

LAREDO PLAZA

NOW PRE-LEASING

1432 Military Road Brownsville, TX 78520



LEASE RATE

\$26.00 - \$28.00/SF/YR

Daniel Galvan, SIOR, CCIM

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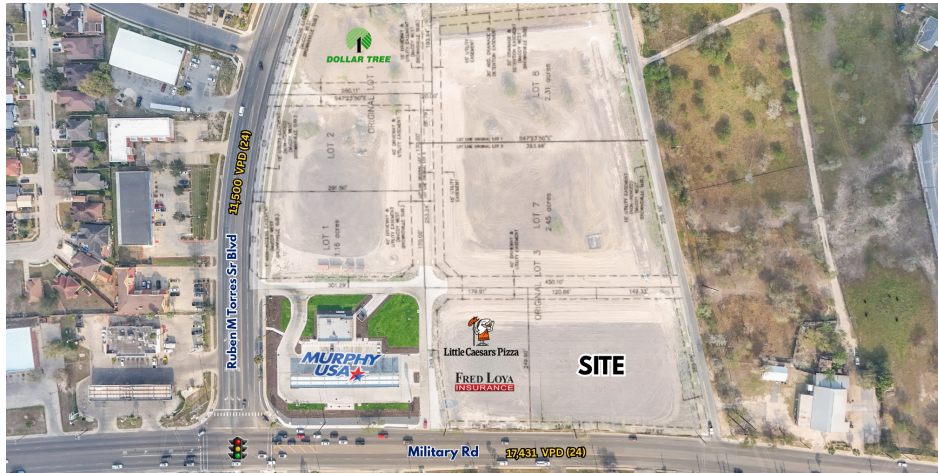


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

1432 MILITARY ROAD

Brownsville, TX 78520



PROPERTY DESCRIPTION

Strategically positioned just 0.40 miles from the international border and directly across from UTRGV, this high-visibility hard corner site is an ideal location for a retail plaza. Boasting strong daily traffic, a thriving university population, and cross-border activity, the property is perfectly suited for restaurants, coffee shops, and high-demand retail or service tenants. Unlock the potential of this premier location and maximize your leasing opportunities in one of Brownsville's most sought-after corridors.

PROPERTY HIGHLIGHTS

- Ideal for drive-thru tenants
- High visibility and traffic
- Perfect for restaurants, coffee shops, and service-oriented businesses

OFFERING SUMMARY

Lease Rate:	\$26.00-\$28.00/SF/YR
Lease Type:	Net
NNN:	TBD
Number of Units:	6
Minimum Divisible:	2,175 SF
Max Contiguous:	8,991 SF
Building Size:	15,807 SF
Market:	Rio Grande Valley
Submarket:	Brownsville

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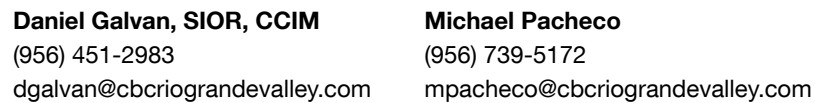
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NORTHEAST FACING AERIAL

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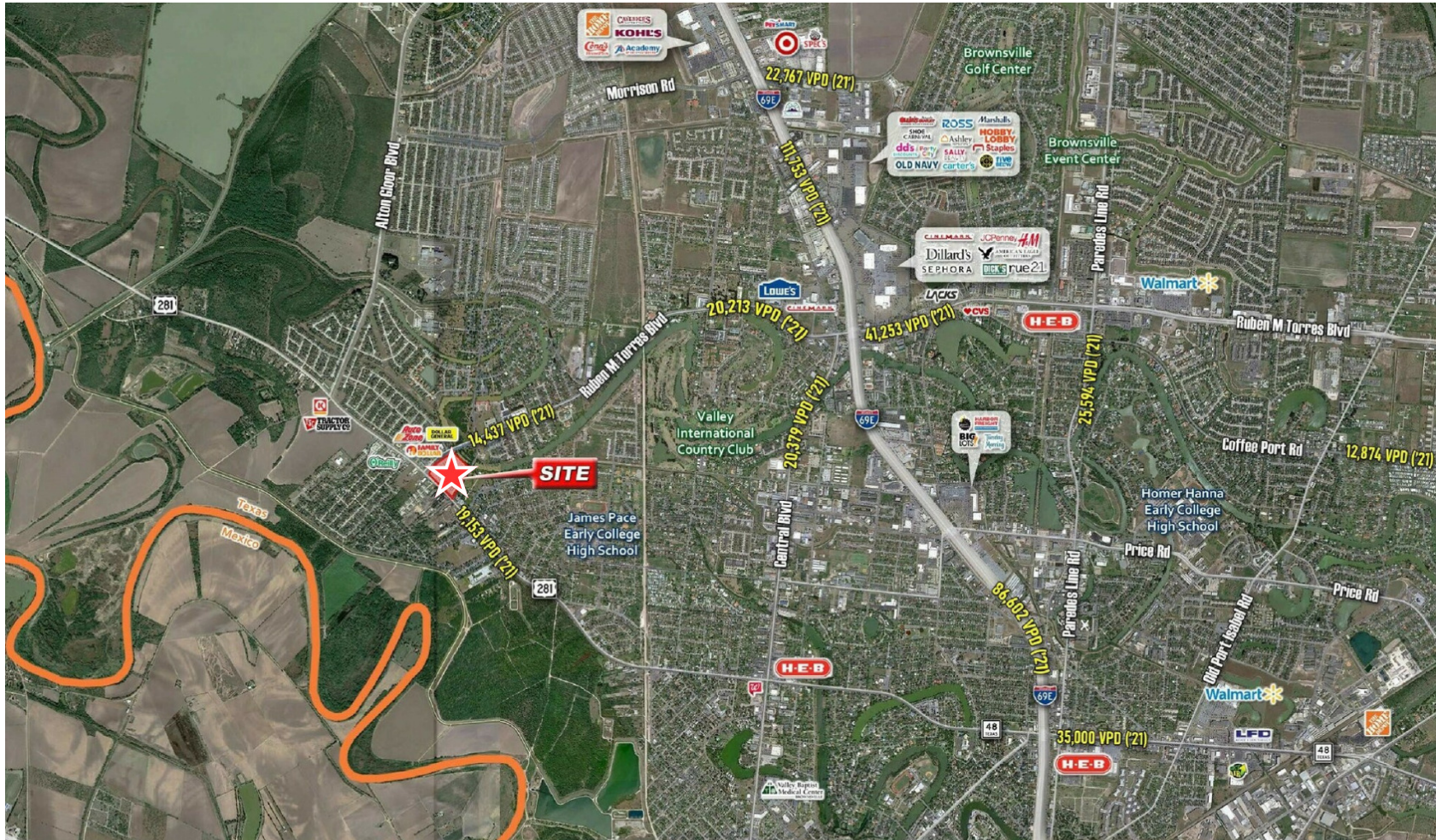


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AERIAL MAP

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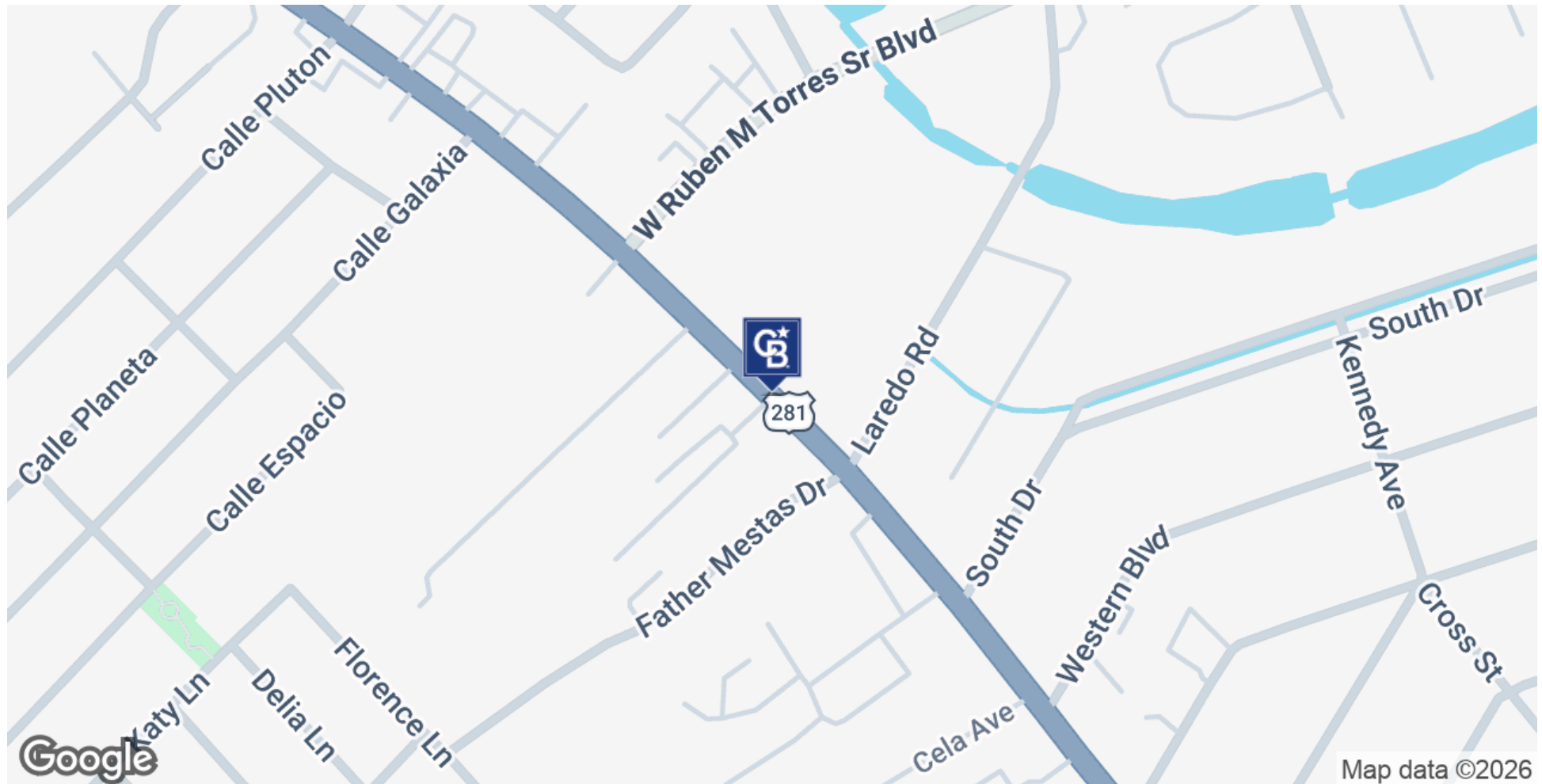


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LOCATION MAP

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DEMOGRAPHICS

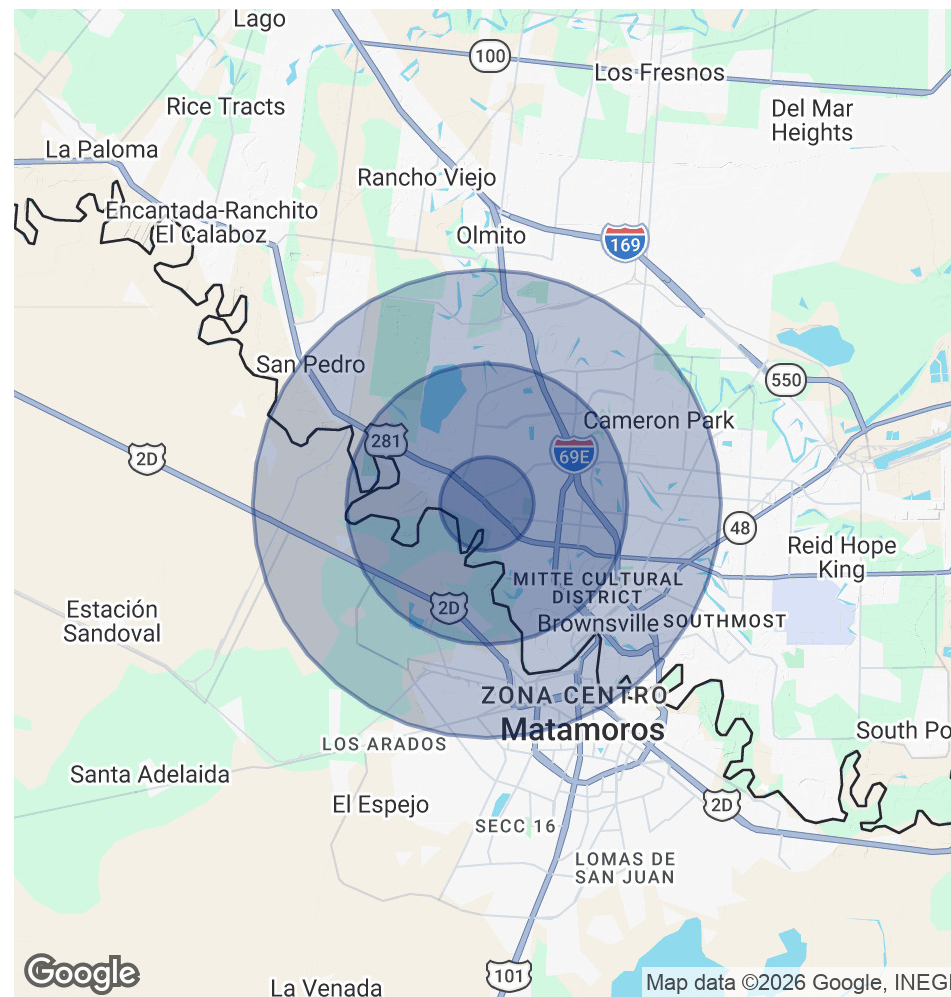
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,787	56,048	127,983
Average Age	29.8	32.6	32.6
Average Age (Male)	28.5	30.9	31.5
Average Age (Female)	31.2	35.2	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,780	17,912	40,987
# of Persons per HH	3.5	3.1	3.1
Average HH Income	\$67,515	\$70,156	\$69,416
Average House Value	\$117,774	\$146,779	\$146,720

2023 American Community Survey (ACS)



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