

For Lease

MORRISON SQUARE

FOR LEASE | NEW CONSTRUCTION PRIME RETAIL OPPORTUNITY

4004 Candlewood Dr. | Brownsville, Texas 78526 | 956-572-0530



Property Highlights

- ❖ 14,300 SF. New Construction
- ❖ 9 – Retail Spaces
- ❖ 1,500+/- SF each space
- ❖ Flexible Suite Configurations
- ❖ Approx. 75' Building Depth
- ❖ Restaurant Space(s) available
- ❖ Prime location in North Brownsville with quick access to Interstate – 69

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Property Overview

Morrison Square is a newly developed, modern retail center strategically positioned in one of Brownsville's fastest-growing commercial corridors. Featuring strong visibility, excellent access, and proximity to major national retailers, this center offers an ideal opportunity for retail, medical, or service-oriented tenants.

Offering Summary

- ❖ Lease Rate: \$36.00/SF/YR (Inline)
- ❖ NNN: \$10.00/SF/YR
- ❖ Lease Type: NNN
- ❖ Available SF: 14,300 SF
- ❖ Lot Size: 1.89 Acres
- ❖ Market: Rio Grande Valley
- ❖ Submarket: Brownsville

John Ortiz, Broker Representative
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Note: Surrounding views are for illustrative purposes only and do not represent existing conditions or rooftops.

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Proximity to Major Retailers

Morrison Square will be located near the intersection of Morrison Rd. & Pablo Kisel, next to the recent completely 7-11 Stripes store, with the entrance to the center coming in from the new hybrid Holiday Inn Express + Candlewood Suites by (IHG Hotels) as well for the new 35+ acre development cornering Morrison Rd. & Pablo Kisel. The center will be the newest center in the area and will be able to accommodate 9 – 1,500 SF suites. The retail center is well positioned to attract business from neighboring national stores like Target, Home Depot, Walmart, Sam's, Academy, Burlington, Ross, TJ Maxx, Best Buy, Michael's, Ulta, and many more retail stores within Sunrise Mall and Sunrise Commons shopping center.

Major Retailers Nearby:



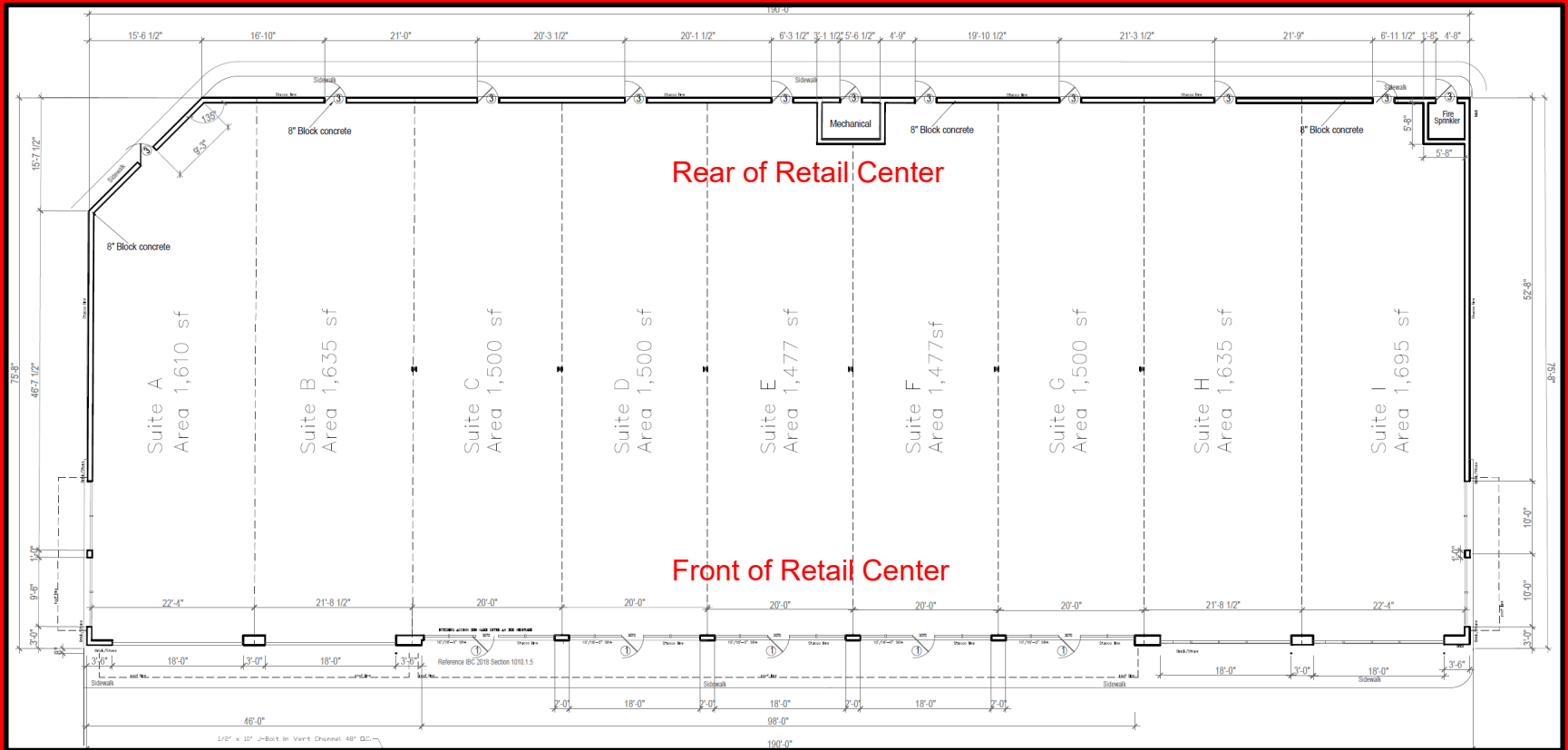
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Proposed Tenant Space Layout

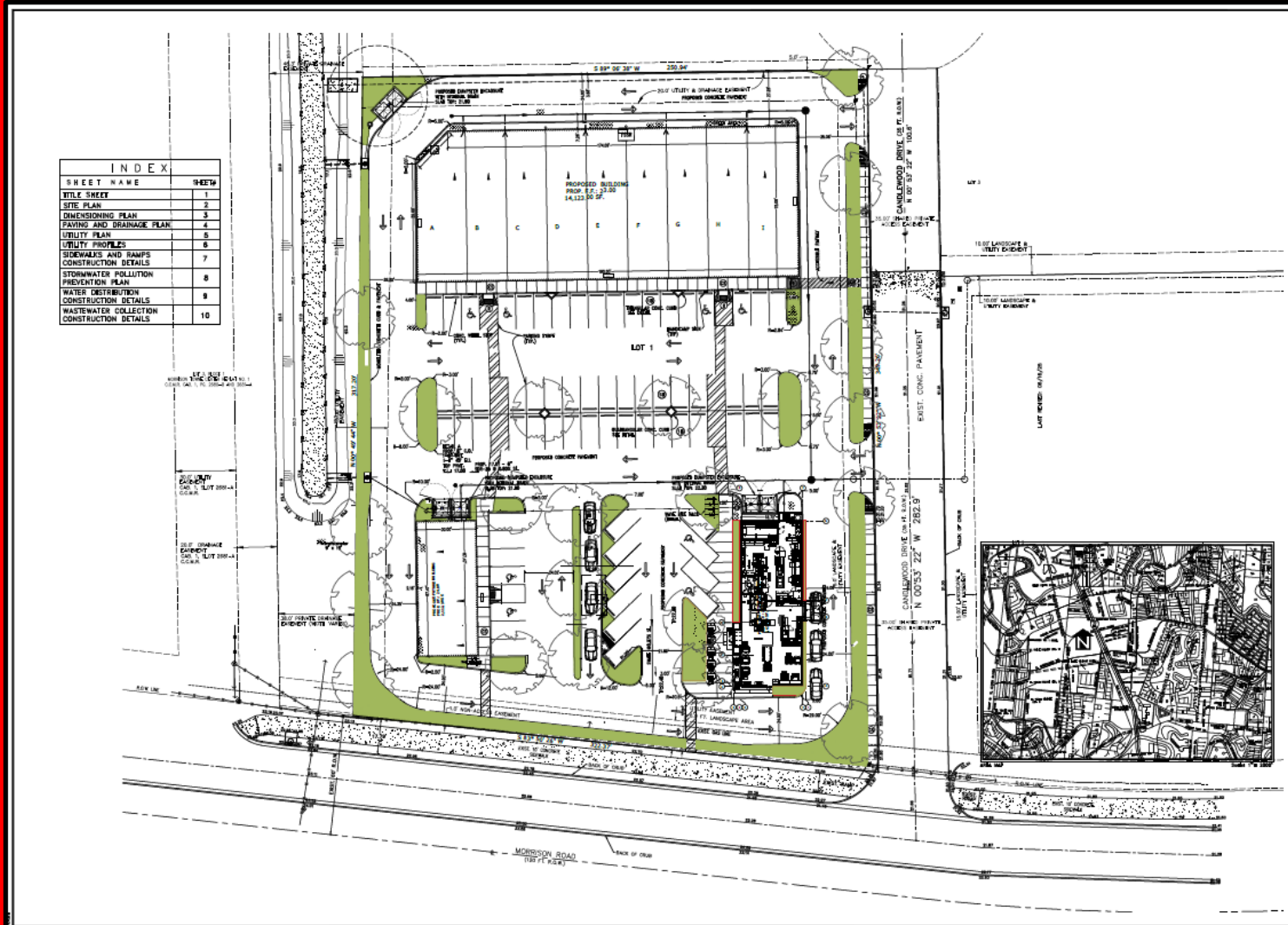
**(All suite sizes, configurations, and layouts are subject to change based on leasing activity and tenant requirements. Final dimensions may vary as the building becomes occupied.)*



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Site Plan Layout



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Proposed Aerial View



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Aerial Map of Neighboring Retailers



Major Retailers Nearby:

- ❖ Target
- ❖ Walmart
- ❖ Sam's Club
- ❖ Kohl's
- ❖ Burlington
- ❖ TJ Maxx
- ❖ Ross Dress For Less
- ❖ Marshalls
- ❖ DD's Discount
- ❖ Old Navy
- ❖ Dillard's
- ❖ JC Penny's
- ❖ Ulta Beauty
- ❖ Dick's Sporting Goods
- ❖ Academy
- ❖ Best Buy
- ❖ Hubbly Lobby
- ❖ Michaels
- ❖ 5 Below
- ❖ Pet Smart
- ❖ Home Depot
- ❖ Lowe's

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AREA DEMOGRAPHICS & TRAFFIC

Radius	Population	Households	Avg. HH Income
1 Mile	10,181 est.	2,850 est.	\$73,721 est.
3 Miles	85,302 est.	24,490 est.	\$69,784 est.
5 Miles	171,564 est.	43,617 est.	\$63,299 est.

Traffic Counts – TPP Statewide Traffic Count Map	Vehicles Per Day
Morrison Rd.:	22,084
Pablo Kisel Blvd.:	9,827
I-69 Corridor:	60,591
I-69 Frontage Rd. – North Bound:	31,254
I-69 Frontage Rd. – South Bound:	33,242

Contact Us:

Leasing Information:

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see sec on 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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.

Superior One Realty, LLC.

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Buyer/Tenant/Seller/Landlord Initials

Date

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by sec on 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.