

# FORMER BANK FOR SALE

## PRIME COMMERCIAL REAL ESTATE OPPORTUNITY. IDEAL FOR REDEVELOPMENT

- Land Area: Approximately 0.9 acres across 3 parcels
- Building Size: Approximately 3,367 square feet
- Asking Price: \$1,120,000
- High Traffic: Approximately 22,000 vehicles per day
- Location Highlights:
  - Situated in a densely populated infill area
  - Surrounded by strong retail anchors including HEB, Melrose Family Fashions, Dollar Tree, Wingstop, Metro by Tmobile and H&R Block
- Restrictions:
  - Property will be deed restricted against use as a financial institution for 2 years post-sale
- Ideal for:
  - Medical offices, fast food establishments, dental clinics, insurance agencies, and real estate offices

## AREA RETAIL





S Southmost Rd

E 26th St

E 25th St

parcel 2

parcel 3

SITE

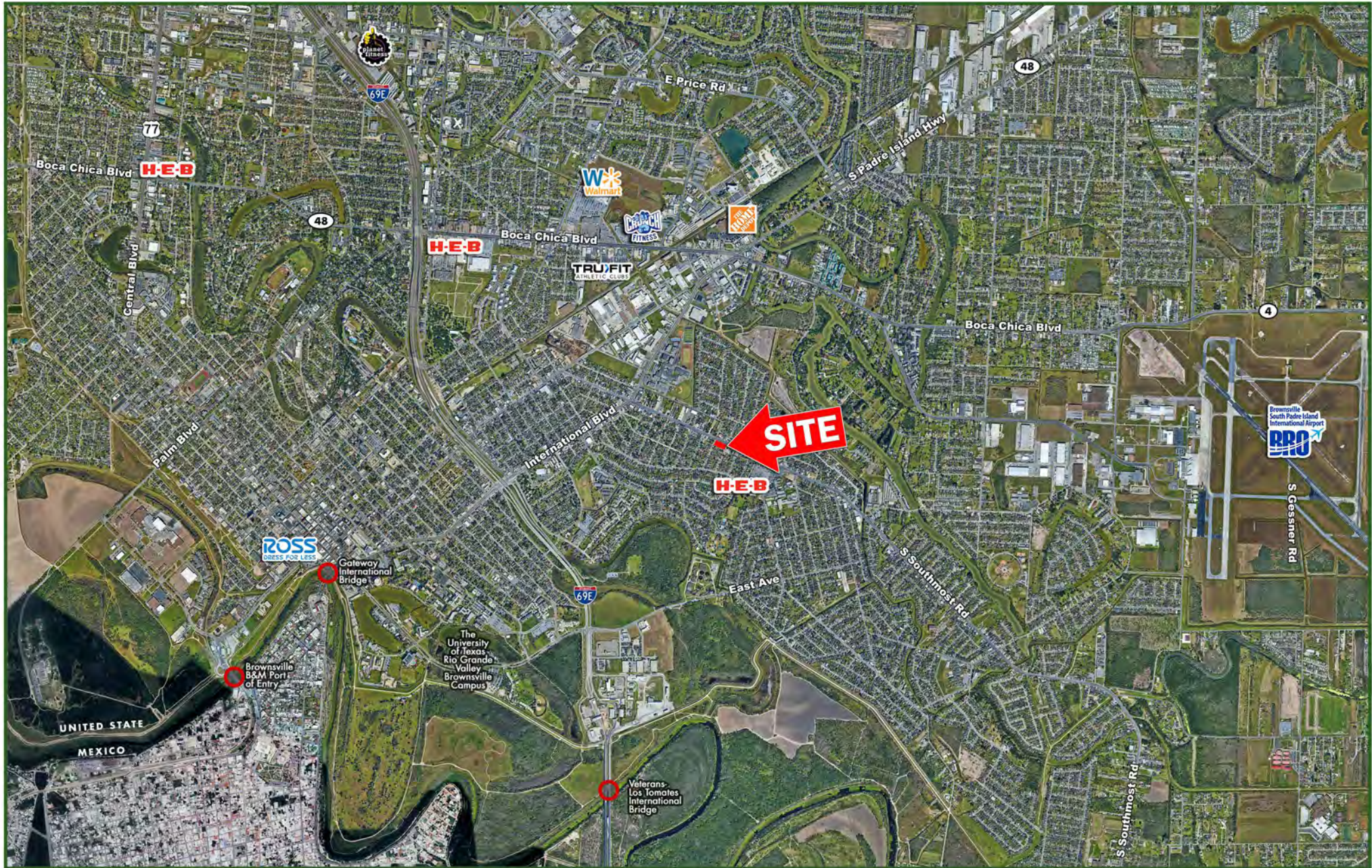
parcel 1



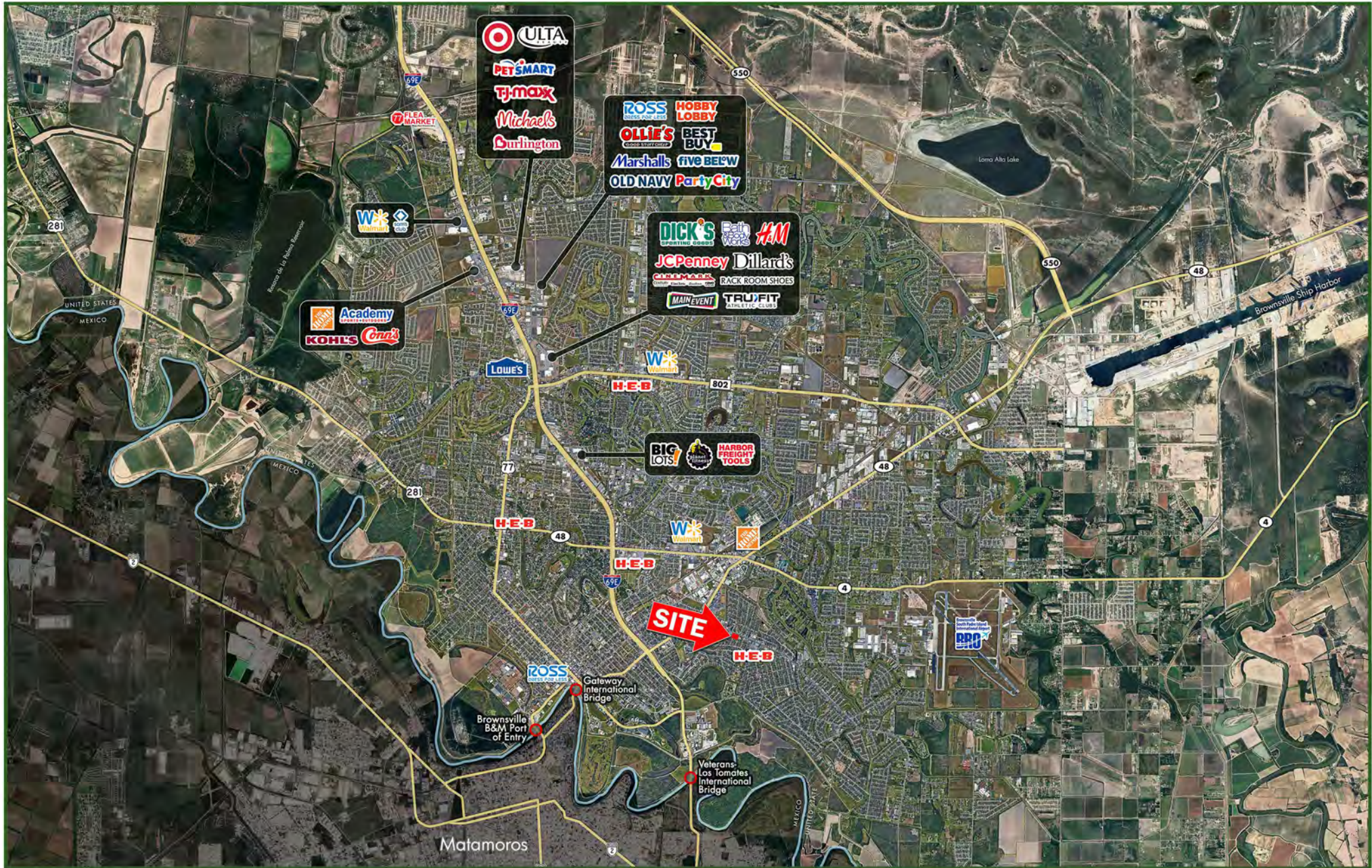


**2514 SOUTHMOST RD - FORMER BANK  
BROWNSVILLE, TX 78521 - FOR SALE**

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# Drone - Overhead



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# Main Frontage



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**ROD  
SCARBOROUGH  
PROPERTIES**

# Office Photo



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# Demographics

	1 mile	2 miles	3 miles
<b>2024 Population</b>			
2024 Total Population	15,272	51,405	87,820
2010-2020 Population: Annual Growth Rate	-1.10%	-0.78%	-0.63%

<b>2024 Daytime Population</b>			
2024 Total Daytime Population	15,933	56,208	94,686
2024 Daytime Population: Workers	6,313	22,981	38,886
2024 Daytime Population: Residents	9,620	33,227	55,800

<b>2029 Population Estimate</b>	1 mile	2 miles	3 miles
2029 Total Population	15,331	51,588	87,572
2023-2028 Population: Annual Growth Rate	0.08%	0.07%	-0.06%
2029 Household Population	15,328	51,058	86,949
2029 Family Population	13,829	45,616	77,364
2029 Population Density (Pop per Square Mile)	4,883.9	4,106.7	3,097.9

<b>2024 HH Income</b>			
2024 Median Household Income	\$38,510	\$36,618	\$38,502
2024 Average Household Income	\$49,709	\$52,980	\$55,932
2024 Per Capita Income	\$15,745	\$17,063	\$18,349

<b>2024 Educational Attainment</b>			
Bachelor's Degree & Greater Total %	13%	16%	18%
Bachelor's Degree %	10.62%	12.01%	13.29%
Graduate & Professional Degree %	1.96%	4.12%	5.14%

<b>2024 Race/Ethnicity</b>			
2024 White Population (Esri)	5,312	17,958	30,424
2024 Black/African American Population (Esri)	29	155	256
2024 Asian Population (Esri)	23	122	289
2024 Hispanic Population (Esri)	14,783	49,303	83,773

<b>2024 Age</b>			
2024 Median Age	34.4	34.2	34.4

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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.

**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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Rodney Scarborough	432544	rodscarb@gmail.com	713-252-6494
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date