

DOWNTOWN BROWNSVILLE REDEVELOPMENT OPPORTUNITY

FOR SALE

25th E. Elizabeth Street, Brownsville, TX 78520



SALE PRICE \$250,000

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

25TH E. ELIZABETH STREET

25 E Elizabeth St Brownsville, TX 78520



OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	3,638 SF
Lot Size:	0.2 Acres
Year Built:	1944
Zoning:	TN-C
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

This 3,638-square-foot historic property, ideally situated in the heart of Downtown Brownsville, offers a remarkable opportunity for investors and entrepreneurs alike. With its prime location surrounded by thriving businesses, restaurants, and cultural landmarks, the property benefits from strong visibility and high foot traffic. Currently stripped to its bare structure, it provides a true blank canvas for creative redevelopment whether envisioned as a boutique commercial space, mixed-use development, or a distinctive residential project. Its historic character combined with modern potential makes it an exceptional investment in one of the city's most dynamic and growing areas.

PROPERTY HIGHLIGHTS

- Prime Downtown Location – Surrounded by shops, restaurants, and cultural landmarks.
- High Visibility & Foot Traffic – Ideal for attracting customers and tenants.
- Historic Character – Unique architectural charm with redevelopment potential.

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**COLDWELL BANKER
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AERIAL FACING EAST

25TH E. ELIZABETH STREET

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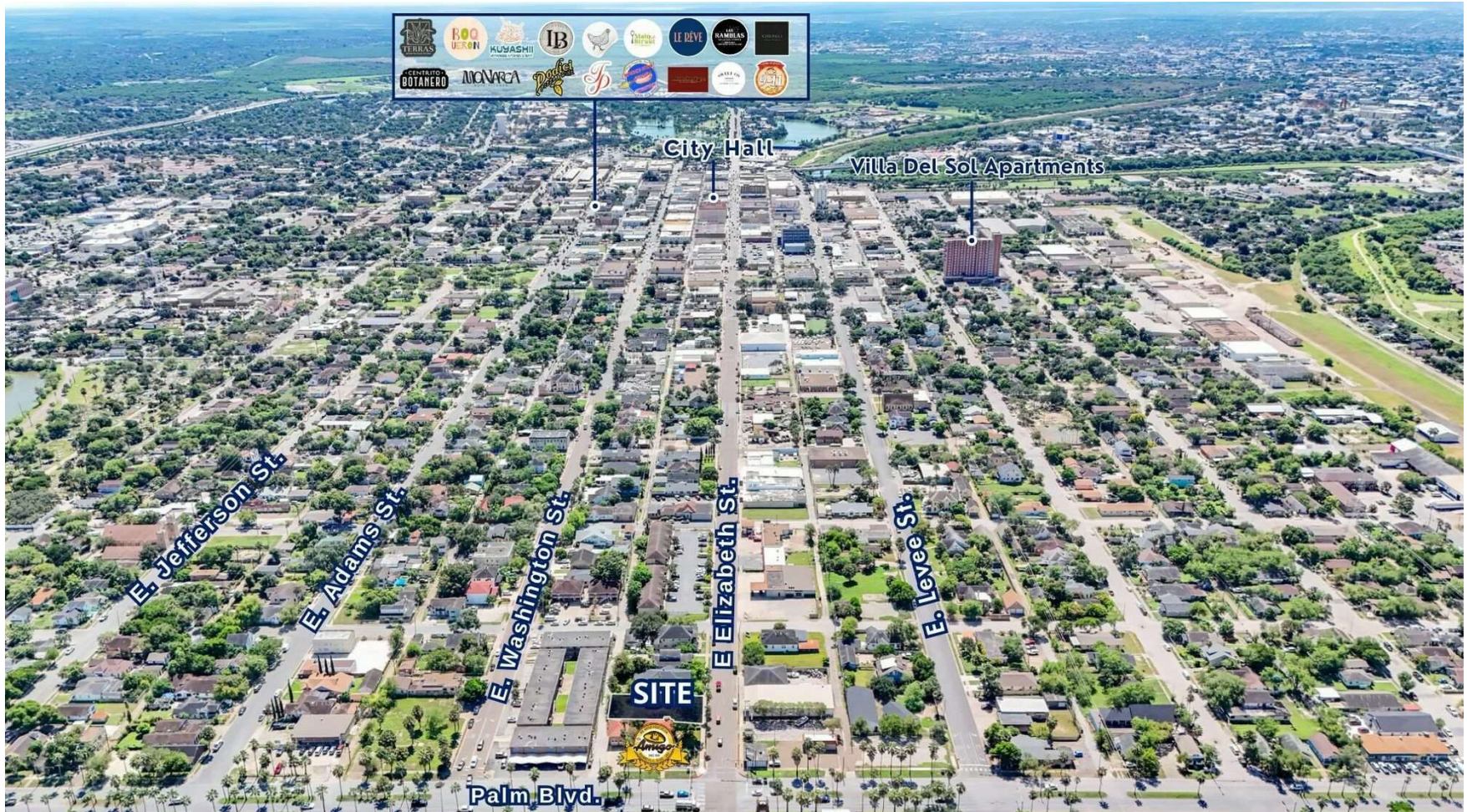
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**COLDWELL BANKER
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AERIAL FACING SOUTH

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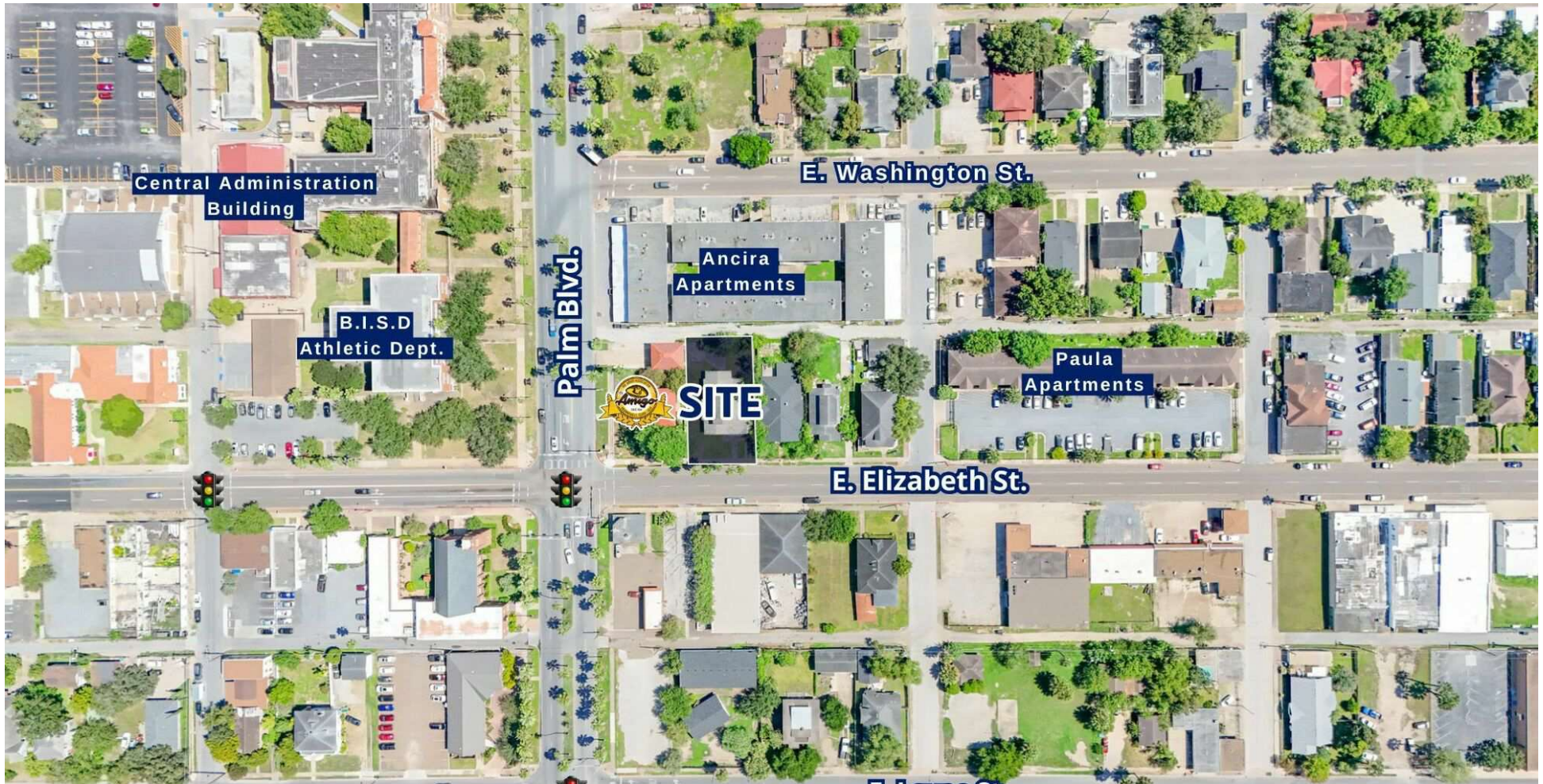


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TOP VIEW AERIAL

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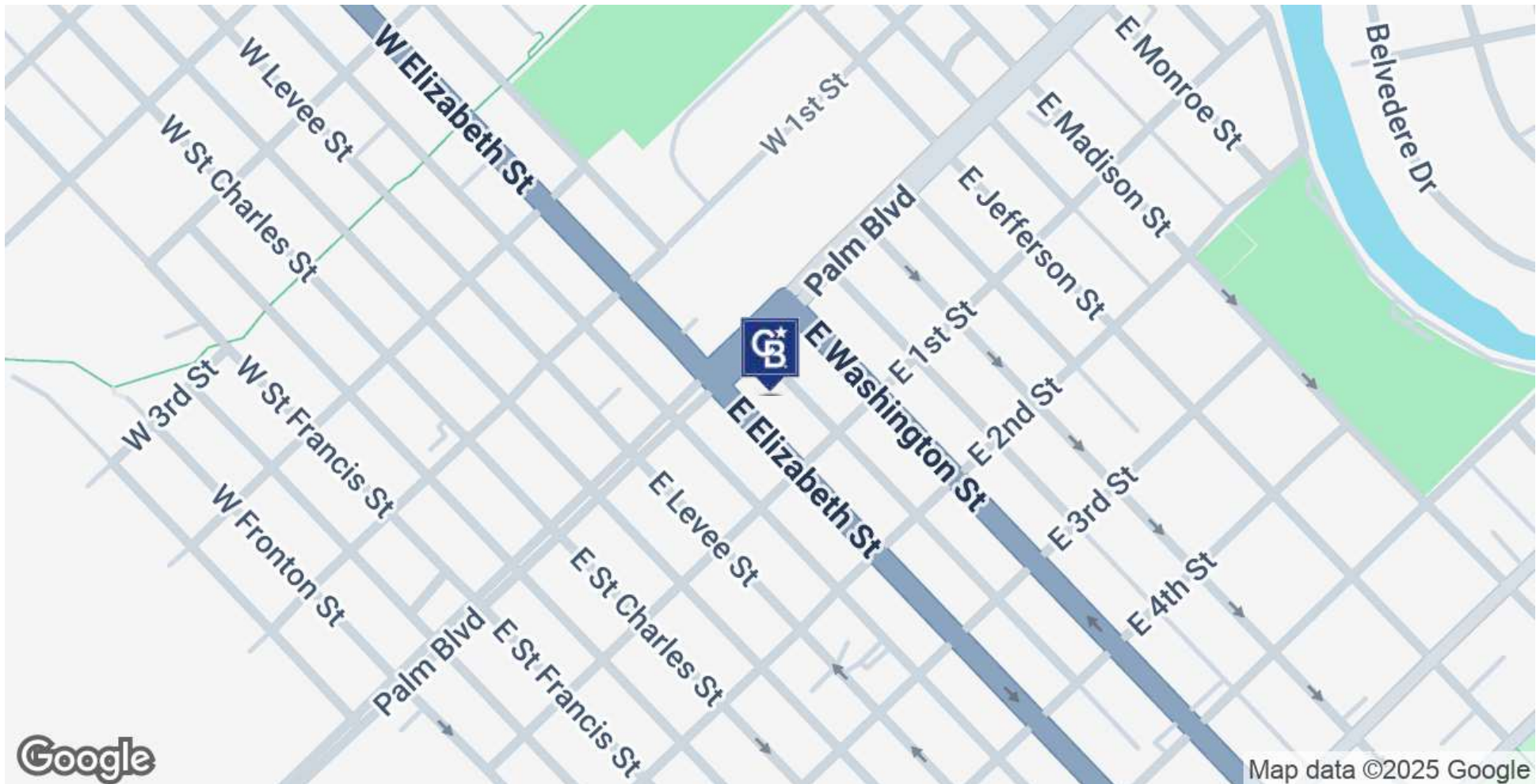


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LOCATION MAP

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DEMOGRAPHICS

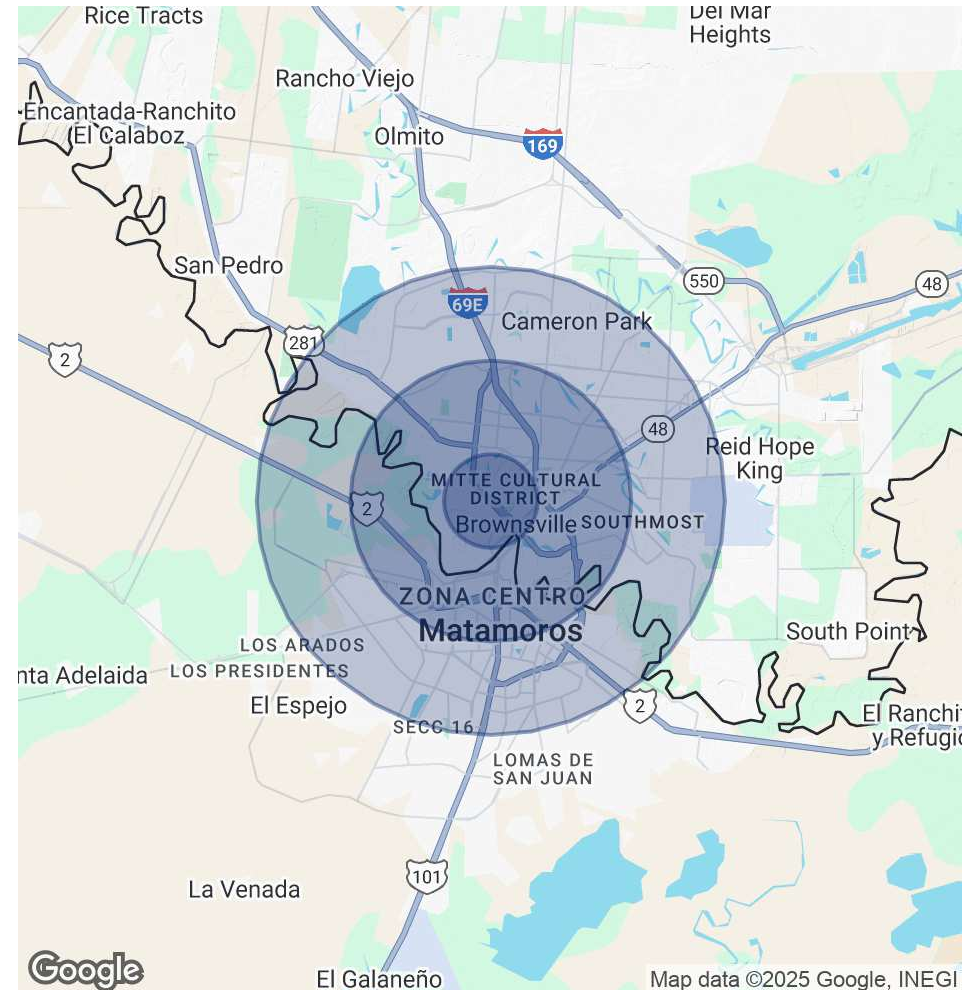
25TH E. ELIZABETH STREET

Brownsville, TX 78520

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,592	60,961	157,417
Average Age	39	38	37
Average Age (Male)	38	36	35
Average Age (Female)	41	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,529	21,258	50,373
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$46,952	\$53,707	\$65,557
Average House Value	\$132,760	\$130,862	\$137,341

Demographics data derived from AlphaMap



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