

FOR LEASE



A **Varco** REAL ESTATE PROJECT

HIGHLIGHTS

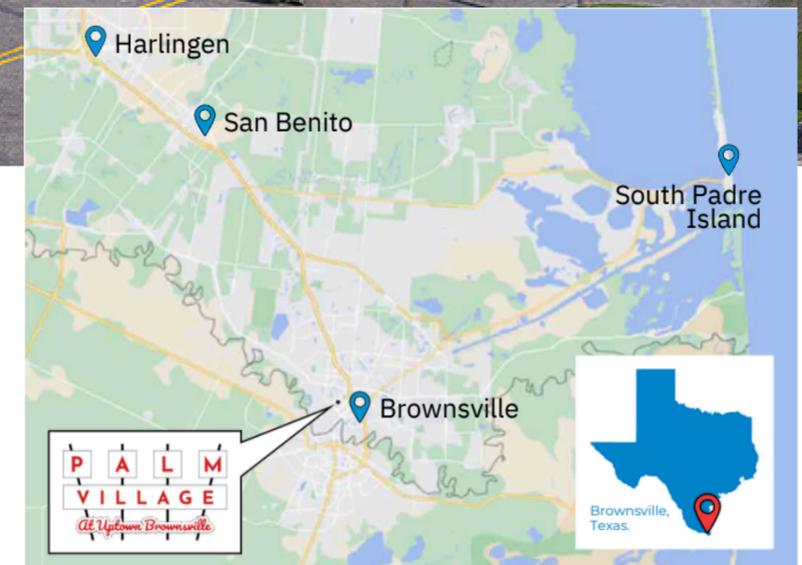
- ▶ Close proximity to Downtown Historical Center Brownsville
- ▶ 2 minutes away from from Gladys Zoo with over 424,000 visitors per year
- ▶ Property borders the bike and pedestrian trail
- ▶ One mile from the Cameron County City Law Enforcement offices

H
HOSPITAL
🕒 7 min
🚗 2.2 mi

AIRPORT
🕒 14 min
🚗 5.2 mi

SCHOOL
10 schools
🚗 1.4 mi

INTERNATIONAL
🕒 16 min
🚗 3.8 mi



1400 Palm Blvd, Brownsville, TX 78520

Coordinates: 26.3701, -98.7969

Available Space: 1,017 - 22,457 SQ.FT

TRAFFIC COUNT

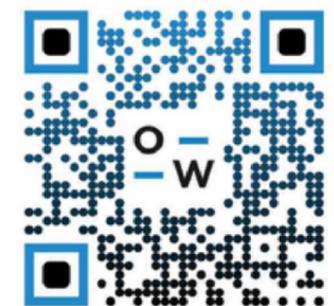
19,206

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956 388 1007



FOR LEASE

GROSS LEASABLE AREA
55,942 SQ. FT

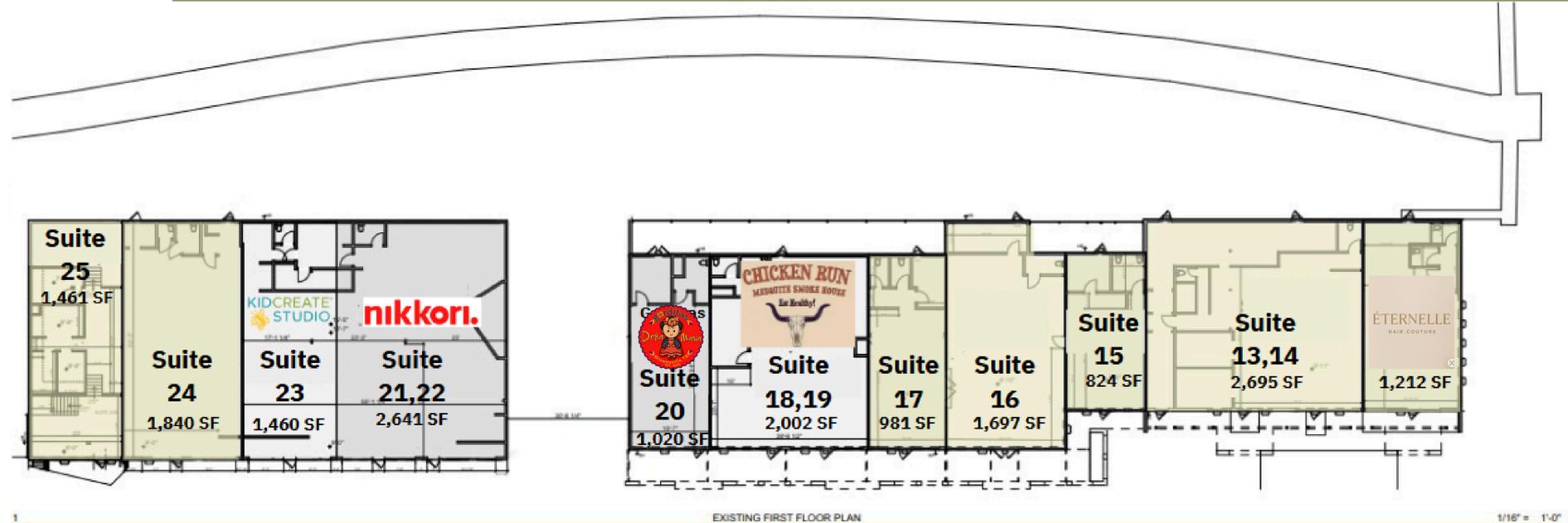
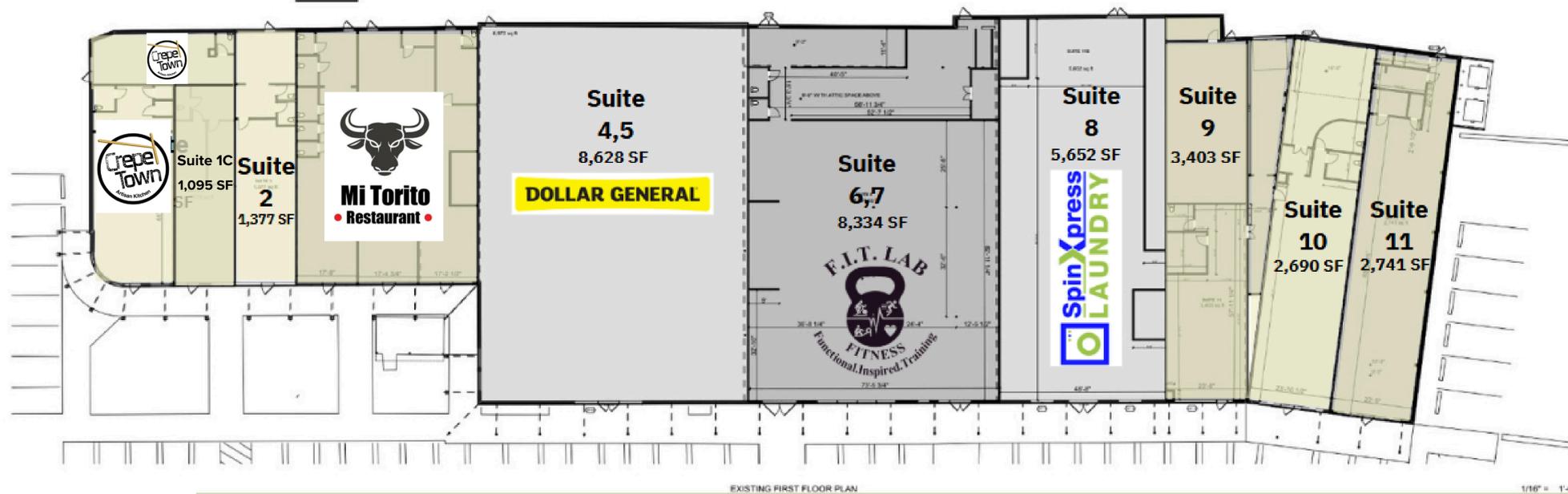


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AVAILABLE SPACE

1C	1,095	SQ.FT
2	1,377	SQ.FT
9	3,403	SQ.FT
10	2,690	SQ.FT
11	2,741	SQ.FT
13,14	2,695	SQ.FT
15	824	SQ.FT
16	1,697	SQ.FT
17	981	SQ.FT
24	1,840	SQ.FT
25	1,461	SQ.FT



CURRENT TENANTS

1A,1B	Crepe Town	2,141	SQ.FT
3	Mi Torito	4,076	SQ.FT
4,5	Dollar General	8,628	SQ.FT
6,7	F.I.T. Lab Fitness	8,334	SQ.FT
8	SpinXpress	5,652	SQ.FT
12	Eternelle Hair Couture	1,212	SQ.FT
18,19	Chicken Run	2,002	SQ.FT
20	Gorditas Doña Maria	1,020	SQ.FT
21,22	Nikkori Sushi	2,627	SQ.FT
23	Kid Create Studio	1,460	SQ.FT

REACH OUT FOR MORE INFO

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