



Prime Brownsville Expressway 83 Frontage

Brownsville Expressway 83 Frontage

- High-Visibility Frontage on Expressway 83
- Flexible Development: Ground Lease or Build to Suit
- Strategically Located in Brownsville's High-Growth Commercial Corridor

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The Opportunity

This premier site represents a high-impact commercial opportunity situated in one of Brownsville's upcoming development corridors. Offering unmatched visibility and direct access along the vibrant Expressway 83, the property is positioned for businesses looking to capitalize on the region's rapid economic expansion (LNG Plant, SpaceX, Port of Brownsville), dense residential growth, and heavy daily traffic flow. Whether you are seeking a flexible ground lease or a custom-tailored "Build to Suit" facility, this site provides everything needed for long-term commercial success.

Site Description



Expressway Frontage: Direct access and high-visibility frontage on Expressway 83, ensuring maximum brand exposure.



Strategic Positioning: Located in a primary commercial hub, providing easy access for local and regional customers.



Economic Proximity: Benefit from regional proximity to key economic drivers including the Port of Brownsville, upcoming LNG Plant, and the Brownsville South Padre Island International Airport (BRO).



Property Highlights

Expressway 83 Frontage: Command attention with high-profile frontage on Brownsville's primary traffic artery, ensuring maximum brand exposure to thousands of commuters and travelers daily.

Flexible Development Options:

- **Ground Lease:** Providing a blank canvas for specialized commercial use.
- **Build to Suit:** Offered at \$24/SF/Year + NNN, allowing for a purpose-built facility designed to your exact specifications.

Ready for Growth: The site is positioned to benefit from the same infrastructure-ready environment seen in the region's other top-tier developments.

Site Overview

Premier Commercial Opportunity in Brownsville This high-visibility site is strategically designed for immediate commercial development. With prime frontage along the Expressway 83 corridor, the property offers the scale and flexibility required for major commercial builds and/or corporate headquarters.

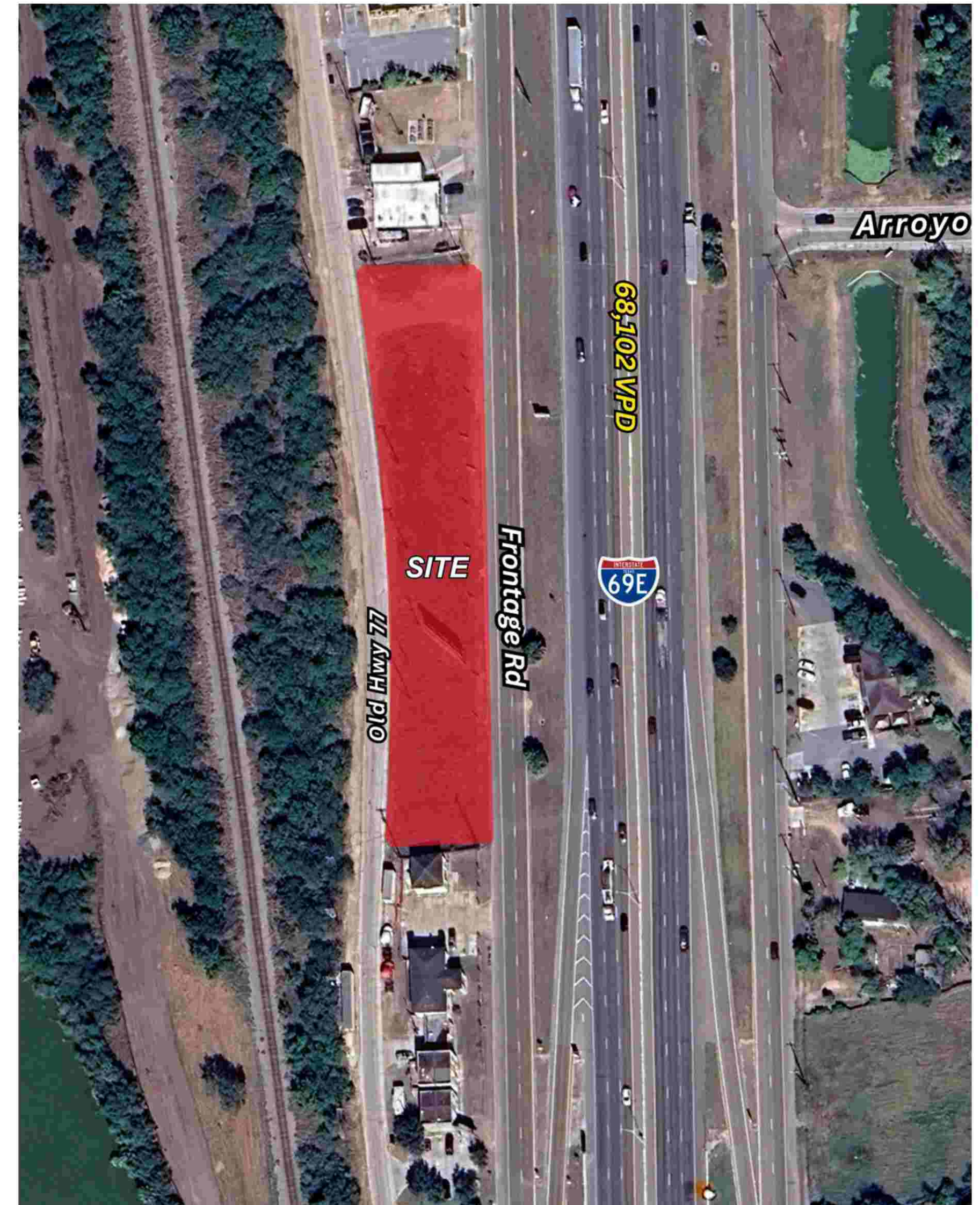
Flexible Planning & Development

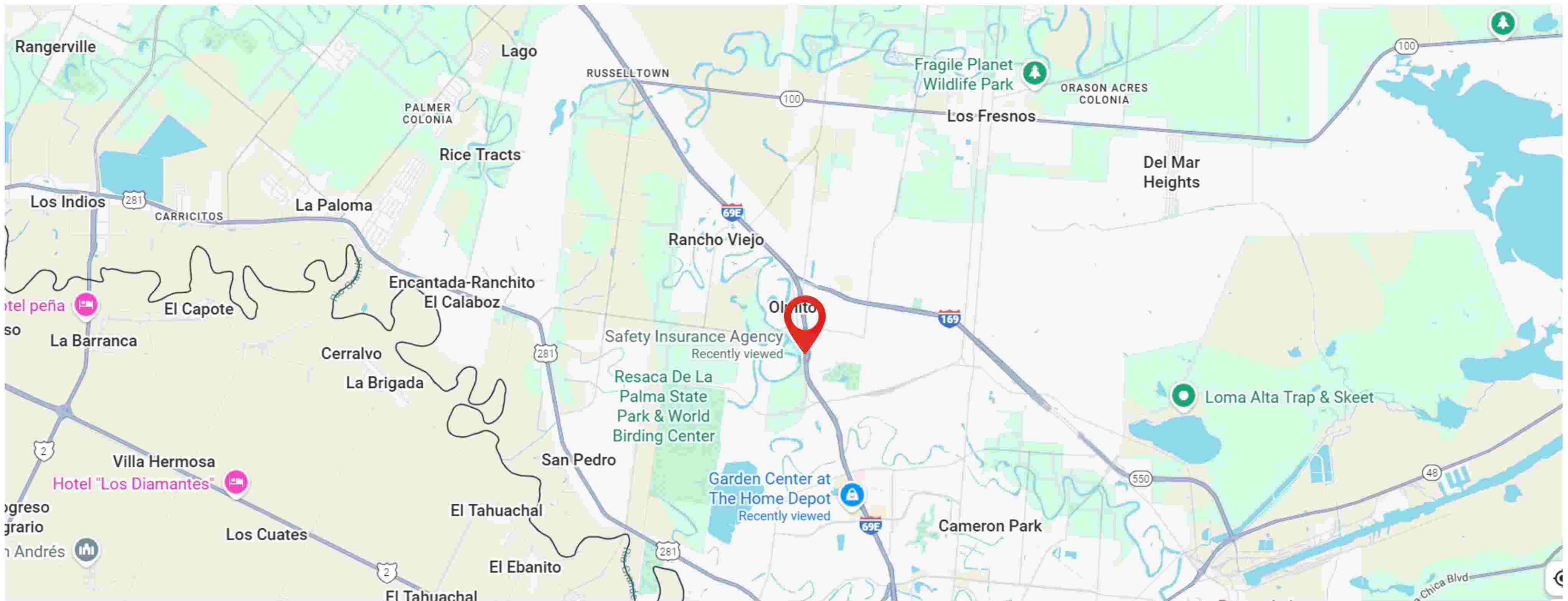
With both ground Lease & Build-to-Suit options we offer versatile paths to meet your specific business requirements:

- **Ground Lease:** Terms are subject to offer, providing a prime foundation for your custom development.
- **Build-to-Suit:** Available at \$24/SF/Year + NNN, allowing for a clean and customized facility tailored to your operational needs.

Offering & Price

Development Type	Price/Terms
Ground Lease	Subject to Offer
Build to Suit	\$24/SF/Year + NNN





Market Insights

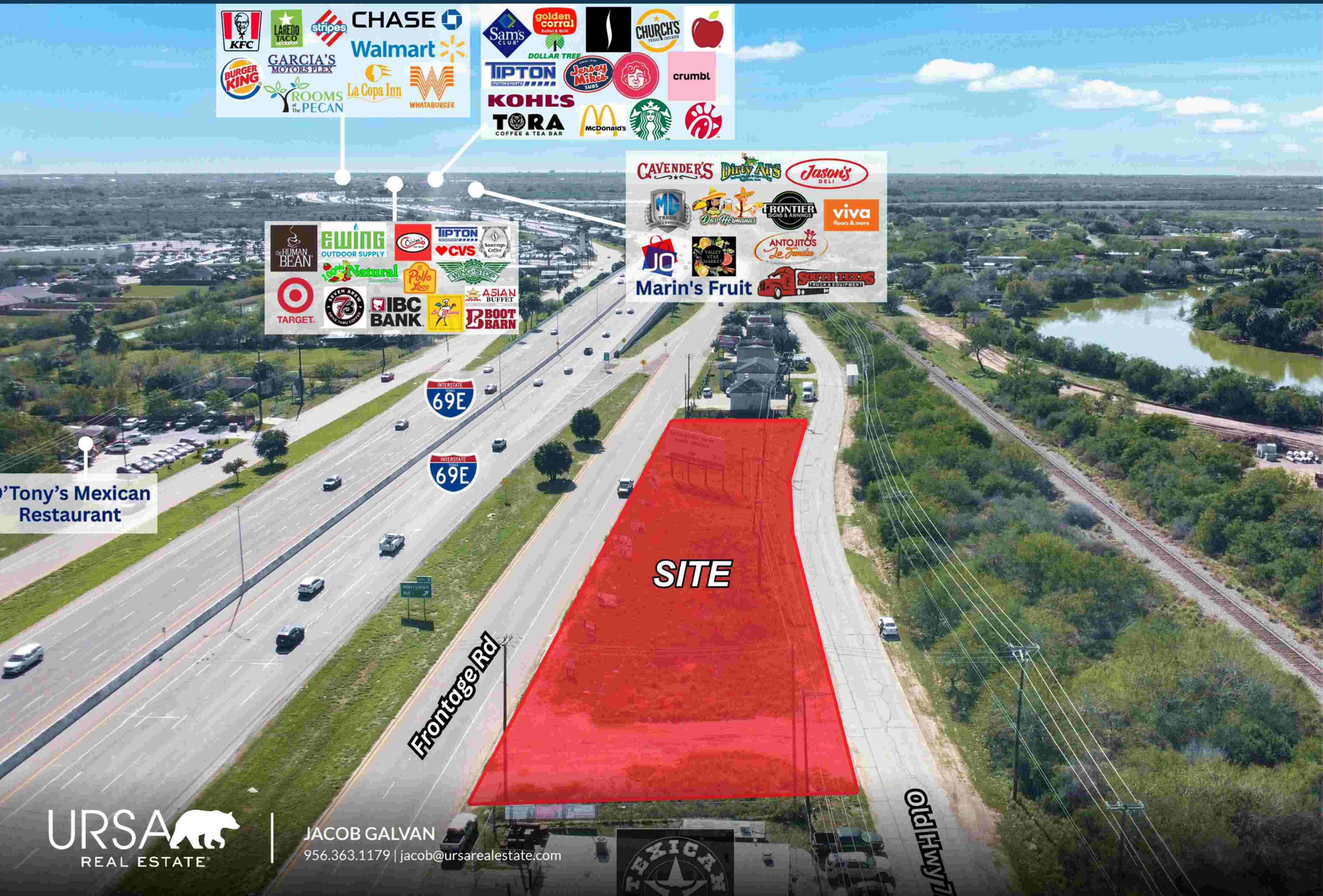
Strong Demographics

The Brownsville market is experiencing a significant spike in population and income growth, fueled by major industrial projects like the Rio Grande LNG Plant and SpaceX Starbase.

Growing Population

Year over year population growth in Brownsville shows strong interest in this market and continued growth.

Metric	1 Mile	3 Mile	5 Mile
Population (2023)	22,933	92,244	157,079
Median Income (2023)	\$43,107	\$44,947	\$44,337
Median Age (2023)	30.8	31.3	31.3



'Tony's Mexican Restaurant



Old Hwy 171

Brownsville

Strategic Corridor to the Aerospace Hub

The land at frontage on Expressway 83 is strategically located in the immediate vicinity of the burgeoning Brownsville corridor, which has become the epicenter of the global aerospace industry. This positioning ensures short, convenient commutes to the SpaceX Starbase facility and the Port of Brownsville.

Commercial Visibility & Strategic Value

High-Impact Expressway Frontage This premier site offers direct frontage on Expressway 83, providing a unique opportunity for high-impact commercial presence with maximum brand visibility. Positioned along Brownsville's primary traffic artery, the property ensures constant exposure to a massive daily volume of local and regional commuters.

Transportation Access - BRO

The property's value is further enhanced by its close proximity to the Brownsville South Padre Island International Airport (BRO). BRO is a vital regional asset, offering commercial air service and crucial logistics support for the industrial expansion in Cameron County.





Rio Grande LNG Plant

NextDecade is developing the Rio Grande LNG (RGLNG) facility at the Port of Brownsville, spanning approximately 1,000 acres. The site is strategically chosen for its 15,000 feet of uncongested waterway frontage and proximity to abundant natural gas resources. With a potential capacity of up to 60 MTPA across 10 liquefaction trains, the project began Phase 1 construction in July 2023 and expects its first LNG production by 2027. Additionally, the company is evaluating carbon capture and storage options to support lower-carbon energy solutions.

The project provides a significant economic boost to the Rio Grande Valley, creating over 5,000 construction jobs and 700 long-term operational positions. Since its 2023 investment decision, the project has funneled over \$322 million into local businesses and contributed \$2 million to community investments.

Construction Workforce:

The project is providing more than 5,000 construction jobs during its peak Phase 1 construction period.

Operational Roles:

Once fully operational, the facility will sustain approximately 700 long-term jobs within the RGV.

Local Hiring Focus:

NextDecade expects a vast majority of the onsite workforce to be hired directly from the RGV community.

Training and Advancement: The company provides specific pathways for vocational training and professional development to ensure local workers can transition into high-paying energy careers.



Proximity to SpaceX Starbase

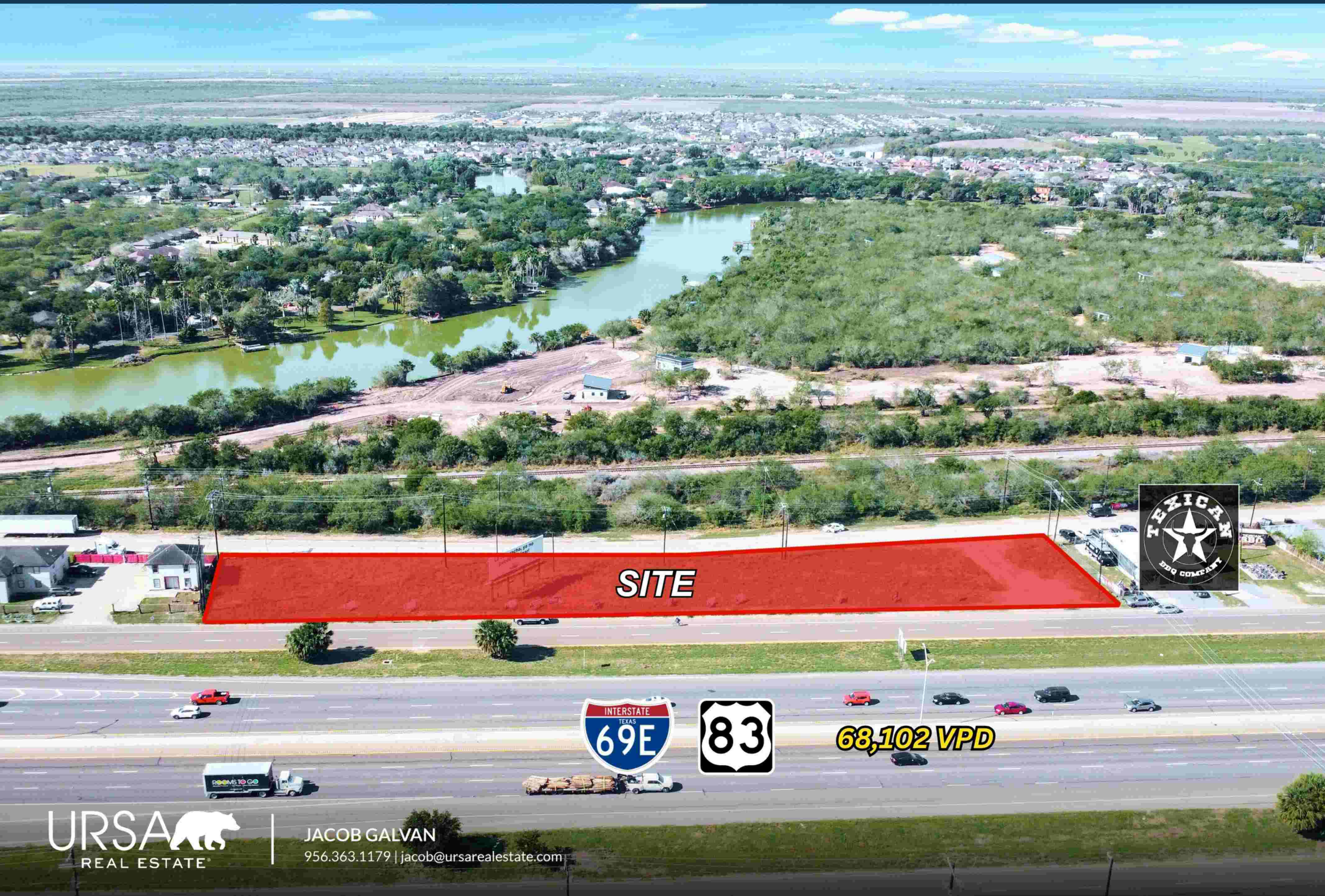
The Gateway to Mars The Brownsville Expressway 83 Frontage property is defined by its unparalleled proximity to SpaceX's "Starbase." Located just a short drive east at Boca Chica Beach, Starbase is the world's first vertically integrated production and launch site for the Starship spacecraft. As a hub of continuous activity—spanning rocket manufacturing, advanced engine testing, and orbital flight attempts—this massive complex has transformed the local landscape into a global aerospace center.

Strong Economic & Investment Value

A Catalyst for Appreciation SpaceX serves as a transformative economic engine for the Rio Grande Valley. The influx of high-paying jobs and specialized talent is driving an unprecedented surge in commercial demand and accelerating property appreciation across the region. As Brownsville evolves into a premier tech and energy corridor, high-visibility frontage parcels along Expressway 83 have become increasingly scarce. Offering:

- .Brand Exposure: Unmatched visibility for companies looking to align with the region's high-tech growth.
- Strategic Utility: Perfect for commercial retail, specialized logistics, or corporate facilities tailored to the burgeoning aerospace and energy sectors.
- Capital Growth: Positioning your business or investment in the direct path of Brownsville's rapid northward and eastward expansion.







Arroyo Blvd



D'Tony's Mexican Restaurant

68,102 VPD

SITE

Site Aerial

Brownsville Expressway 83 Frontage



Old Hwy 77

SITE

Frontage Rd

68-102 VPD



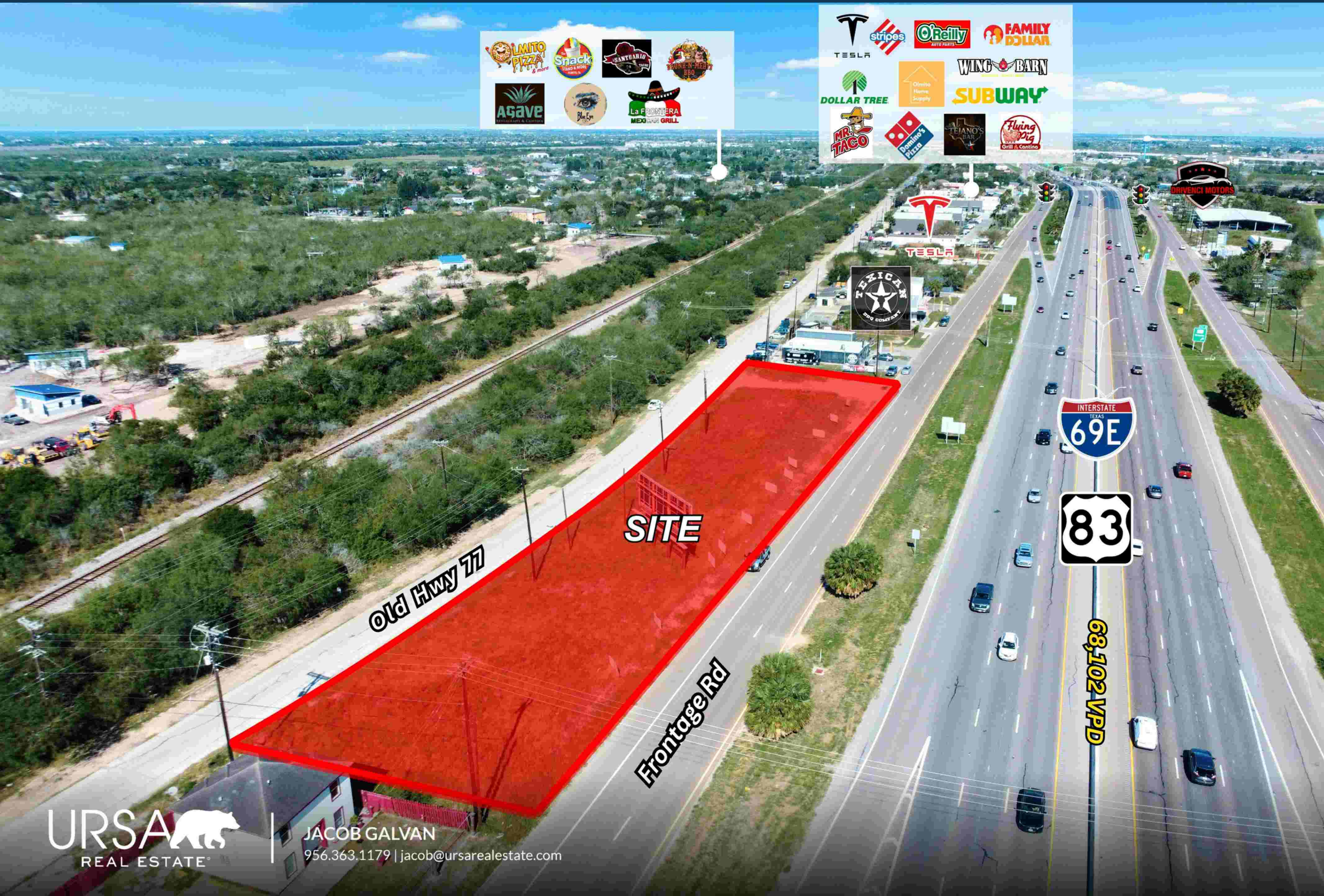
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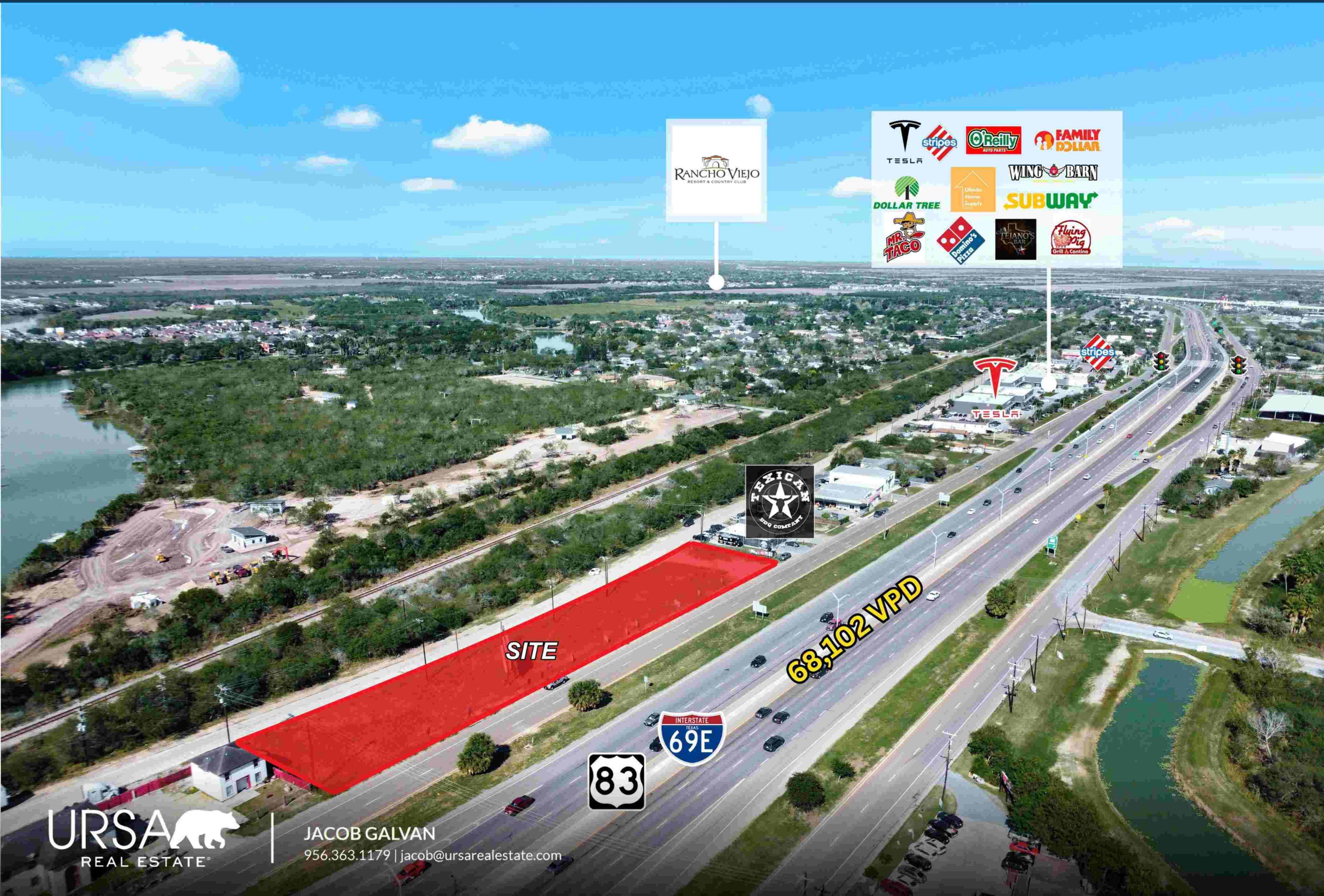
SITE

Frontage Rd

INTERSTATE
TEXAS
69E

83

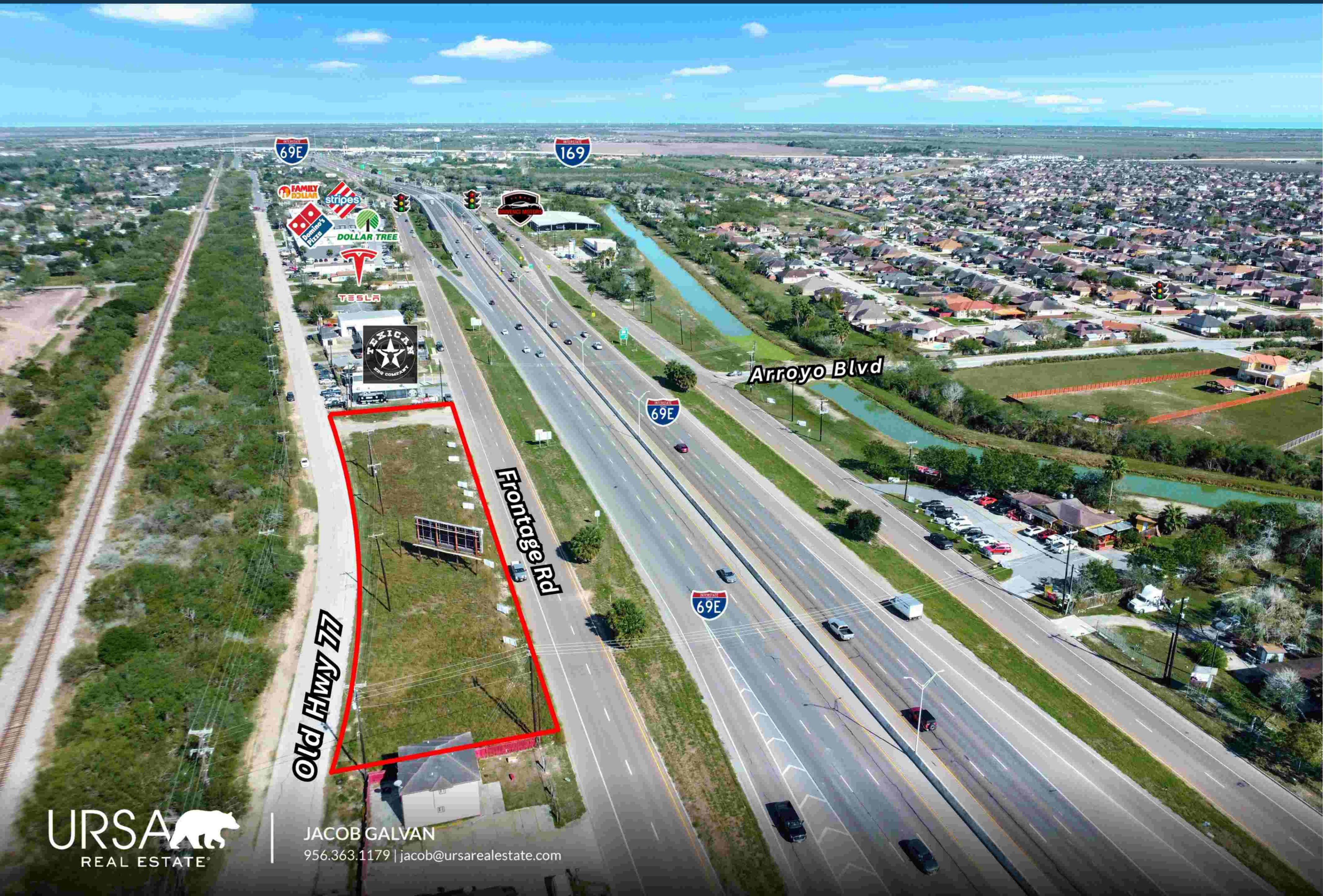
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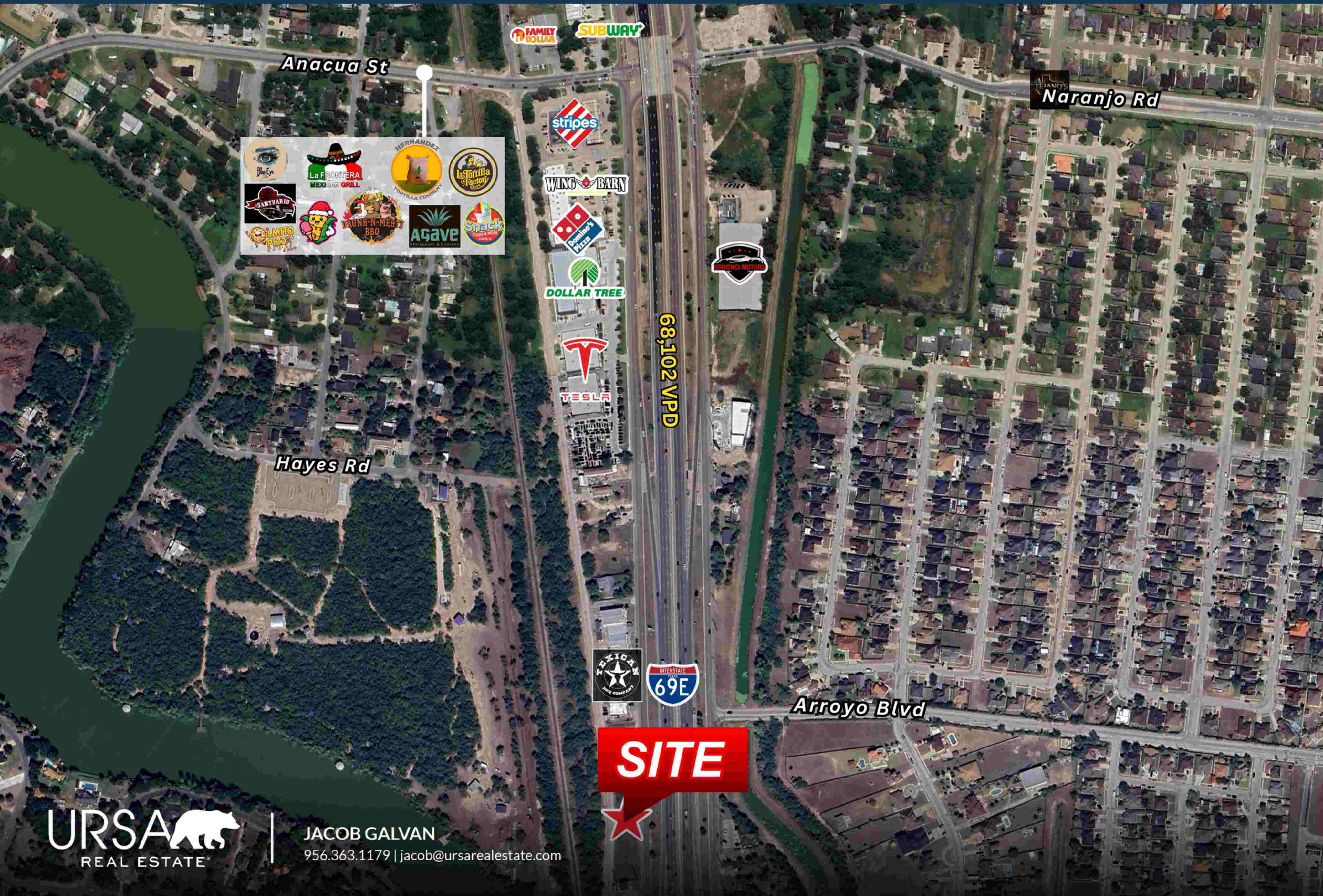


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Frontage Rd

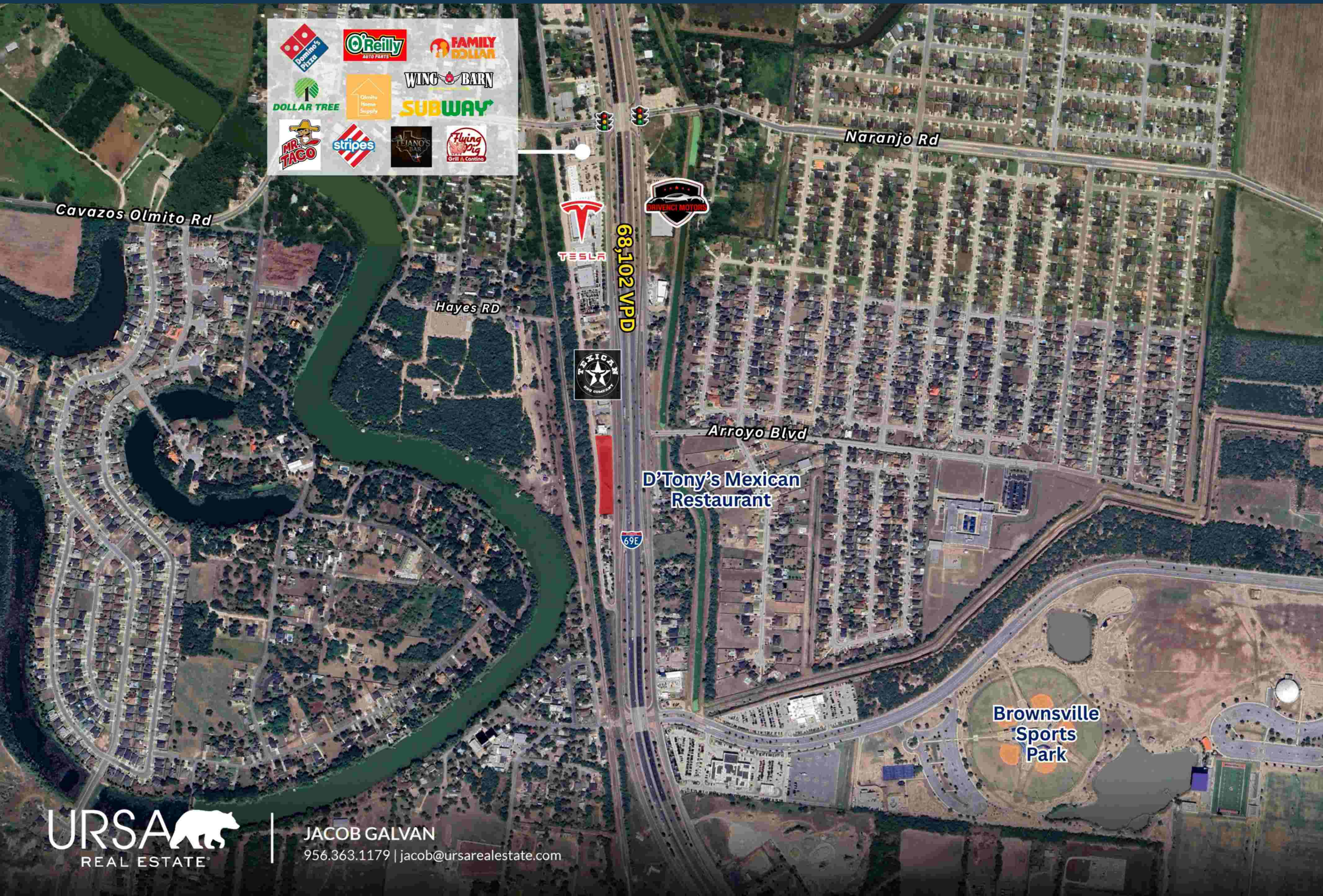
SITE





Area Map

Brownsville Expressway 83 Frontage



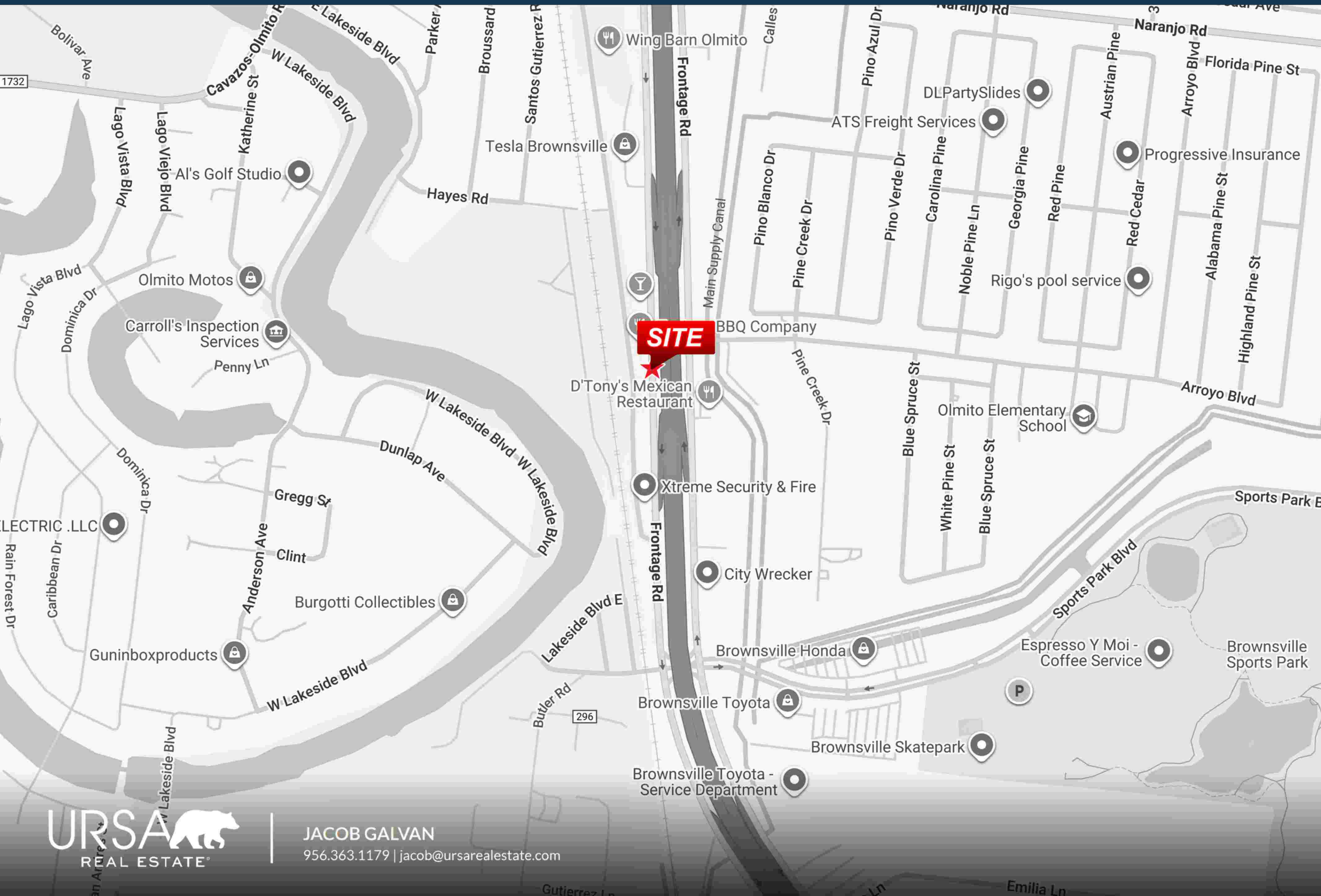
Region Map

Brownsville Expressway 83 Frontage



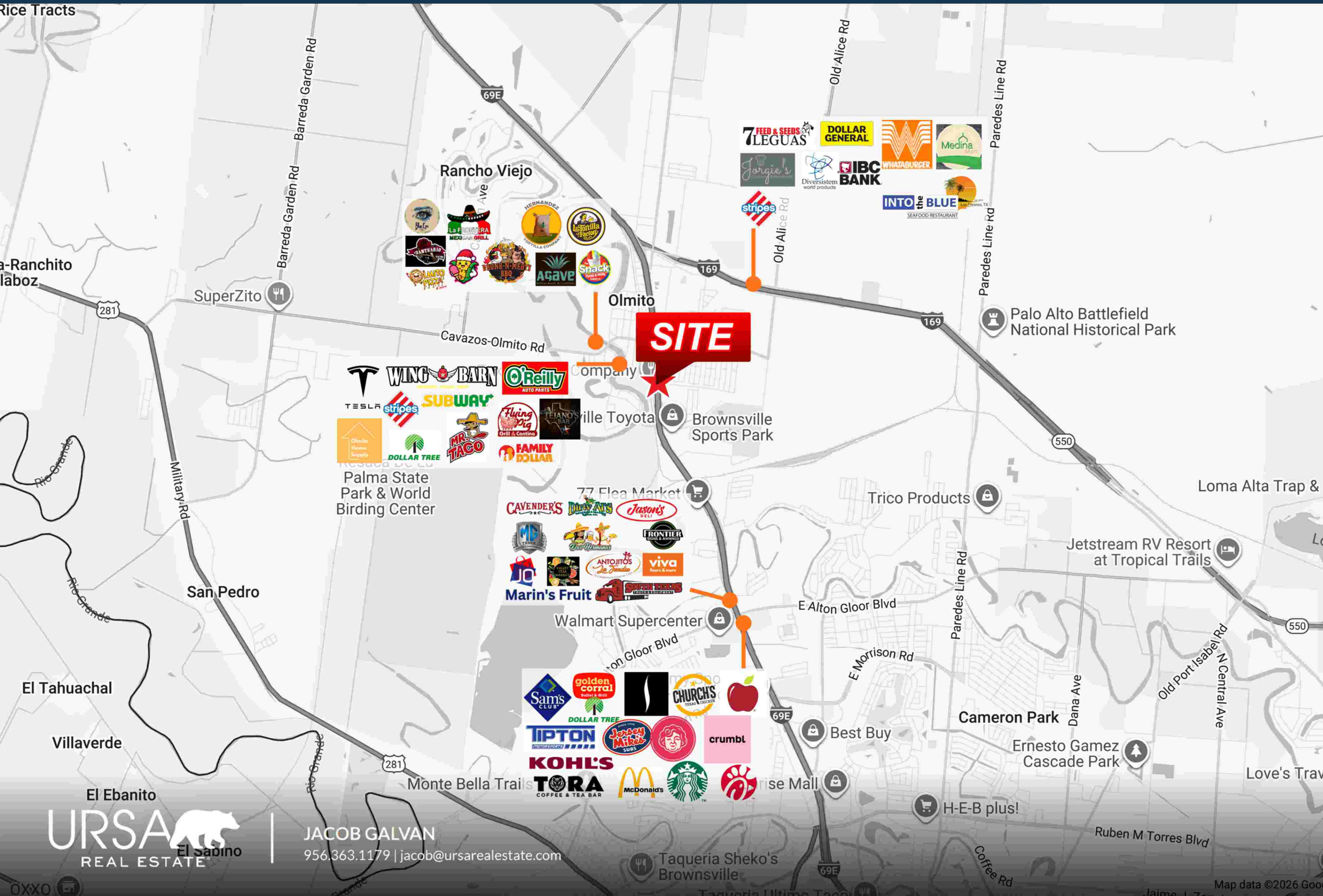
Area Map

Brownsville Expressway 83 Frontage



Trade Map

Brownsville Expressway 83 Frontage







LISTING AGENT:

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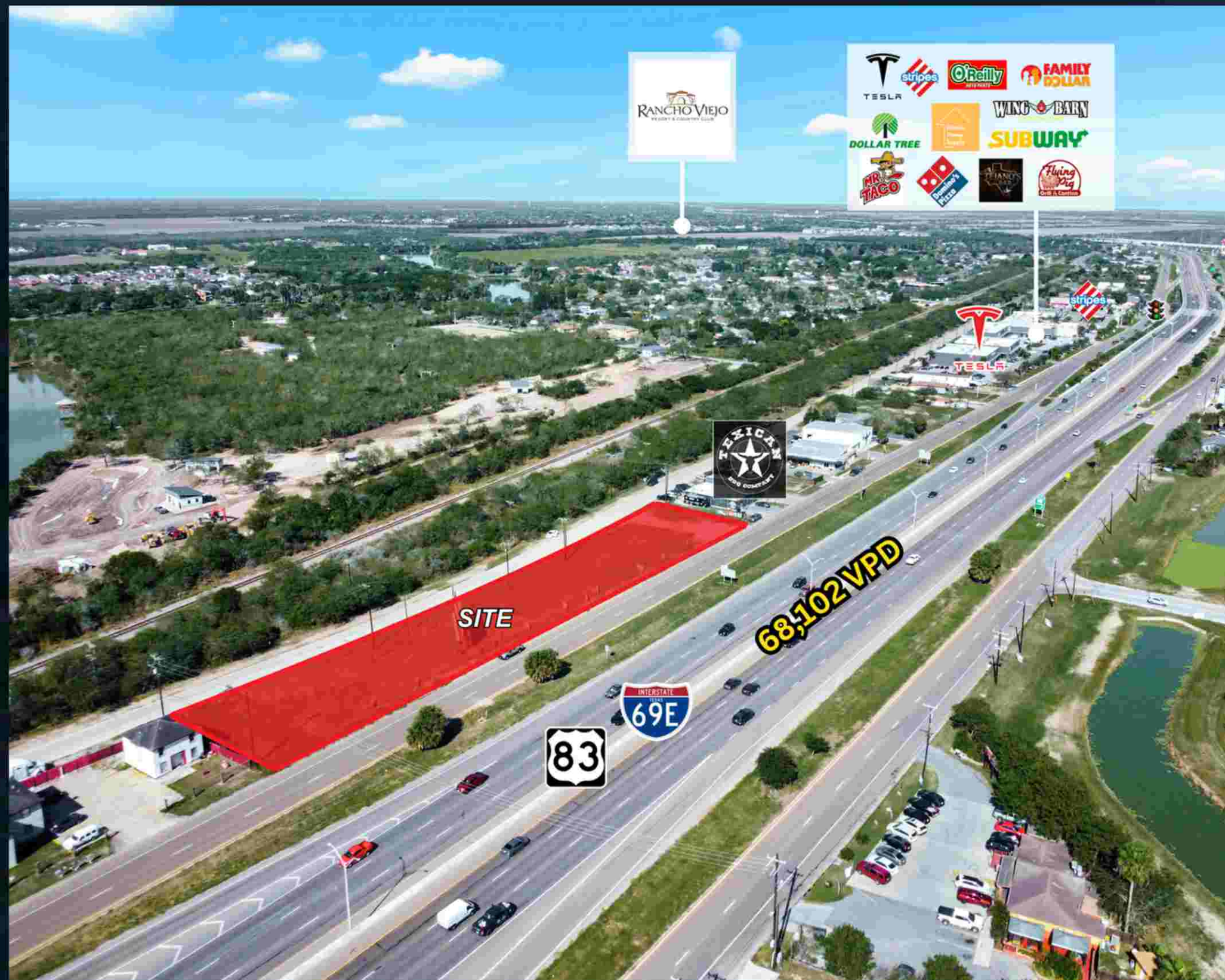
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