

VERSATILE BROWNSVILLE, TX BUILDING

SALE/LEASE

7480 Padre Island Hwy Brownsville, TX 78521



SALE/LEASE PRICE Call For Pricing

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcgrandevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcgrandevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY SUMMARY

7480 PADRE ISLAND HWY

Brownsville, TX 78521



PROPERTY DESCRIPTION

This 265,000 SF building offers strong potential for a variety of commercial uses. Conveniently located near the Port of Brownsville, surrounding industrial properties, and established neighborhoods, the site benefits from excellent access and visibility. Nearby schools and national restaurants further enhance the area's appeal, making this a versatile opportunity in a growing market.

PROPERTY HIGHLIGHTS

- Flexible layout and strong redevelopment potential
- Excellent accessibility with strong traffic exposure
- Ideal for multiple uses, including industrial, distribution, or commercial redevelopment
- Located 1.33 miles from Port of Brownsville, 6 miles from Gateway International Bridge, 15.25 miles from SpaceX.

OFFERING SUMMARY

Sale/Lease Price:	Call For Pricing
Lot Size:	32.6 Acres
Building Size:	265,000 SF
Market:	Rio Grande Valley
Submarket:	Brownsville

Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

SURVEY

7480 PADRE ISLAND HWY

Brownsville, TX 78521



ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: RANDR VENTURES, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY; CENTRAL BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 21, 2018.

FIELD SURVEY: John Heister, Surveyor

U.S. SURVEYOR

IMPROVEMENT NOTES

Buildings not utility easement by LP to ALC

SURVEYOR NOTES

NO SURVEY IS SUBJECT TO ANY AND ALL APPLICABLE RELEVANT CONTRACTS.

THIS SURVEY SHOULD BE INTERPRETED AS EVIDENCE THAT WAS NOT DONE IN RELIANCE ON ANY RECORDS OR RECORDS THAT WERE NOT SHOWN IN THIS SURVEY.

POSSIBLE RECIPROCAL ACCESS EASEMENT

POSSIBLE ELECTRIC EASEMENT

RECORD CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	TANGENT BEARING	TANGENT DISTANCE	ARC DISTANCE
0+00	S 12° 15' 00" E	125.00	S 77° 45' 00" W	125.00	125.00
0+125.00	S 77° 45' 00" W	125.00	S 12° 15' 00" E	125.00	125.00
0+250.00	S 12° 15' 00" E	125.00	S 77° 45' 00" W	125.00	125.00
0+375.00	S 77° 45' 00" W	125.00	S 12° 15' 00" E	125.00	125.00
0+500.00	S 12° 15' 00" E	125.00	S 77° 45' 00" W	125.00	125.00

Daniel Galvan, SIOR, CCIM
 (956) 451-2983
 dgalvan@cbcriograndevalley.com

Michael Pacheco
 (956) 739-5172
 mpacheco@cbcriograndevalley.com



SOUTHWEST FACING AERIAL

7480 PADRE ISLAND HWY

Brownsville, TX 78521



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

NORTHEAST FACING AERIAL

7480 PADRE ISLAND HWY

Brownsville, TX 78521



Daniel Galvan, SIOR, CCIM

(956) 451-2983

dgalvan@cbcriograndevalley.com

Michael Pacheco

(956) 739-5172

mpacheco@cbcriograndevalley.com

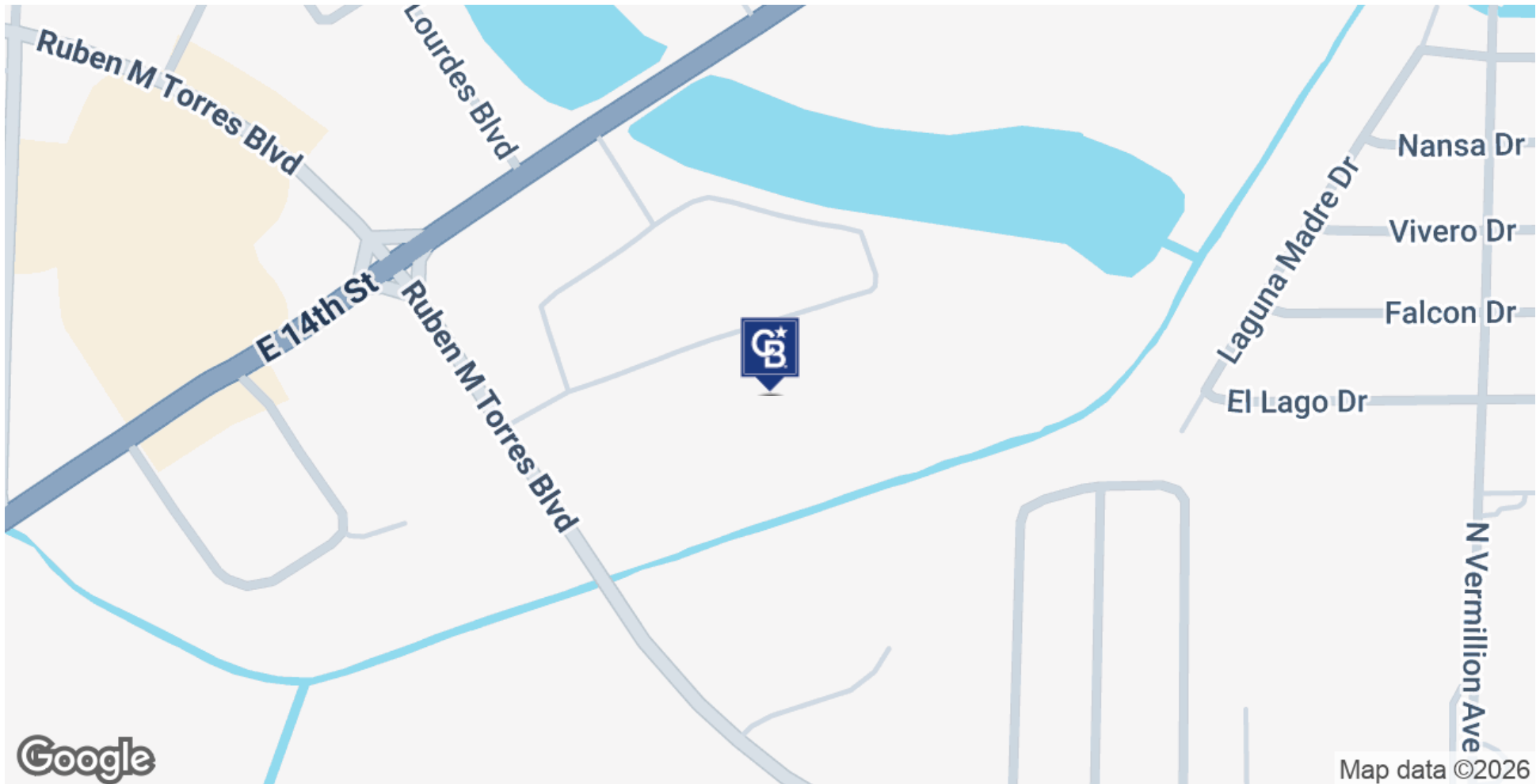


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LOCATION MAP

7480 PADRE ISLAND HWY

Brownsville, TX 78521



Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcriograndevalley.com

Michael Pacheco
(956) 739-5172
mpacheco@cbcriograndevalley.com



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

DEMOGRAPHICS

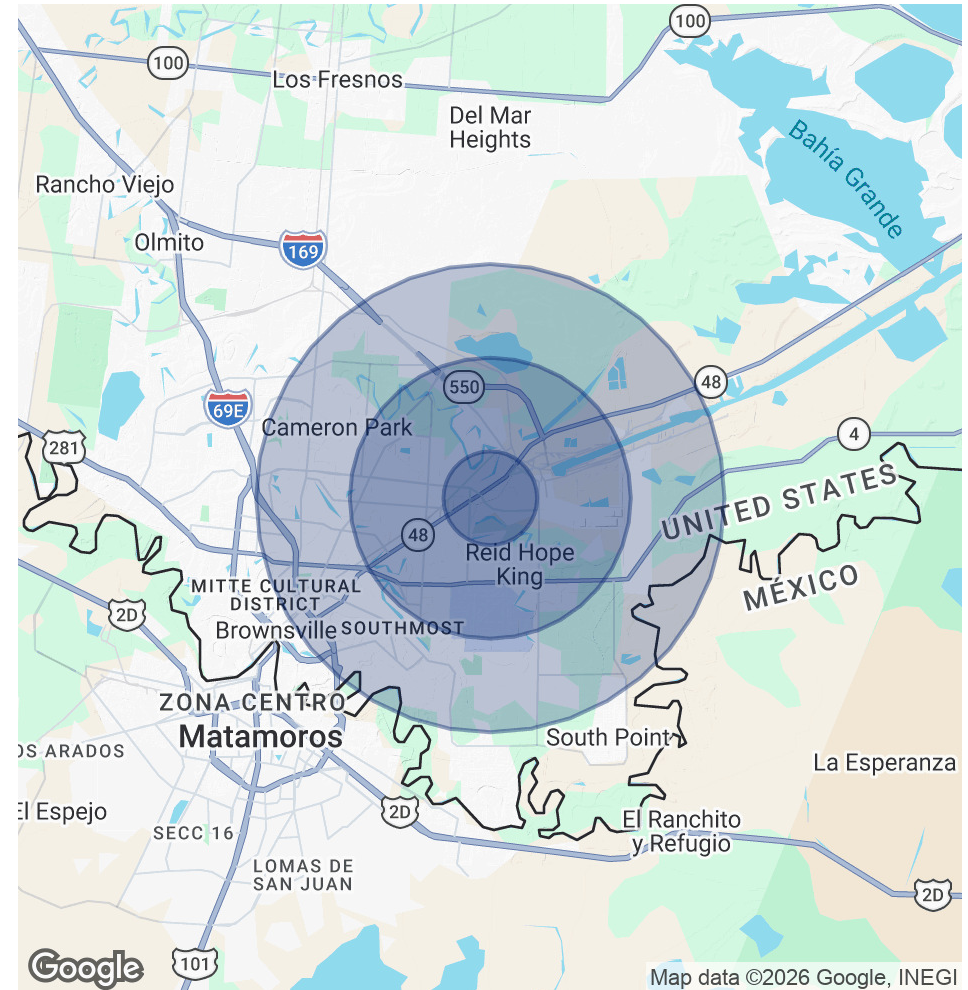
7480 PADRE ISLAND HWY

Brownsville, TX 78521

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,853	49,018	130,454
Average Age	34	35	36
Average Age (Male)	32	34	35
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,986	14,851	40,771
# of Persons per HH	3.6	3.3	3.2
Average HH Income	\$58,558	\$64,188	\$63,661
Average House Value	\$108,267	\$134,388	\$132,781

2020 American Community Survey (ACS)



Daniel Galvan, SIOR, CCIM
 (956) 451-2983
 dgalvan@cbcriograndevalley.com

Michael Pacheco
 (956) 739-5172
 mpacheco@cbcriograndevalley.com

