DOWNTOWN SPACE AVAILABLE

FOR SALE

1104 E Elizabeth St Brownsville, TX 78520

SALE PRICE $2,100,000

Ari Holzman
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COLDWELL BANKER
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RIO GRANDE VALLEY

PROPERTY OVERVIEW

1104 E ELIZABETH ST
Brownsville, TX 78520

OFFERING SUMMARY

Sale/ Price:	$2,100,00
Building Size:	23,500 SF
Floors:	2
Lot Size:	0.26 Acres
Market:	Rio Grande Valley
Submarket:	Downtown Brownsville

PROPERTY OVERVIEW

This property offers a prime retail investment in downtown Brownsville, featuring a ±23,500 SF, two-story building on 0.26 acres along E Elizabeth Street. The ground floor is leased to Dollar Tree, generating $146,862 in stable NOI, while the vacant second floor provides value-add potential for office, retail, or service tenants. Located minutes from the international bridges to Matamoros, the property benefits from strong cross-border commerce. With national tenancy, steady cash flow, and leasing upside, it's an attractive opportunity in the growing Rio Grande Valley market.

PROPERTY HIGHLIGHTS

- Dollar Tree anchored retail investment with national tenant presence
- $146,861.54 NOI | 7.00% Cap Rate
- 23,500 SF two-story retail building in downtown Brownsville
- Vacant second floor offering value-add lease-up opportunity

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INVESTMENT SUMMARY

1104 E ELIZABETH ST
Brownsville, TX 78520

INVESTMENT OVERVIEW

Price	$2,100,000
Net Operating Income:	7.00%
Cap Rate:	Retail Investment
Building Size:	23,500 SF
Lot Size:	0.26 Acres
Tenant:	Dollar Tree
Occupancy:	1st Floor Occupied / 2nd Floor Vacant
Location:	Downtown Brownsville, TX

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AERIAL

1104 E ELIZABETH ST
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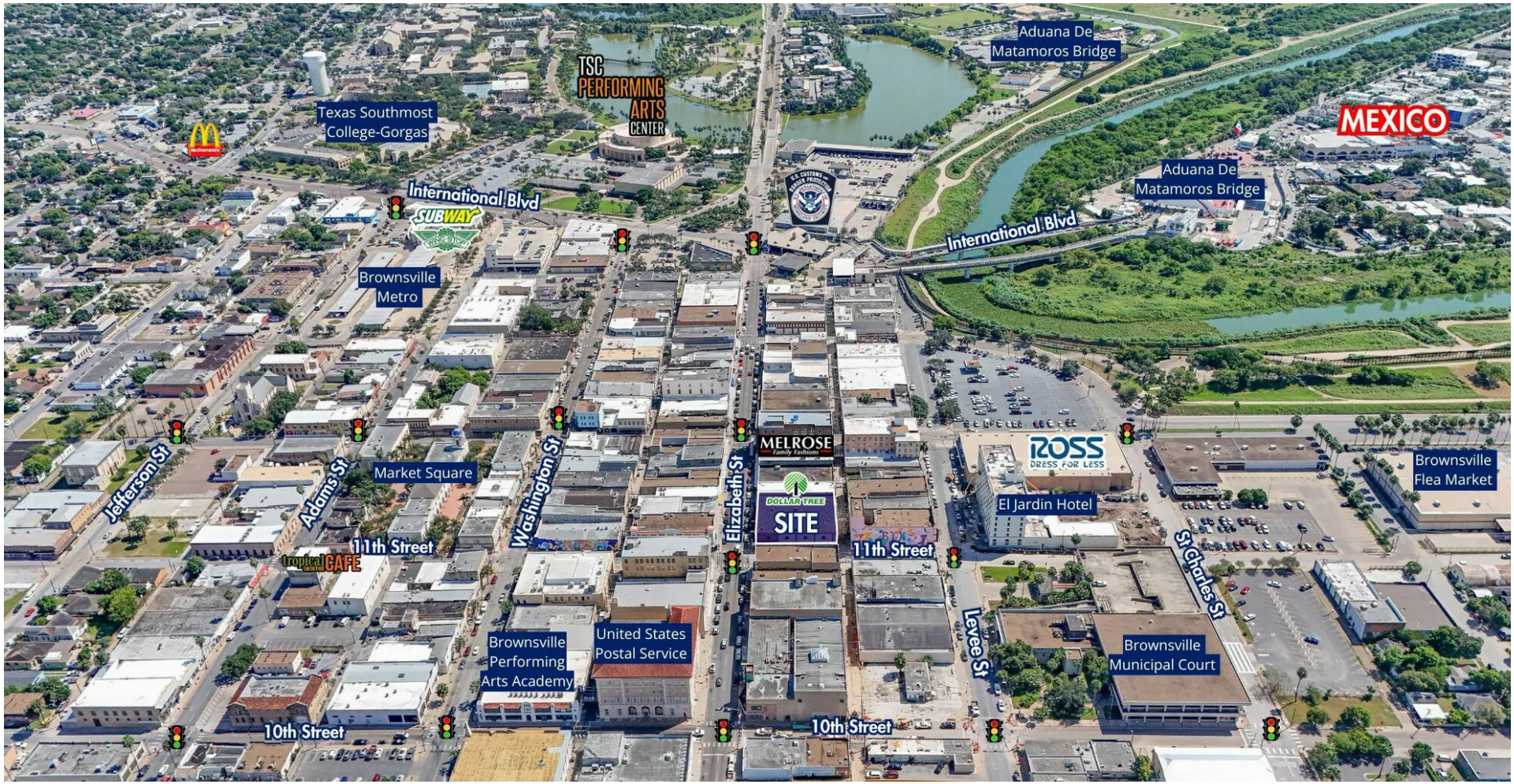

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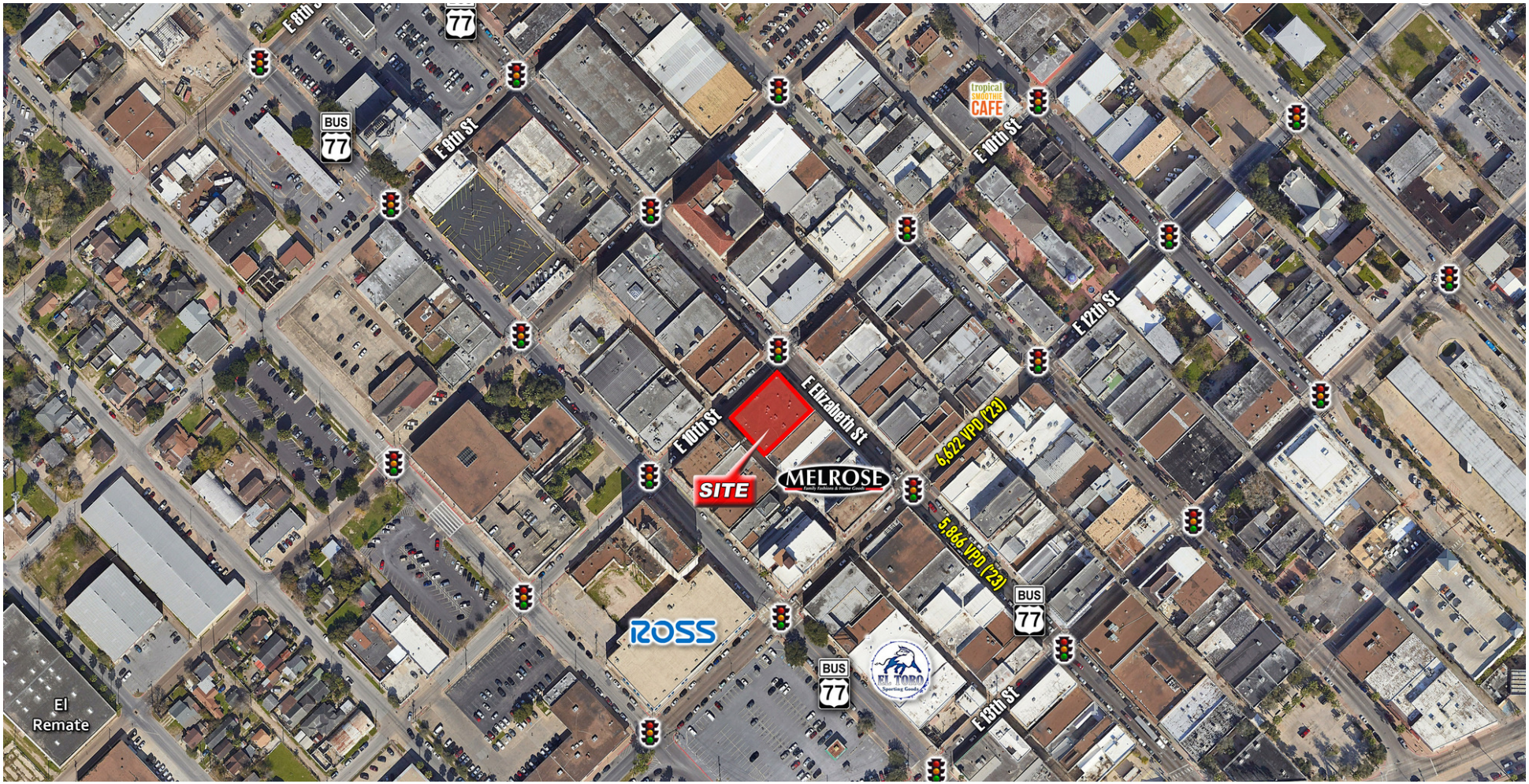
Brownsville, TX 78520



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AERIAL MAP

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LOCATION MAP

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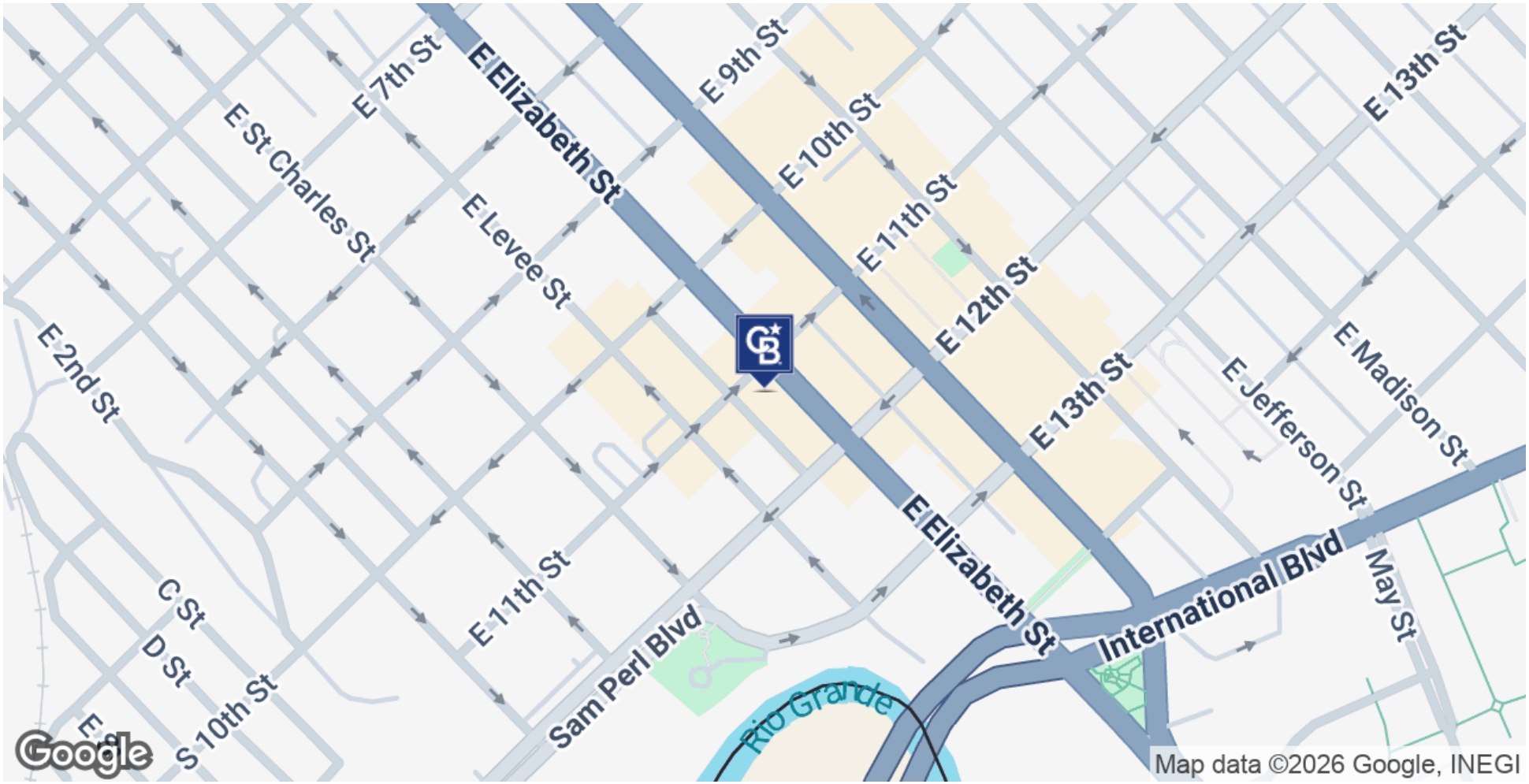

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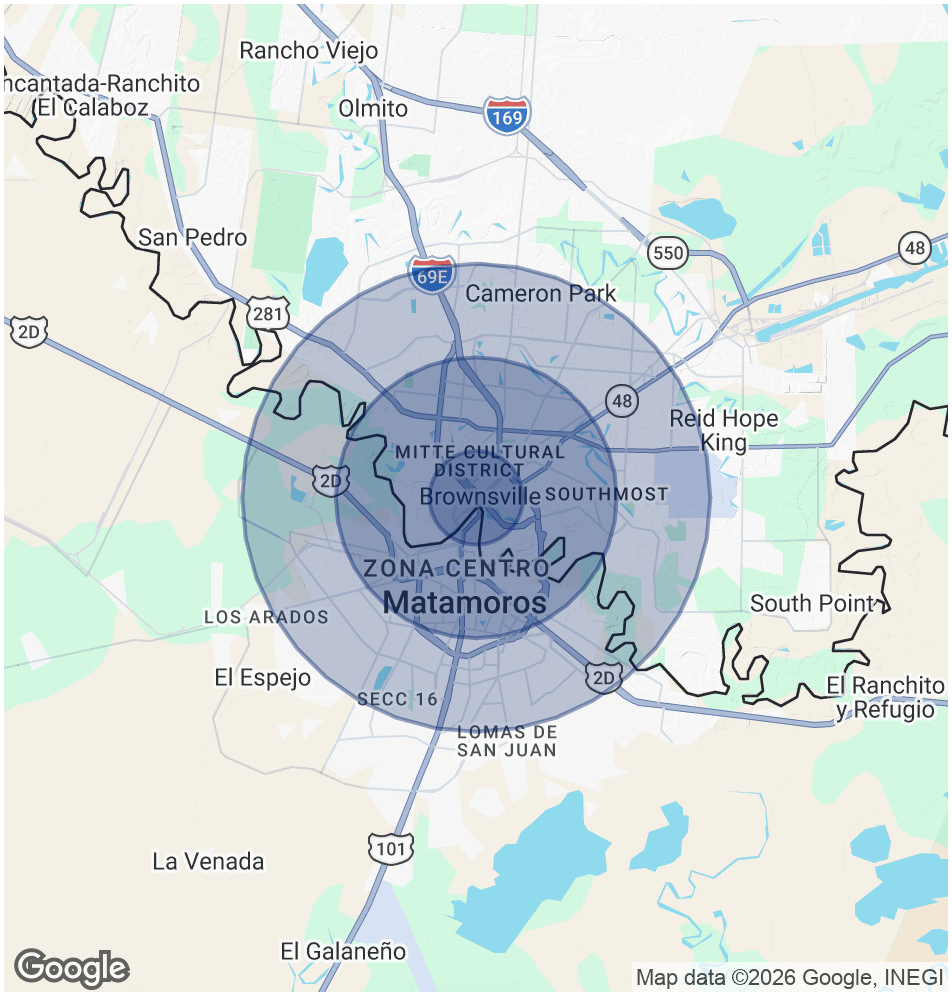
DEMOGRAPHICS

1104 E ELIZABETH ST
Brownsville, TX 78520

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,796	59,804	133,353
Average Age	38	38	37
Average Age (Male)	37	36	35
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,920	20,584	43,705
# of Persons per HH	2.8	2.9	3.1
Average HH Income	$42,058	$52,550	$62,462
Average House Value	$116,330	$129,314	$134,521

Demographics data derived from AlphaMap



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