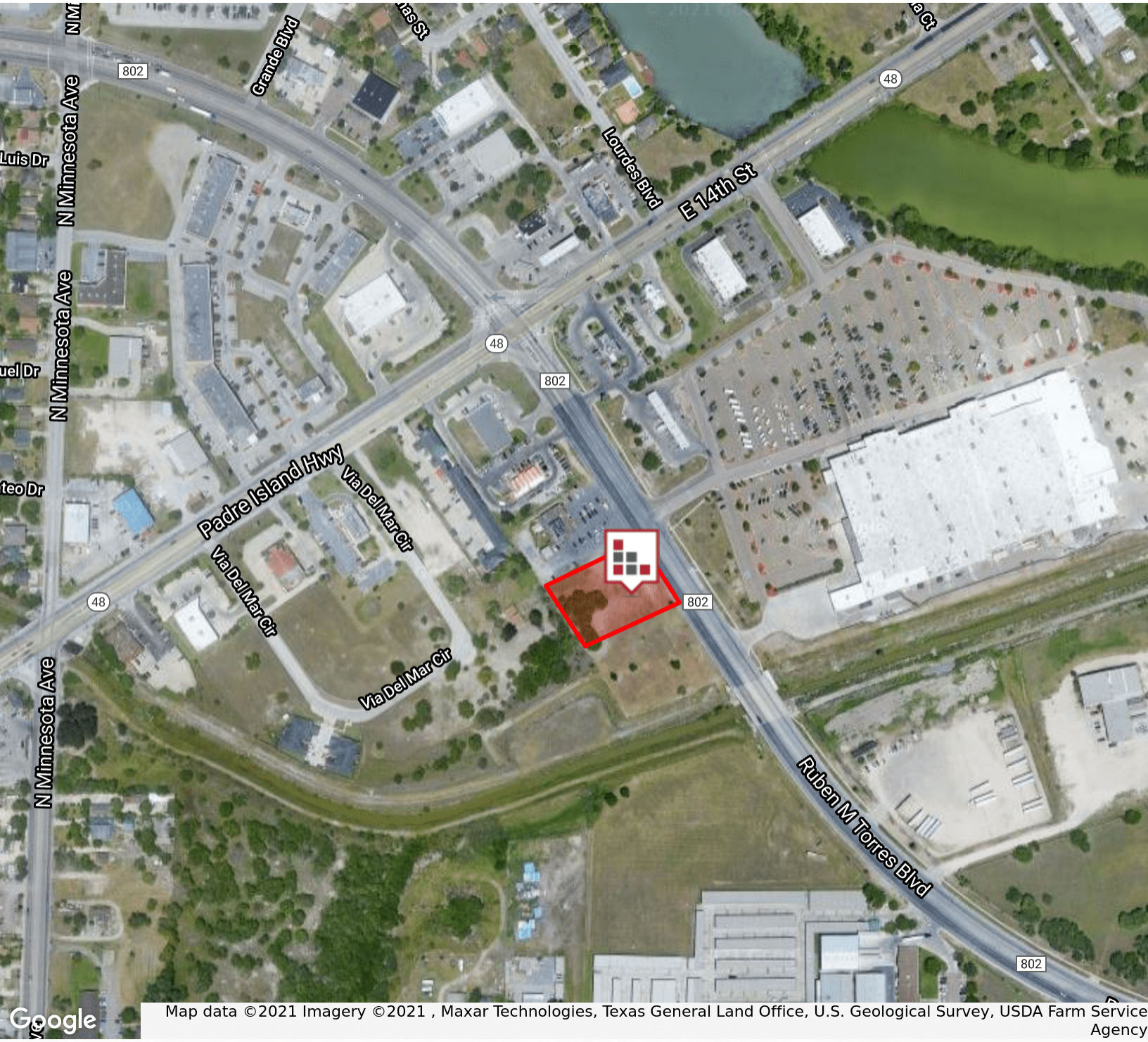
FOR SALE
RUBEN TORRES RETAIL PAD - LOT 3

AERIAL MAP



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FOR SALE
RUBEN TORRES RETAIL PAD - LOT 3

RETAILER MAP

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FOR SALE
RUBEN TORRES RETAIL PAD - LOT 3

SURVEY

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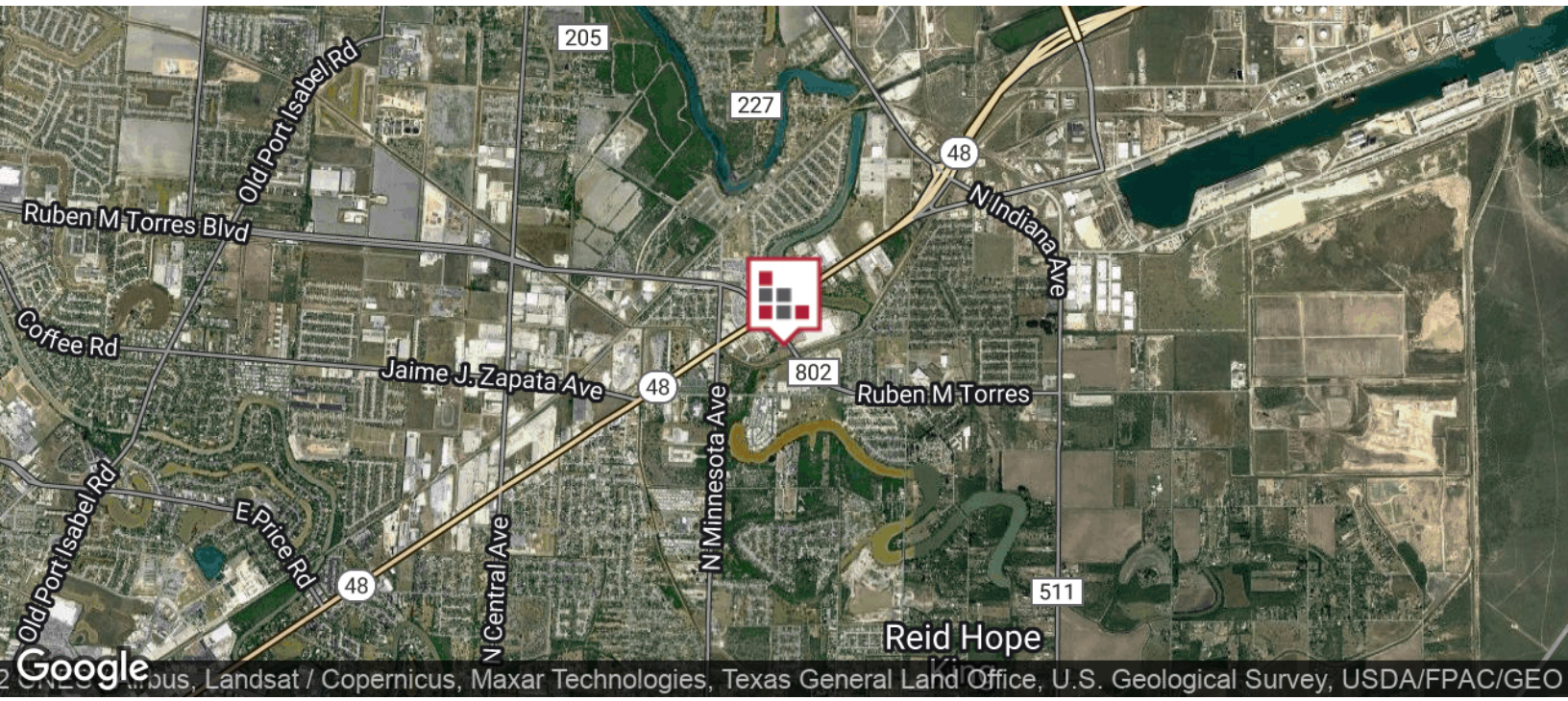
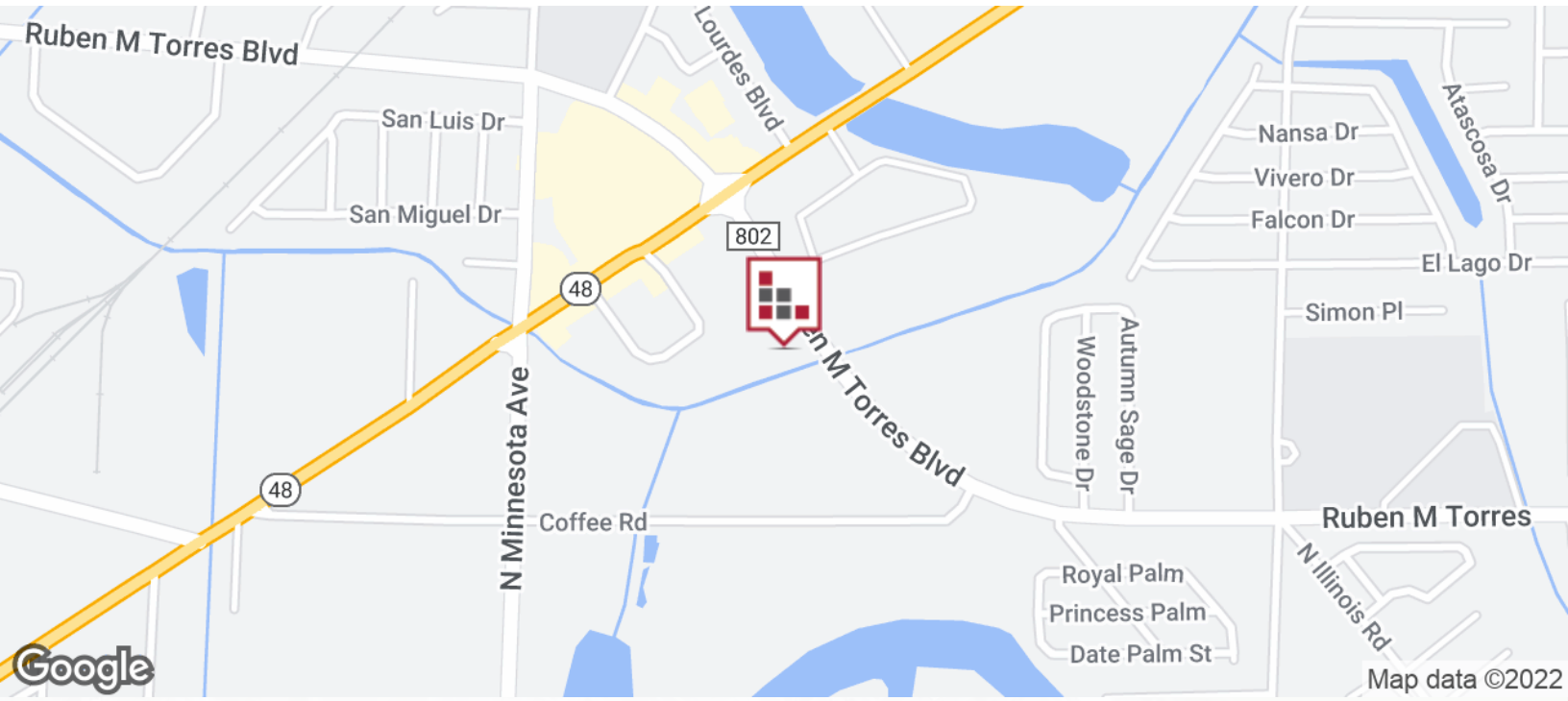
FOR SALE
RUBEN TORRES RETAIL PAD - LOT 3

LOCATION MAP





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FOR SALE
RUBEN TORRES RETAIL PAD - LOT 3

DEMOGRAPHICS MAP

POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,747	128,179	224,527
Median age	24.3	26.6	28.0
Median age (Male)	20.3	24.0	25.7
Median age (Female)	26.3	28.7	30.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,632	33,394	60,299
# of persons per HH	4.1	3.8	3.7
Average HH income	$33,095	$38,751	$41,332
Average house value	$82,513	$86,294	$96,983

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	96.9%	94.6%	93.3%

RACE (%)			
White	88.3%	89.5%	89.9%
Black	0.0%	0.4%	0.4%
Asian	0.1%	0.4%	0.6%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	10.7%	8.4%	7.8%

** Demographic data derived from 2010 US Census*

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