

FOR LEASE

For Ground Lease or Build-To-Suit

5500 Paredes Line Rd. & Hugh Emerson, Brownsville, TX



DEVELOPMENT PROPERTY OVERVIEW:

Lot Size: 1.85 Acres

Traffic Counts: Paredes Line Rd – 16,088 VPD, Alton Gloor Blvd/Hugh Emerson – 22,172 VPD (2017 counts-dated)

Access: Full Ingress/Egress on Paredes & H. Emerson & Pomelos Lane.

PROPERTY HIGHLIGHTS:

- Hard Corner lot(s) for Lease or BTS One or Two lots available.
- Located in the path of growth for the City of Brownsville. Strong residential growth North & West of City
- Connectivity to Interstate-69 (83/77) & Highway 550
- Nearby MFG./Industrial, Tropical Trails RV Resort, Port of Brownsville, area shopping & retail hub

Zoning: General Retail (4GC). Rezoned 2017

Nearby Employers: CK Technologies; Cardone Industries; Sandex Int. Corp., Auto dealers, Retailers, Schools

Other: TCEQ NFA letter on hand. UST's removed. New Apartments, & multi-family developments. Brownsville City development at Parades & Hwy 550

AREA DEMOGRAPHICS:

RADIUS:	POPULATIONS:	MEDIAN HH INCOME:
1 M	11,339	\$59,300
3 M	52,930	\$56,717
10 M	134,802	\$49,818