

# FOR LEASE



A **Varco** REAL ESTATE PROJECT

## HIGHLIGHTS

- ▶ Located on a high-visibility corridor
- ▶ Convenient ingress and egress
- ▶ Surrounded by strong retail activity and restaurants
- ▶ Near SpaceX, LNG, and Port of Brownsville



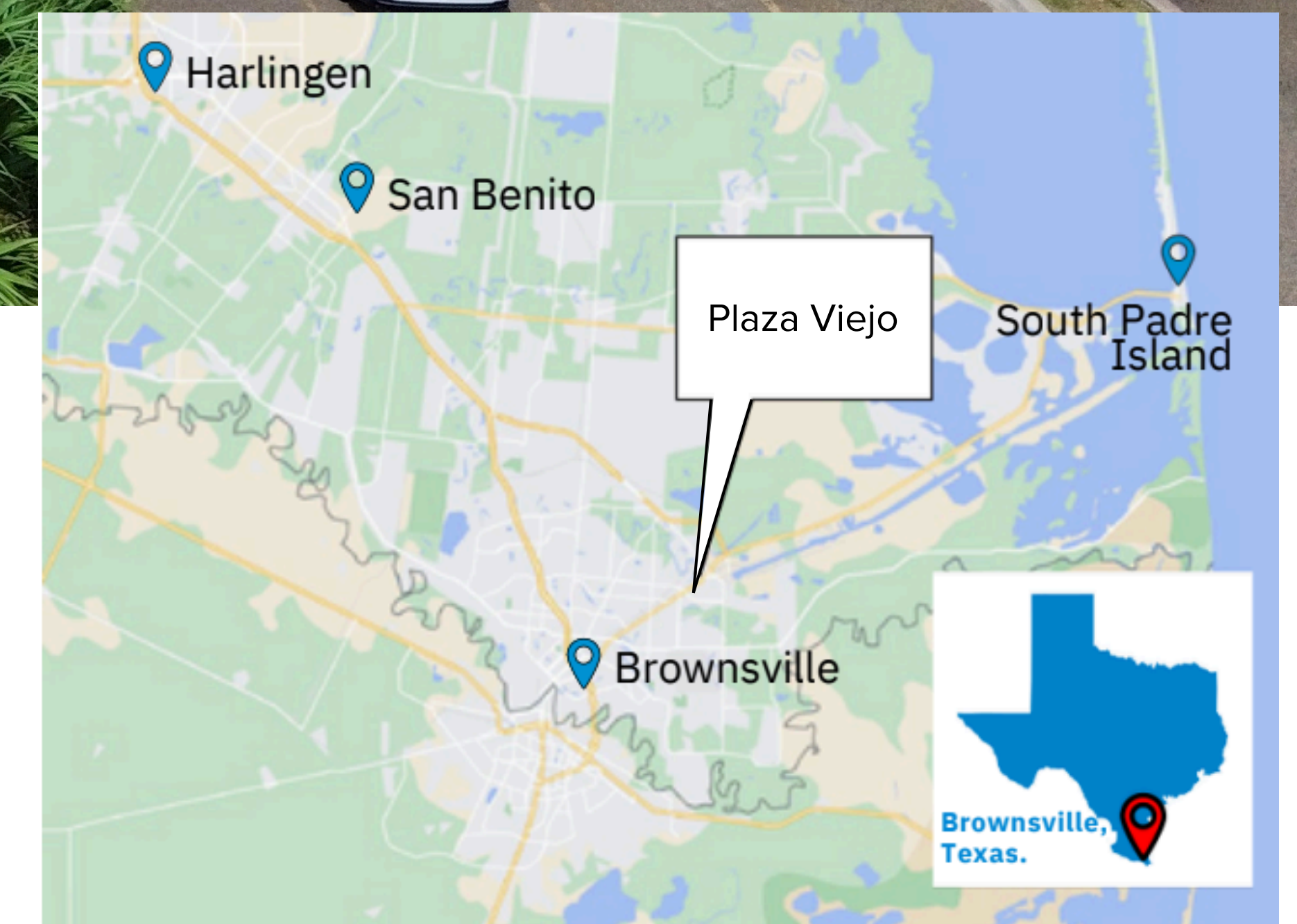
3 min  
0.6 mi



22 min  
8.3 mi



11 min  
5.8 mi



**7470 S Padre Island Hwy, Brownsville, TX 78521**

Coordinates: 25.9443, -97.4258

Available Space: 1,200 - 2,030 ? SQ. FT

## TRAFFIC COUNT

**S Padre Island Hwy: 25,603 VPD**

The information contained herein was obtained from sources deemed reliable; however, Origo Works makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



origoworks.com

**956 388 1007**

# FOR LEASE

## GROSS LEASABLE AREA 10,000 SQ.FT.



A  Varco REAL ESTATE PROJECT

**7470 S Padre Island Hwy, Brownsville, TX 78521**

Coordinates: 25.9443, -97.4258

Available Space: 1,200 - 2,030 SQ. FT

## AVAILABLE SPACE

<b>130 - Available</b>	1,200	SQ. FT
<b>140 - Available</b>	1,509	SQ. FT
<b>160 - Available</b>	2,030	SQ. FT



## CURRENT TENANTS

100	<b>Pizza Patron</b>	1,061	SQ. FT
120	<b>Blazin' Smoke Shop</b>	1,400	SQ. FT
170	<b>Los Generales Boots</b>	1,400	SQ. FT
180	<b>T-Mobile</b>	1,400	SQ. FT

## REACH OUT FOR MORE INFO

**Tomi Hajduk**  
[thajduk@origoworks.com](mailto:thajduk@origoworks.com)

**Alberto Villarreal**  
[avillarreal@origoworks.com](mailto:avillarreal@origoworks.com)

**Matthew Lopez**  
[mlopez@origoworks.com](mailto:mlopez@origoworks.com)

**Office Number**  
956 338 1007

222 N. Expressway,  
Suite 300  
Brownsville, Texas