



FOR LEASE

1480 US-77
Brownsville, TX 78251

**±5,088 SF RETAIL
FREE STANDING RESTAURANT**

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

LEASE RATE	\$40 PSF/Year
AVAILABLE SF	±5,088 SF
TOTAL ACREAGE	±0.96 Acres
TYPE	Retail Free Standing Restaurant
ZONING	Commercial

- Heavy Traffic
- Great Signage Visibility
- Highway Frontage
- Ideal for Restaurant Use



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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AREA MAP

IBC BANK **Starbucks** **charlie clark AUTO GROUP**
LOWE'S **Freddy's** **CINEMARK**
PAPA JOHN'S **Cheddar's** **enterprise**
5.11 **Olive Garden** **Rio Bank**

DICK'S SPORTING GOODS **ROSS DRESS FOR LESS** **CRUNCH** **chili's** **carter's** **Dillard's**
BARNES & NOBLE **Len's DISCOUNT** **TIPTON** **five BELOW** **JC Penney** **Marshall's**
foot Locker **Luby's** **SHOE CARNIVAL** **OLD NAVY** **IHOP** **CINEMARK STAPLES** **HOTWORX**
ASHLEY **TEXAS** **WILDFLOWERS** **PALENCUE** **RED LOBSTER** **WELLS FARGO** **JAMES AVERY** **Lone Star National Bank** **FURNITURE ROW**
HOBBY LOBBY **CHUCK E. CHEESE**

VALLEY INTL GOLF COURSE

SITE

Super Cream **H-E-B** **Auto Zone** **WHATABURGER** **stripes** **Firestone**
SONIC **O'Reilly AUTO PARTS** **McDonald's** **Church's** **TAKE 5** **CVS**
IBC BANK **ExtraSpace Storage** **Krispy Kreme DOUGHNUTS**

FRUIA

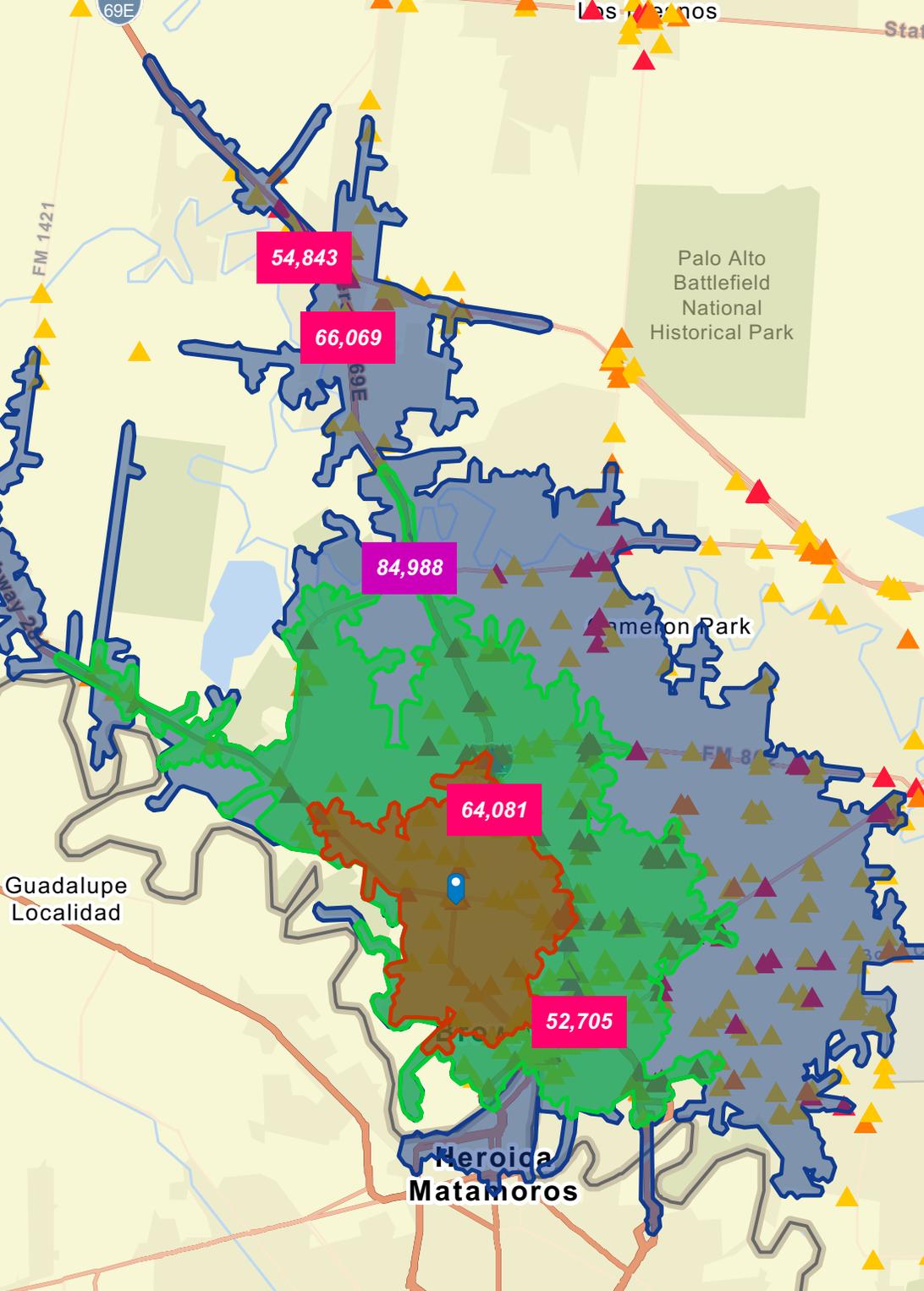
STVT **FedEx** **Jack**
cricket wireless **Burlington** **In the box**
HARBOR FREIGHT **CSL Plasma** **CARDENAS MOTORS** **SHERWIN WILLIAMS**

BURGER KING **RED WING SHOES** **Dominos Pizza**

Exxon **THE UPS STORE** **SureStay**
UNITED STATES POSTAL SERVICE **by BEST WESTERN**

MOVE IT STORAGE **NERVE COFFEE SHOP**

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	22,281	73,859	161,660
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	8,344	73,859	53,686
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$36,118	\$40,834	\$45,307

Traffic Counts

STREET	AADT
1480 US-77 Bus N	64,081

TERMS & CONDITIONS

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This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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SF MANAGED

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PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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