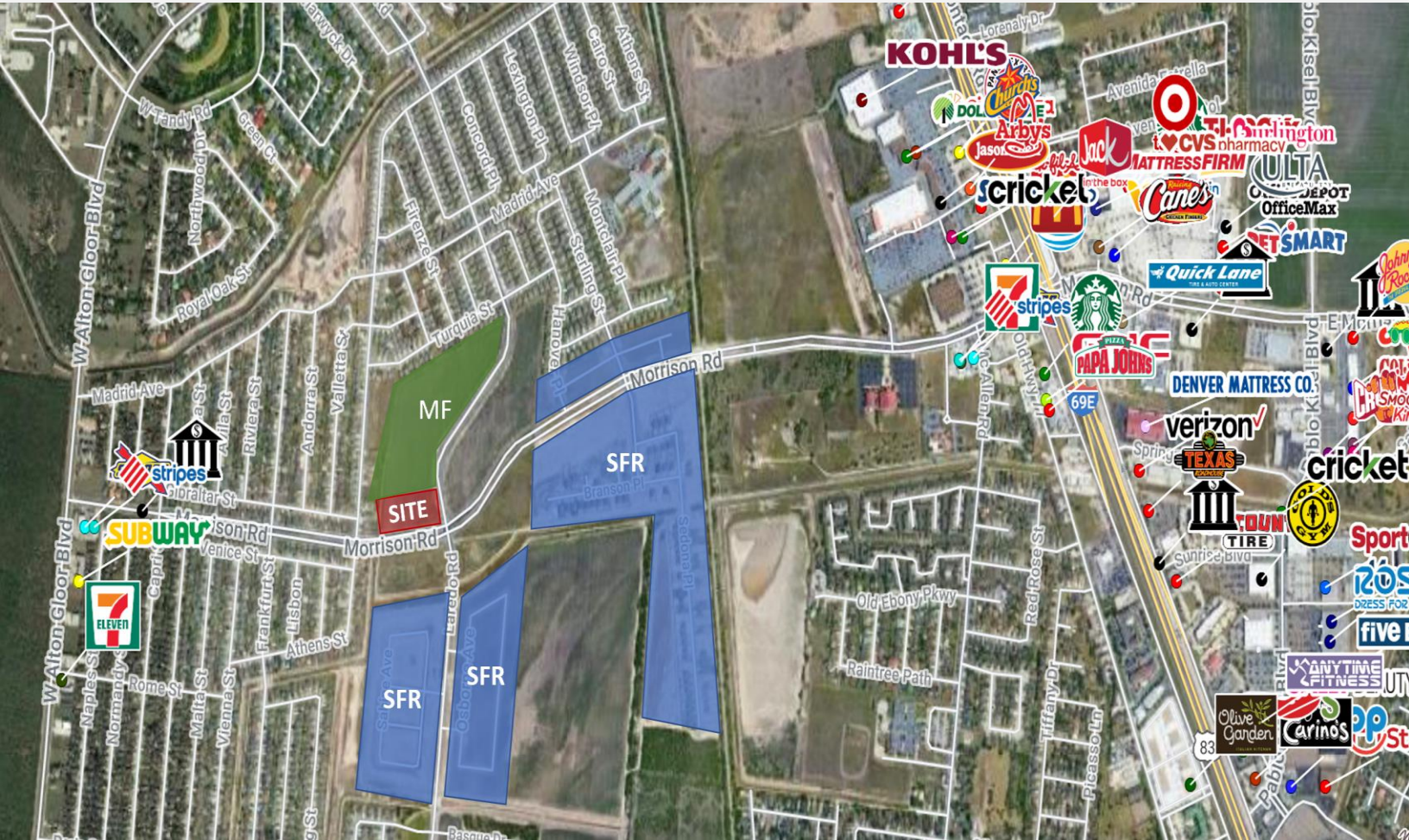


# FOR LEASE

Ground Lease or Build-To-Suit

NWC Morrison Rd. & Laredo Rd. | Brownsville, TX



## PROPERTY OVERVIEW:

Pad Sizes: Lot 1: 1.39 ac.; Lot 2: 1.40 ac.

Traffic Counts: +20k VPD at intersection

Zoning: CC – Corridor Commercial

Traffic Generators: Several new single-family and multi-family Church's and many others residential developments underway

Major Employers: Brownsville ISD, Cameron County Gov't, Univ. of Texas RGV, Keppel Amfels, SpaceX

Area Retailers: Stripes, Starbucks, McDonald's, Target, Arby's,

## AREA DEMOGRAPHICS:

RADIUS:	POPULATION:	MEDIAN HH INCOME:	DAYTIME EMPLOYEES:
1 mi	13,890	\$54,923	1,587
3 mi	58,553	\$52,159	19,741
5 mi	131,625	\$48,380	45,449

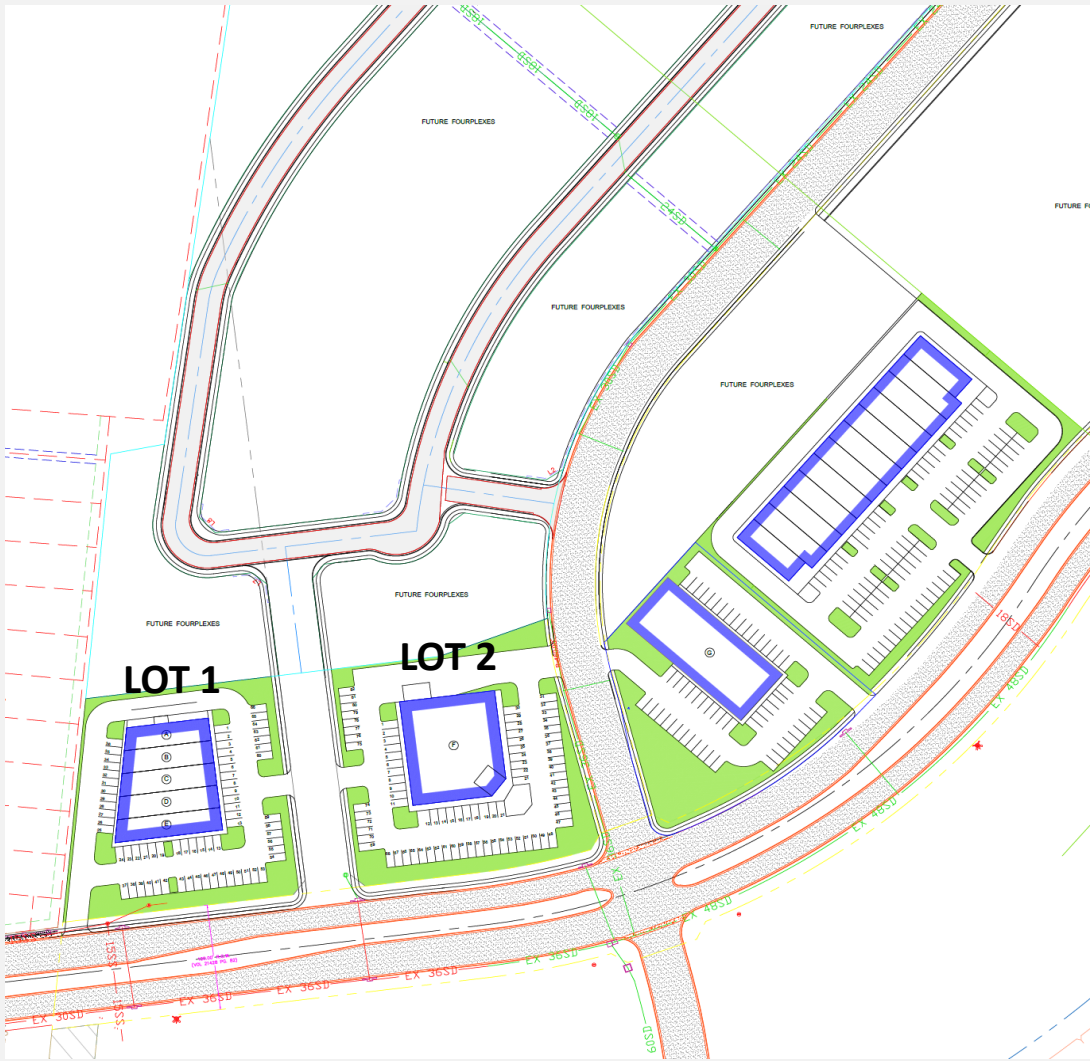


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# Preliminary Site Plans



LOT 1 AREA 1.39 ACRE
LOT 1 SUITE A 2,531 SF RESTAURANT DRIVE TRU.
LOT 1 SUITE B 2,548 SF RETAIL
LOT 1 SUITE C 2,696 SF RETAIL
LOT 1 SUITE D 2,844 SF RETAIL
LOT 1 SUITE E 2,993 SF RETAIL
<b>TOTAL 13,612 SF</b>

FUTURE FOURPLEXES
LOT 2 AREA 1.40 ACRE
LOT 2 SUITE F 12,370 SF PHARMACY DRIVE TRU
<b>TOTAL 12,370 SF</b>

