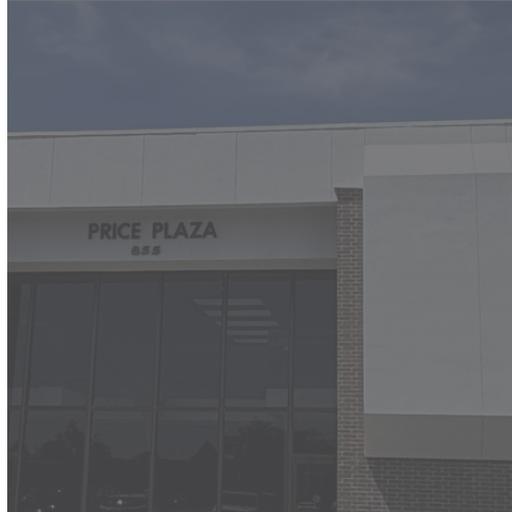
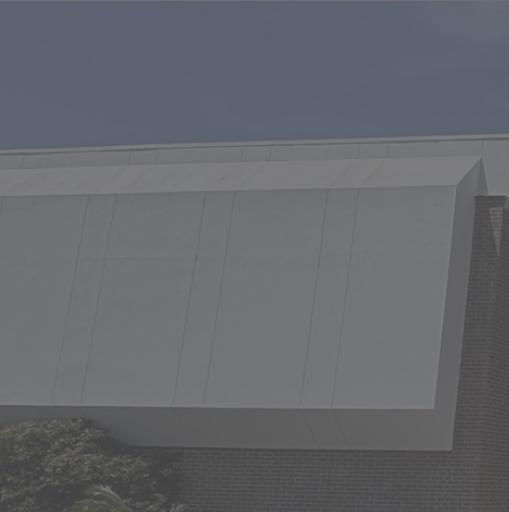


OFFICE BUILDING FOR LEASE

# PRICE PLAZA



**855**

**W PRICE RD**  
BROWNSVILLE, TX

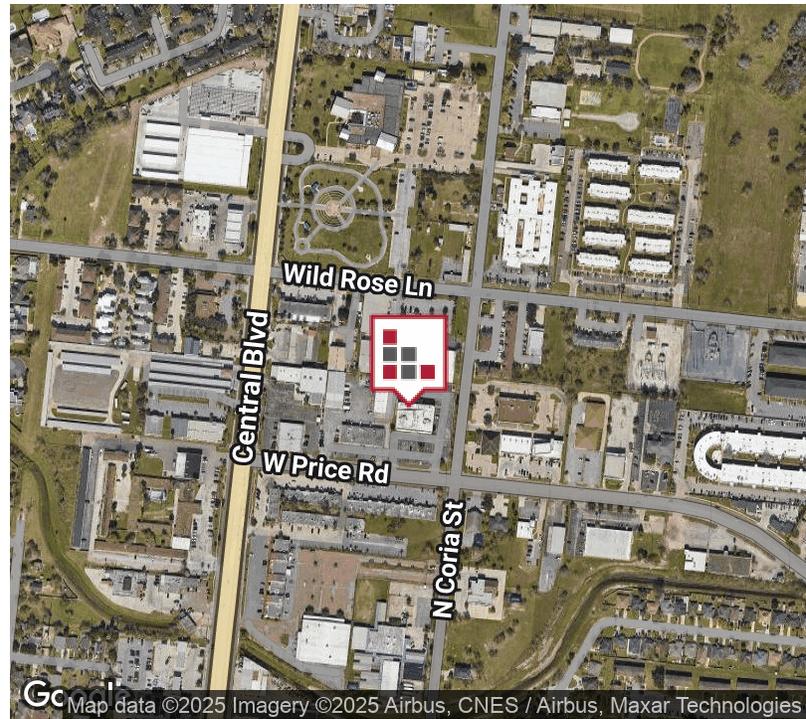


Join other Professional Businesses in this new 1,000 sf office availability in Brownsville, Texas! Take advantage of this Centrally located and mostly furnished small office with reception area with desk and artwork, complete office with desk and filing cabinet, breakroom with table, chairs, small refrigerator, coffee pot and white board. Additional empty office/conference room area.



# FOR LEASE PRICE PLAZA

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$1,800.00 per month (Gross)
Building Size:	21,324 SF
Available SF:	1,000 SF
Lot Size:	63,238 SF
Number of Units:	25
Year Built:	1975
Renovated:	2015
Zoning:	CC
Market:	Rio Grande Valley
Submarket:	Brownsville

### PROPERTY OVERVIEW

Join other Professional Businesses in this new 1,000 sf office availability in Brownsville, Texas! Take advantage of this Centrally located and mostly furnished small office with reception area with desk and artwork, complete office with desk and filing cabinet, breakroom with table, chairs, small refrigerator, coffee pot and white board. Additional empty office/conference room area. Office building is beautifully maintained with indoor fountain, plenty of parking and quiet enjoyment of the premises. Suite 1 located on the first floor at left of entry -- rate includes all expenses and light janitorial.

### PROPERTY HIGHLIGHTS

- **BEAUTIFUL Office Building Interior**
- **Centrally Located**
- **Ample Parking**
- **Monthly Rent includes all expenses**
- **Fully Furnished**

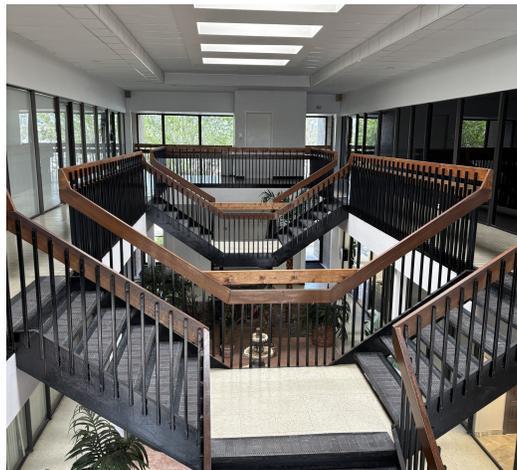


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956.778.3255 // cindy@chopkinsrealestate.com

FOR LEASE  
PRICE PLAZA

ADDITIONAL PHOTOS



PRICE PLAZA

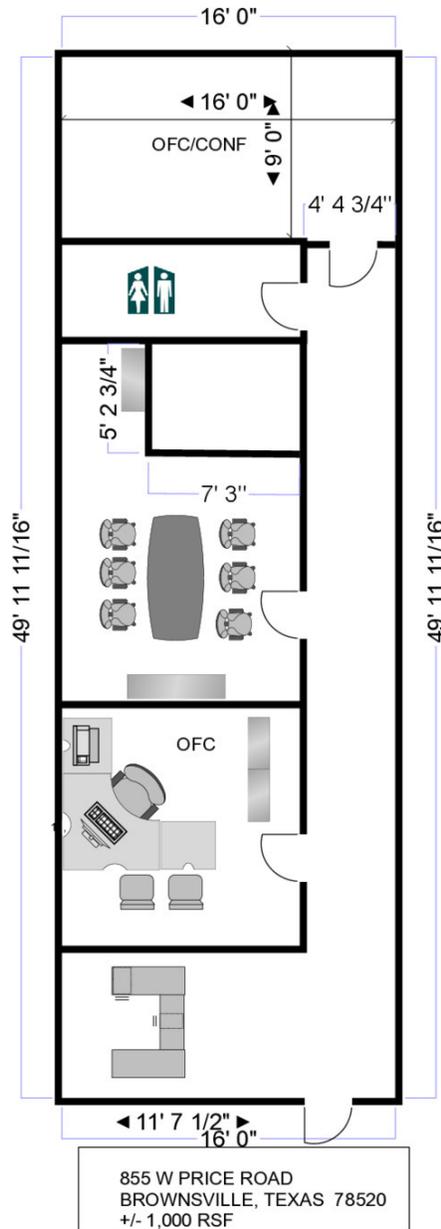
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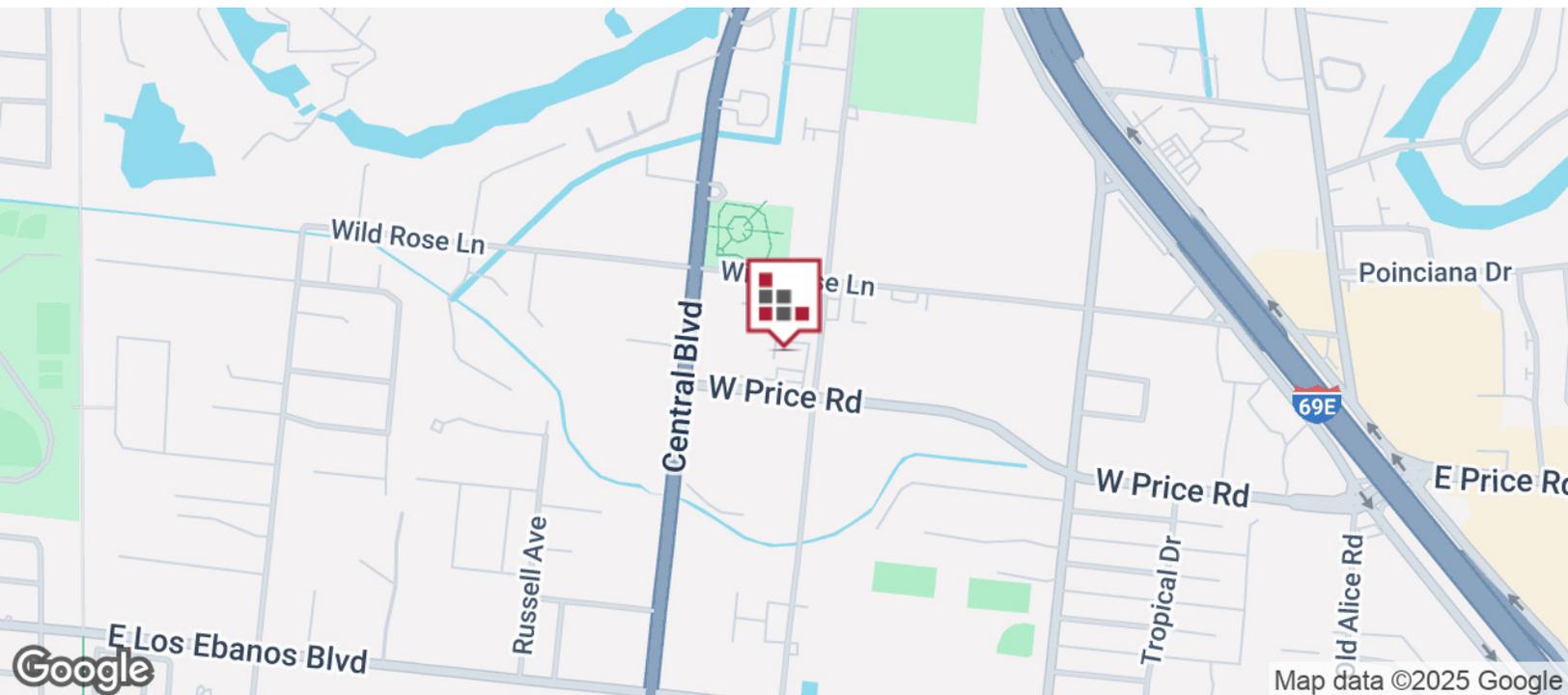
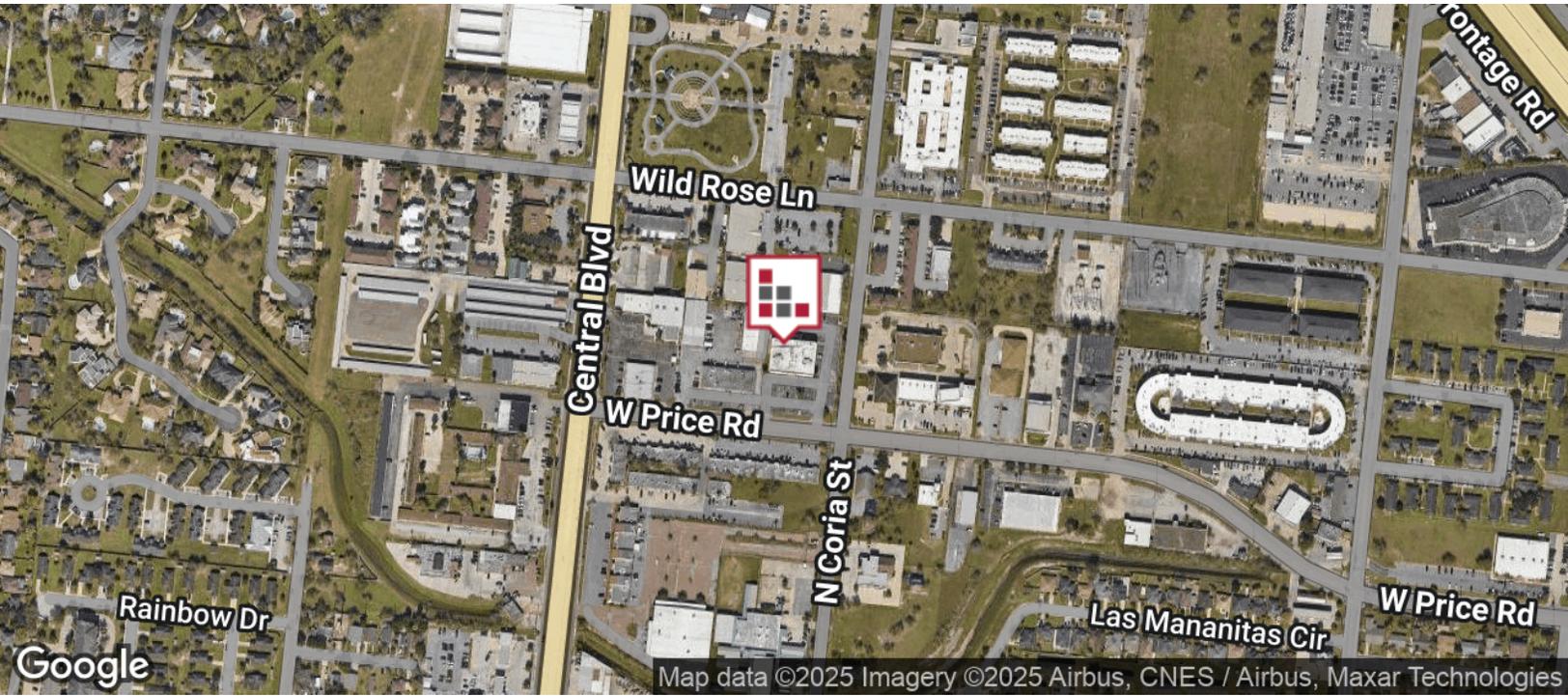
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**FLOOR PLAN**



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LOCATION MAP



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DEMOGRAPHICS MAP



**POPULATION**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	101,474	165,892	225,759
Median age	37	37	36
Median age (Male)	35	35	35
Median age (Female)	39	38	37

**HOUSEHOLDS & INCOME**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	33,524	53,124	69,862
# of persons per HH	3	3.1	3.2
Average HH income	\$70,322	\$69,049	\$71,535
Average house value	\$151,814	\$147,705	\$150,299

**ETHNICITY (%)**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	94.1%	94.3%	94.3%

**RACE (%)**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	33.8%	34.3%	34.8%
Black	0.4%	0.4%	0.4%
Asian	0.6%	0.6%	0.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.7%	0.7%	0.7%
Other	20.5%	20.9%	20.8%

\* Demographic data derived from 2020 ACS - US Census



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