



REAL ESTATE

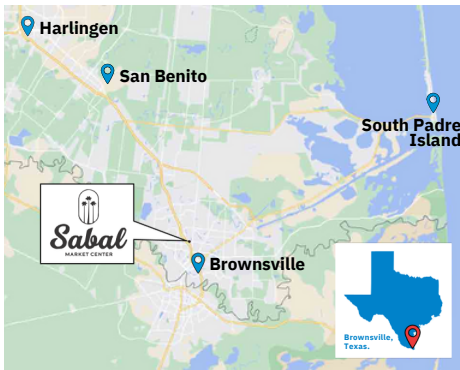
A VARCO REAL ESTATE PROJECT

# FOR LEASE

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

Latitude and Longitude | 25.9343, -97.4947

Available Space | 1,296 - 54,360 SQ.FT



## 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 Zoo with over 424,000 visitors

## Traffic Count

- US Highway 83: 87,245 VPD
- Price Rd: 21,470 VPD
- Boca Chica Blvd: 35,598 VPD

## Nearest



SCHOOL

4 min  
0.9 mi



HOSPITAL

9 min  
2.5 mi



AIRPORT

17 min  
5 mi



INTERNATIONAL

10 min  
3.8 mi

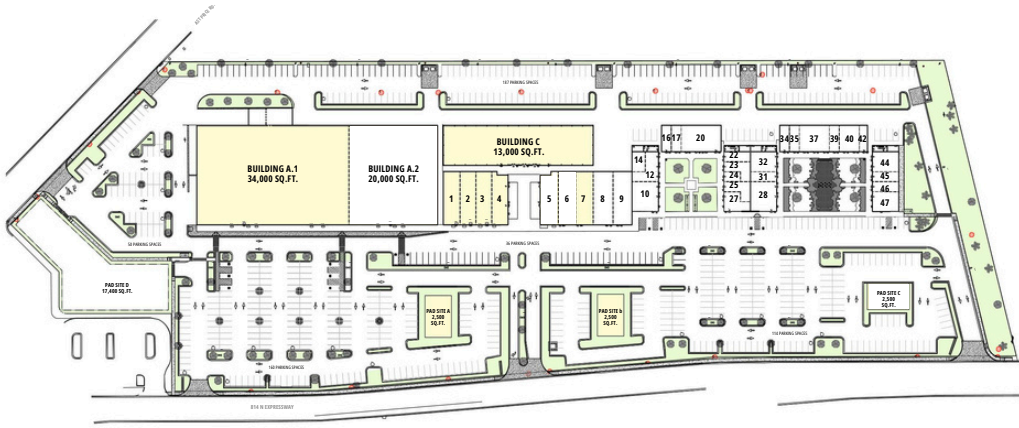
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## Available Space

<b>Building A1</b>	34,000 SF
<b>Building A2</b>	20,000 SF
<b>Building C</b>	13,000 SF
<b>1</b>	2,022 SF
<b>2</b>	1,817 SF
<b>3</b>	1,817 SF
<b>4</b>	2,363 SF
<b>7</b>	2,166 SF

## Proposed Pads

<b>PAD A</b>	32,000 SF
<b>PAD B</b>	25,500 SF
<b>PAD C</b>	27,000 SF
<b>PAD D</b>	17,400 SF

## Current Tenants

<b>5/6</b>	<b>Restaurant - LOI</b>	4,214 SF
<b>8</b>	<b>Griselda's Balloons &amp; Party Supplies</b>	2,412 SF
<b>9</b>	<b>Seafood Restaurant</b>	2,647 SF
<b>10</b>	<b>Nerve Coffee</b>	1,200 SF
<b>12</b>	<b>JZD</b>	600 SF
<b>13</b>	<b>Denim Barbershop</b>	1,200 SF
<b>14</b>	<b>IQ Juice Bar-Prep Kitchen</b>	545 SF
<b>16</b>	<b>Amor y Pan</b>	600 SF
<b>17</b>	<b>IQ Juice Bar</b>	600 SF
<b>20</b>	<b>Breath Hot Studio</b>	2,400 SF
<b>22</b>	<b>Erick Ptacnik Agency</b>	600 SF
<b>23</b>	<b>Bocata</b>	600 SF
<b>24</b>	<b>Hipstergal</b>	460 SF
<b>25</b>	<b>Lupita's Optical</b>	774 SF
<b>27</b>	<b>Clothing - Retail</b>	1,024 SF
<b>28</b>	<b>Malachela</b>	1,800 SF
<b>31</b>	<b>Garza Insurance</b>	600 SF
<b>32</b>	<b>Addictive Tattoo Studio</b>	600 SF
<b>34</b>	<b>Rolling with H&amp;E</b>	600 SF
<b>35</b>	<b>Williedean Bagels</b>	600 SF
<b>37</b>	<b>Resaca City Liquor</b>	1,800 SF
<b>39</b>	<b>Zoe's Flowers</b>	600 SF
<b>40</b>	<b>La Barra del Taco</b>	1,200 SF
<b>42</b>	<b>Tom Ortega Photography/Motley Hat</b>	600 SF
<b>44</b>	<b>Candy Apple Factory</b>	1,200 SF
<b>45-47</b>	<b>Restaurant - LOI</b>	2,400 SF

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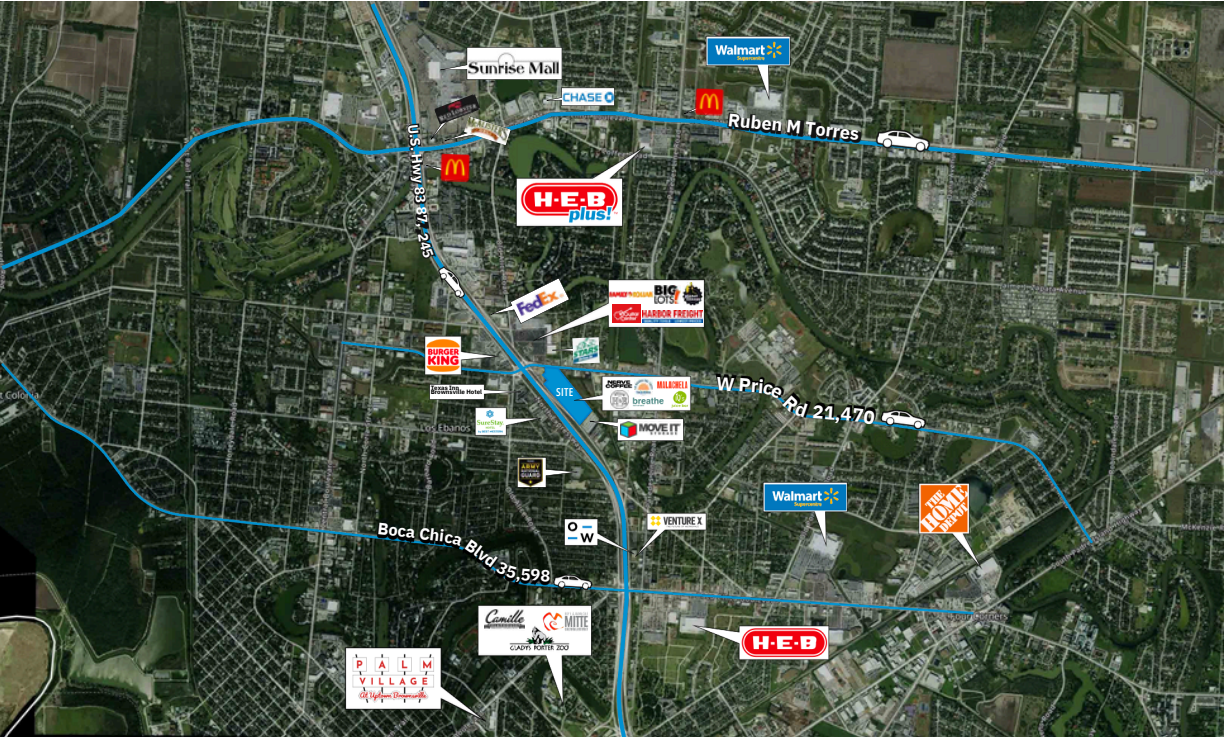
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## Demographics

### Population

1 Mile	3 Mile	5 Mile
13,406	110,930	182,434

### Daytime Population

1 Mile	3 Mile	5 Mile
17,136	122,357	184,640

### Median HH Income

1 Mile	3 Mile	5 Mile
\$37,927	\$46,123	\$47,510



## CLAUDIA AYARZAGOITIA

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