





# FOR LEASE



A  **Varco REAL ESTATE PROJECT**

## HIGHLIGHTS

- ▶ Easy access and excellent visibility
- ▶ Located on the U.S. Hwy 83 with major traffic
- ▶ Convenient ingress/egress with ample parking available on site. Close proximity to 3 international bridges
- ▶ Five minutes driving distance from Gladys Porter Zoo with over 424,000 annual visitors

 SCHOOL ⌚ 4 min 🚗 0.9 mi	 HOSPITAL ⌚ 9 min 🚗 2.5 mi	 AIRPORT ⌚ 17 min 🚗 5 mi
 PORT ⌚ 16 min 🚗 16.3 mi	 INTERNATIONAL ⌚ 10 min 🚗 3.8 mi	



**800 Frontage Rd #77/83 Brownsville, TX 78521**

Coordinates: 25.9343, -97.4947

Available Space: 20,000-54,360 SQ. FT

## TRAFFIC COUNT

**US Hwy 83: 87,245**

**Price Rd: 21,470**

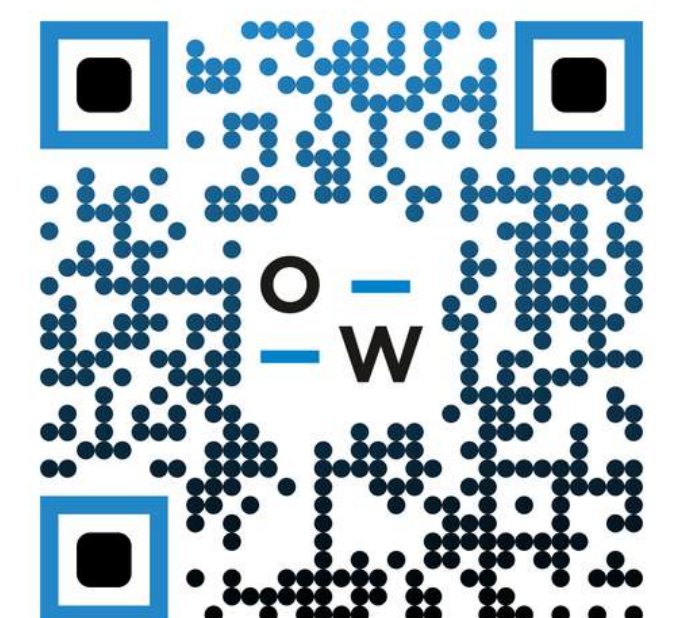
**Boca Chica 35,598**

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956 388 1007



# FOR LEASE

**GROSS LEASABLE AREA**  
**115,747 SQ. FT**

**800 Frontage Rd #77/83 Brownsville, TX 78521**

Coordinates: 25.9343, -97.4947

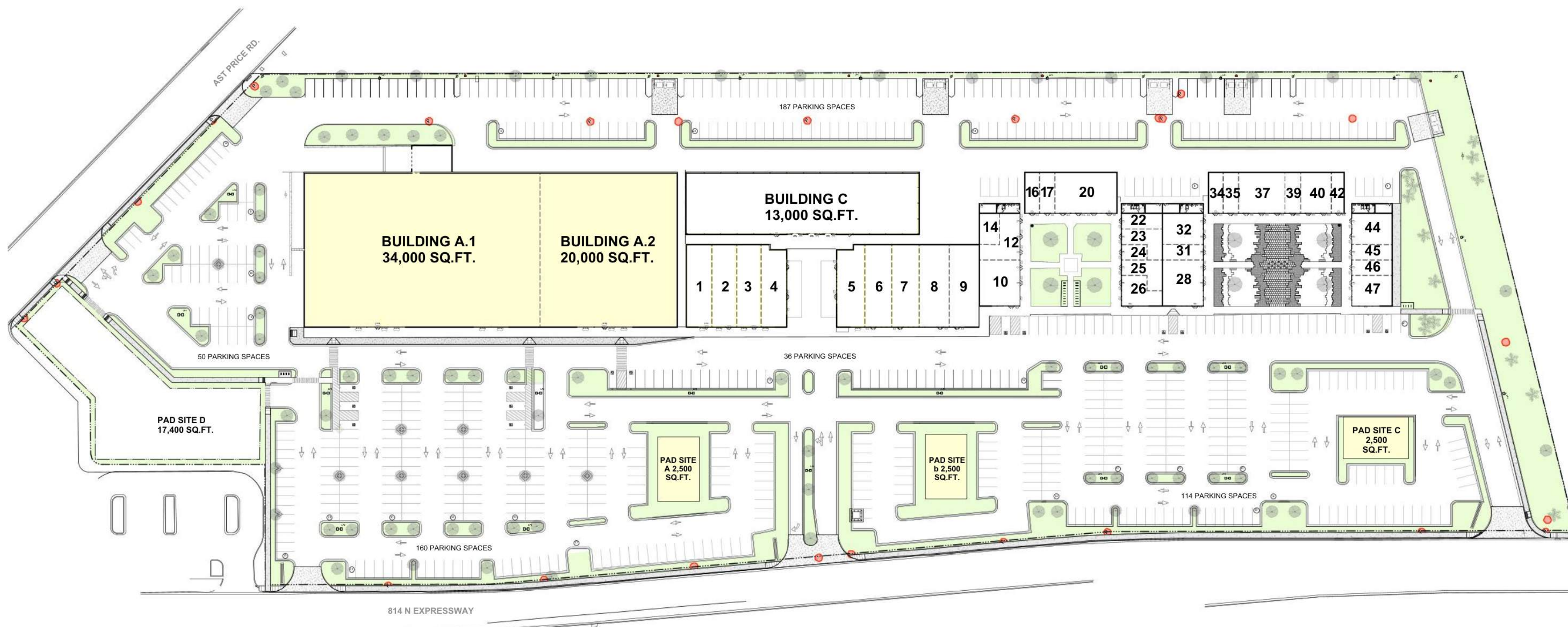
Available Space: 20,000-54,360 SQ. FT



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## CURRENT TENANTS

Building C		
	The LIVIVO Music Hall	13,000 SQ. FT
1/2	Office	3,966 SQ. FT
3/4	Brunetta Tinto & Pasta	3,827 SQ. FT
5/6	Restaurant - LOI	4,214 SQ. FT
7	Korean BBQ Restaurant	2,166 SQ. FT
8	Griselda's Balloons & Party	2,412 SQ. FT
9	Seafood Restaurant	2,647 SQ. FT
10	Nerve Coffee	1,200 SQ. FT
12	JZD	600 SQ. FT
13	Denim Barbershop	1,200 SQ. FT
14	IQJuice Bar - Prep Kitchen	545 SQ. FT
16	Amor y Pan	600 SQ. FT
17	IQ Juice Bar	600 SQ. FT
20	Breath Hot Studio	2,400 SQ. FT
22	Erick Ptacnik Agency	600 SQ. FT
23	Bocata	600 SQ. FT
24	Hipstergal	460 SQ. FT
25	Lupitas Optical	774 SQ. FT
27	Layer The Boutique	1,024 SQ. FT
28	Malachela	1,800 SQ. FT
31	Garza Insurance	600 SQ. FT
32	Addictive Tattoo Studio	600 SQ. FT
34	Rolling with H&E	600 SQ. FT
35	Williedean Bagels	600 SQ. FT
37	Resaca City Liquor	1,800 SQ. FT
39	Zoe's Flowers	600 SQ. FT
40	La Barra del Taco	1,200 SQ. FT
42	Tom Ortega Photography	600 SQ. FT
44	Candy Apple Factory	1,200 SQ. FT
45/47	Restaurant - LOI	2,400 SQ. FT



## AVAILABLE SPACE

Building A1	34,000	SQ. FT
Building A2	20,000	SQ. FT

## Proposed PAD SITES

PAD A		PAD B		PAD C	
29,000	SQ. FT	25,500	SQ. FT	25,500	SQ. FT

**REACH  
 OUT FOR  
 MORE INFO**

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