

NEXUS PLAZA

FOR LEASE

Olmito, TX 78575



LEASE RATE \$24.00 per square foot

NNN: \$5.00 PSF

LEASE TYPE: Net

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Diana Bakalem

(210) 983-3426

dbakalem@cblamansion.com

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

NEXUS PLAZA

Frontage Rd Olmito, TX 78575



OFFERING SUMMARY

Lease Rate:	\$24.00
NNN:	\$5.00 PSF
Building Size:	7,452 SF
Available SF:	1,225 - 1,765 SF
Year Built:	2025
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Olmito, TX

PROPERTY OVERVIEW

Nexus Plaza, located in Olmito, TX, is situated in a rapidly developing area anchored by Tesla. Its strategic location near Highway 77 and the Port of Brownsville offers excellent accessibility and exposure to some of the region's highest traffic volumes.

PROPERTY HIGHLIGHTS

- Situated in Olmito, TX, a rapidly growing area.
- Positioned near Tesla, a key regional landmark.
- Proximity to Highway 77 and the Port of Brownsville.
- Benefit from some of the region's highest traffic counts.

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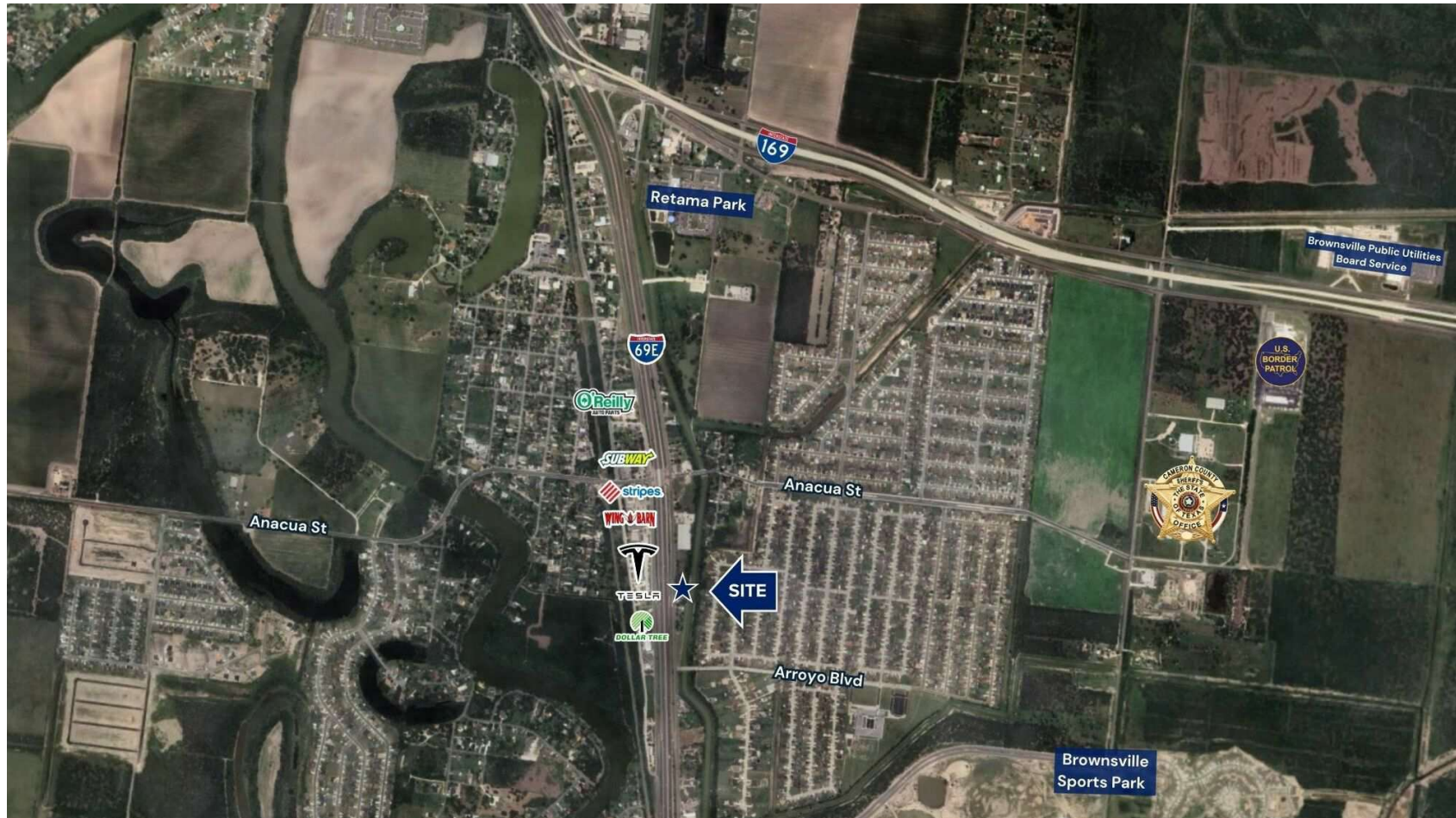


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AERIAL MAP

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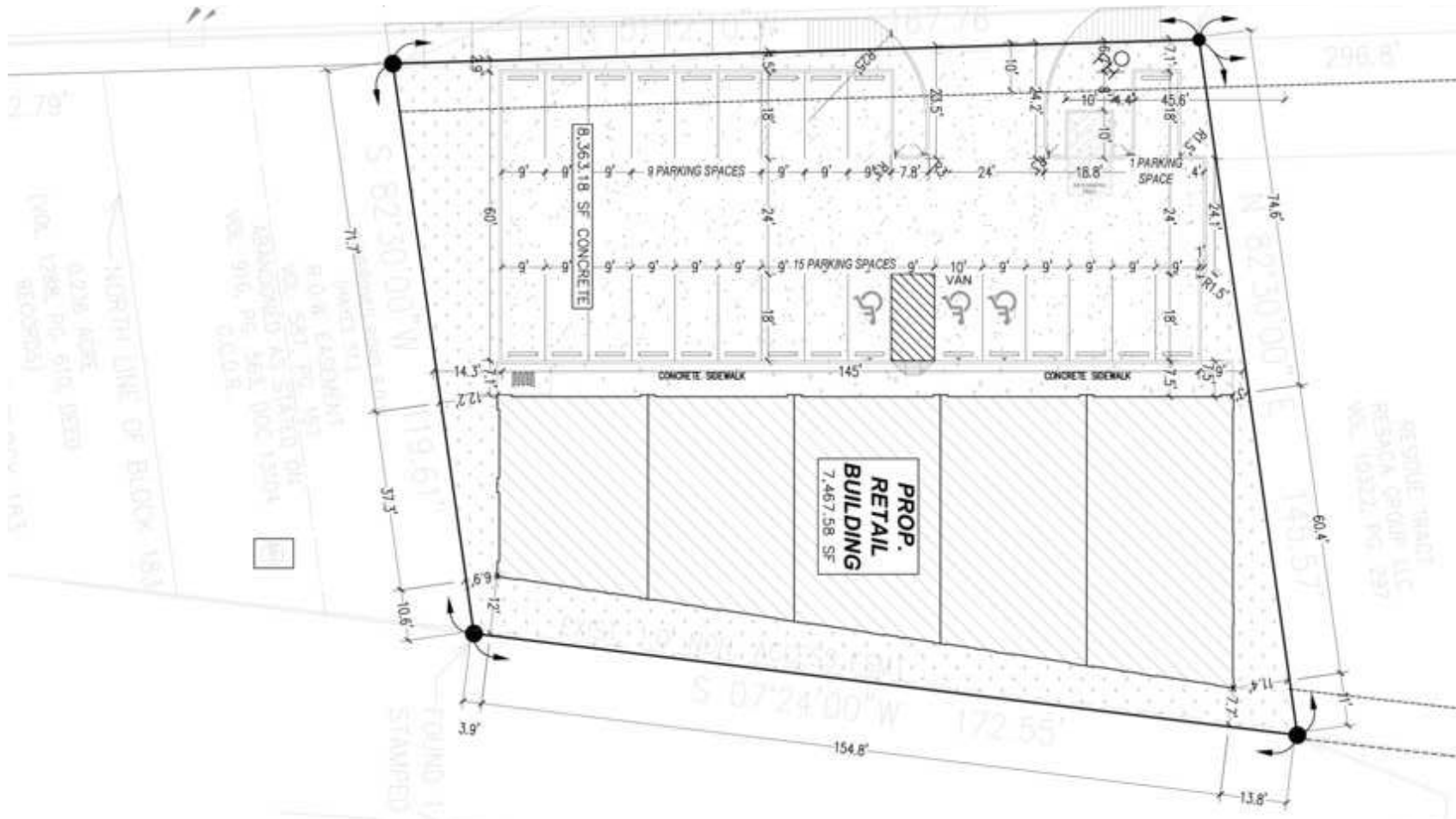


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SITE PLAN

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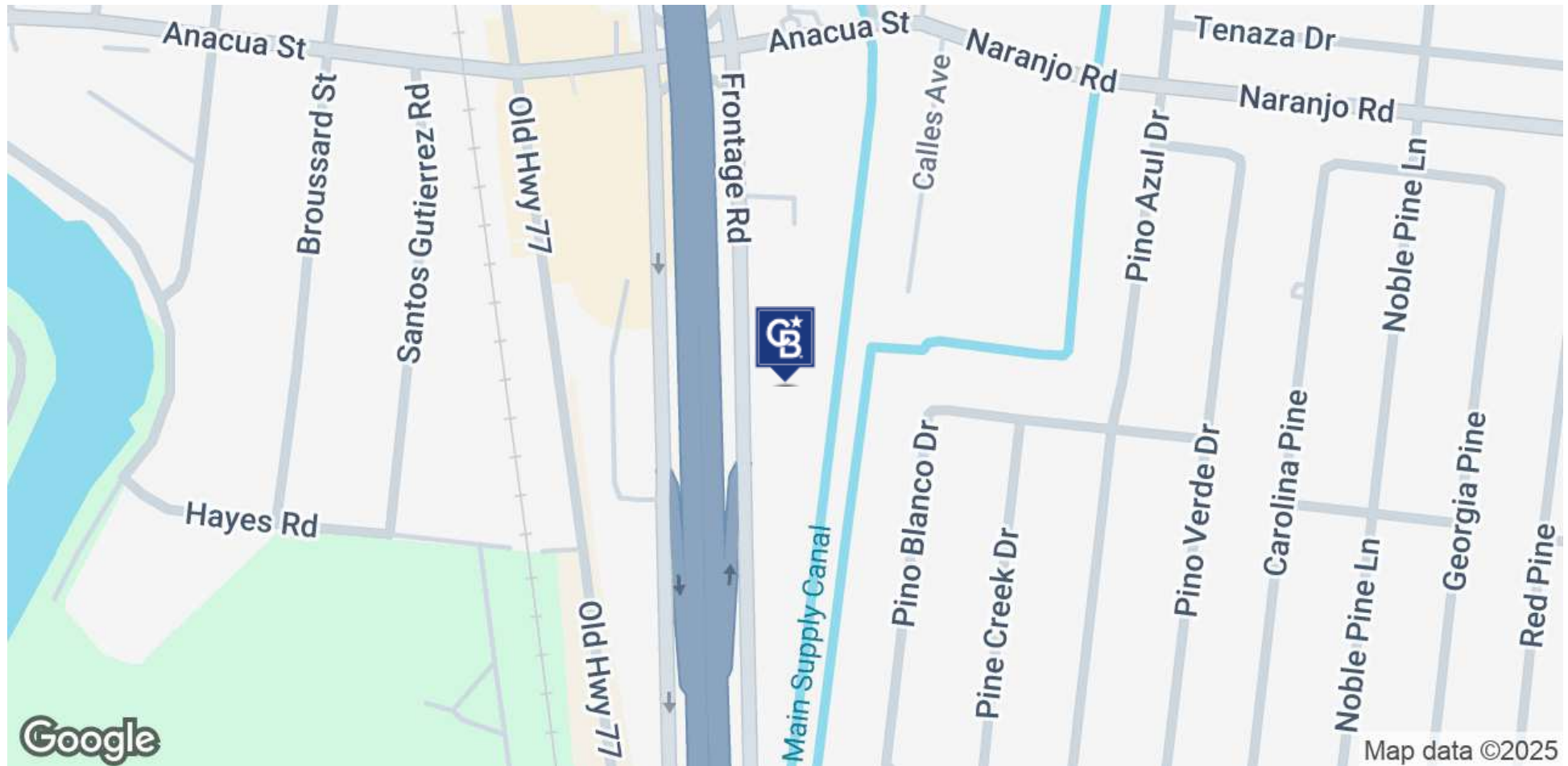


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LOCATION MAP

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DEMOGRAPHICS

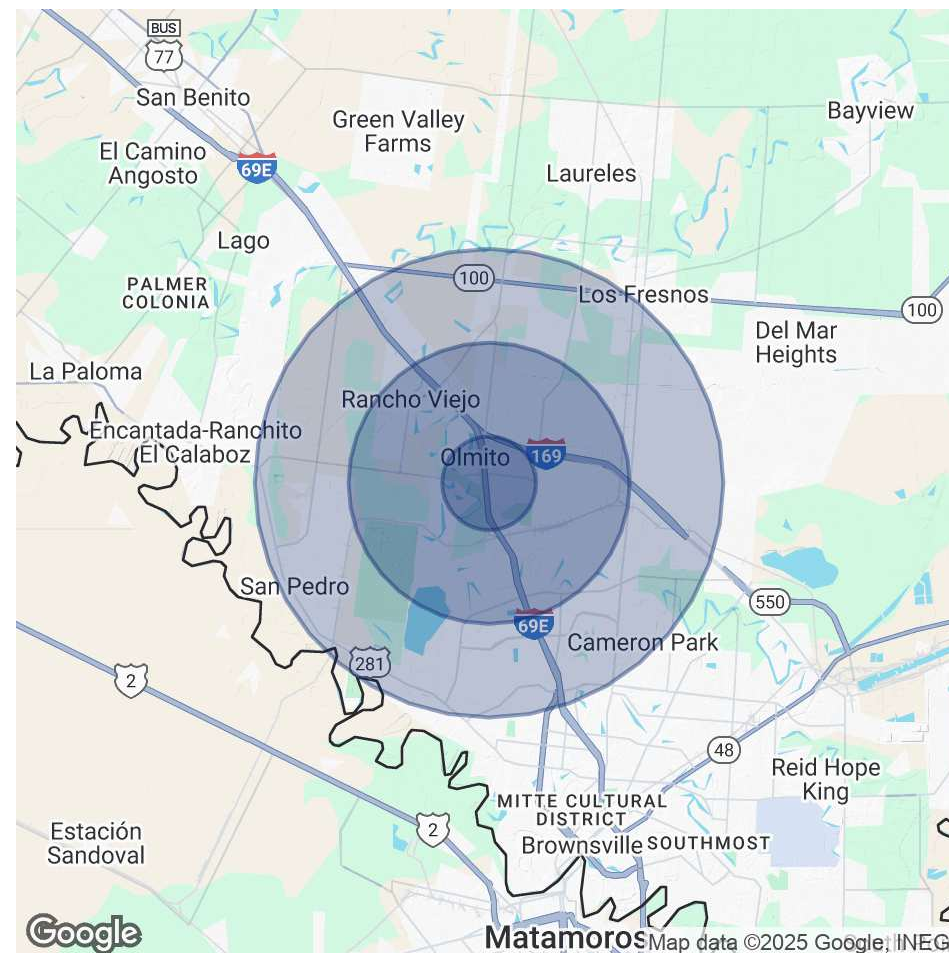
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,099	27,898	88,921
Average Age	32	35	35
Average Age (Male)	32	34	34
Average Age (Female)	33	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,426	8,124	26,263
# of Persons per HH	3.8	3.4	3.4
Average HH Income	\$100,698	\$107,103	\$89,052
Average House Value	\$207,342	\$232,657	\$184,476

Demographics data derived from AlphaMap



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