

OFFICE BUILDING FOR LEASE

# 2424 VILLAGE DRIVE



**2424**  
VILLAGE DRIVE  
BROWNSVILLE, TX

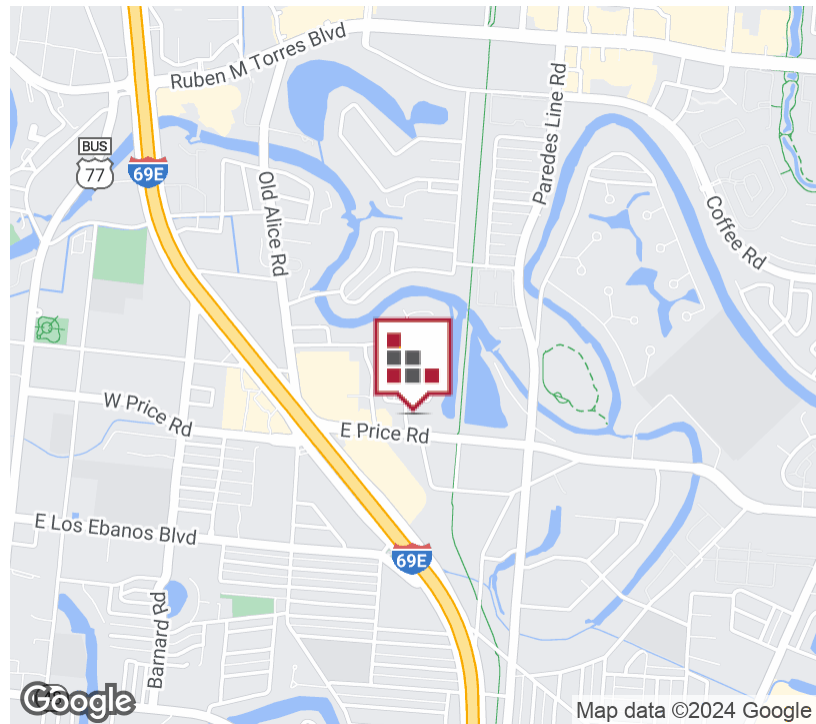


Freestanding Office Building for lease with several offices, large work areas, conference room, employee break room, IT Room, unfinished Garage with Grade-Level door and outside area that can be utilized for storage or outside green space. Building is U-shaped and surrounds water atrium. Drive Thru / Drop Off Area. Landlord is re-surfacing / re-stripping the parking area.



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## EXECUTIVE SUMMARY



### LEASE RATE

**\$12.00 SF/YR**

### OFFERING SUMMARY

Available SF: 4,724 SF

Lease Rate: \$12.00 SF/yr  
(NNN = \$3.60)

Lot Size: 0.5 Acres

Building Size: 4,724 SF

Zoning: Commercial

Market: Rio Grande Valley

Submarket: Brownsville

### PROPERTY OVERVIEW

Freestanding Office Building for lease with several offices, large work areas, conference room, employee break room, IT Room, unfinished Garage with Grade-Level door and outside area that can be utilized for storage or outside green space. Building is U-shaped and surrounds water atrium. Drive Thru / Drop Off Area. Landlord is re-surfacing / re-stripping the parking area.

### PROPERTY HIGHLIGHTS

- Freestanding Building
- Proximity to Expressway
- Outdoor Atrium
- Ample Offices and Work Areas



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**ADDITIONAL PHOTOS**



Exterior Photo



Gated Atrium Area



Gated Atrium - Drive Thru/Pick Up Lane



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**ADDITIONAL PHOTOS**



Interior - Front Area



U-Shaped Hallway surrounding Atrium..



Atrium



Large Work Area at Entrance



Typical Interior

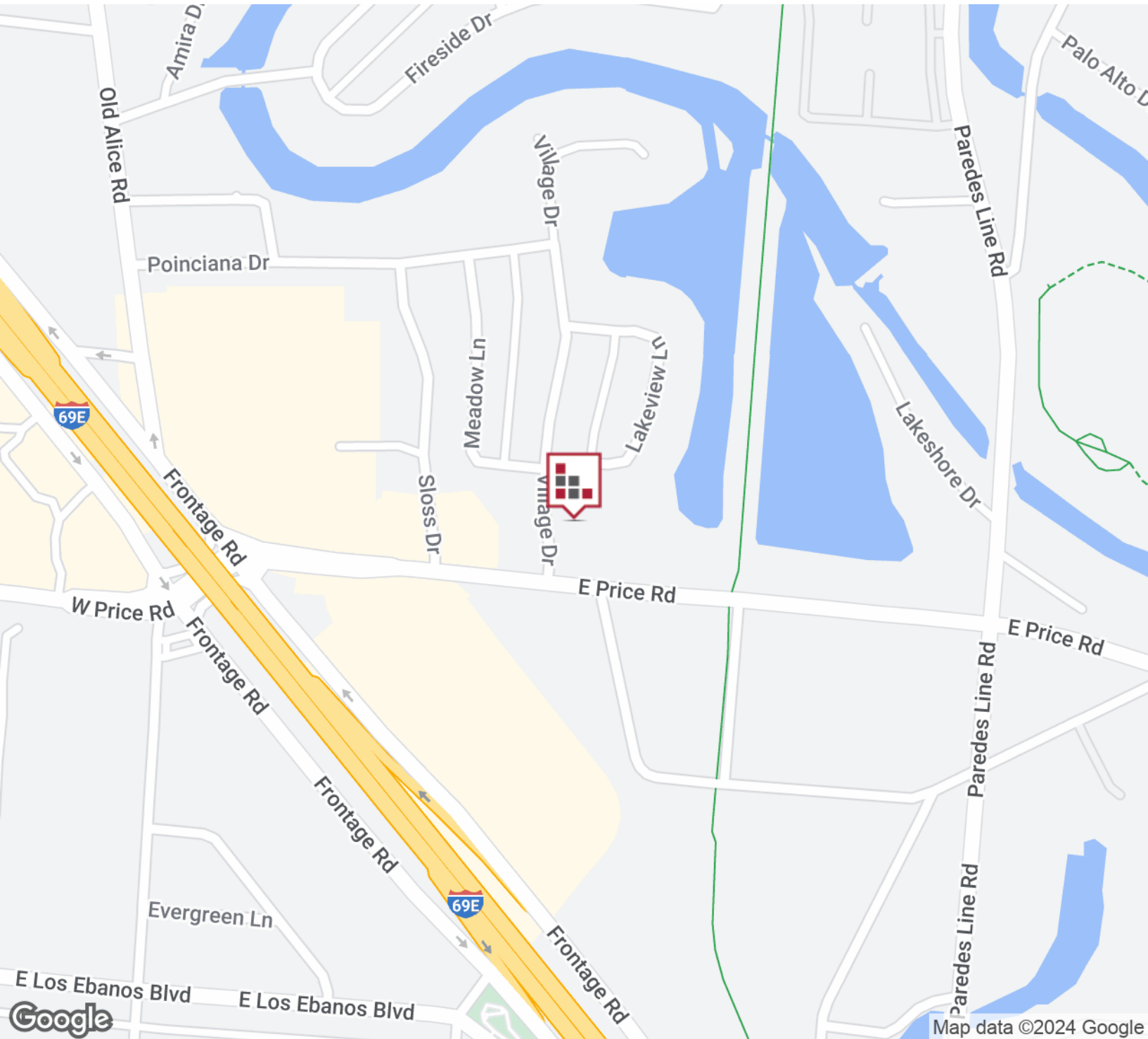


Breakroom with 2 ADA Restrooms



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LOCATION MAPS



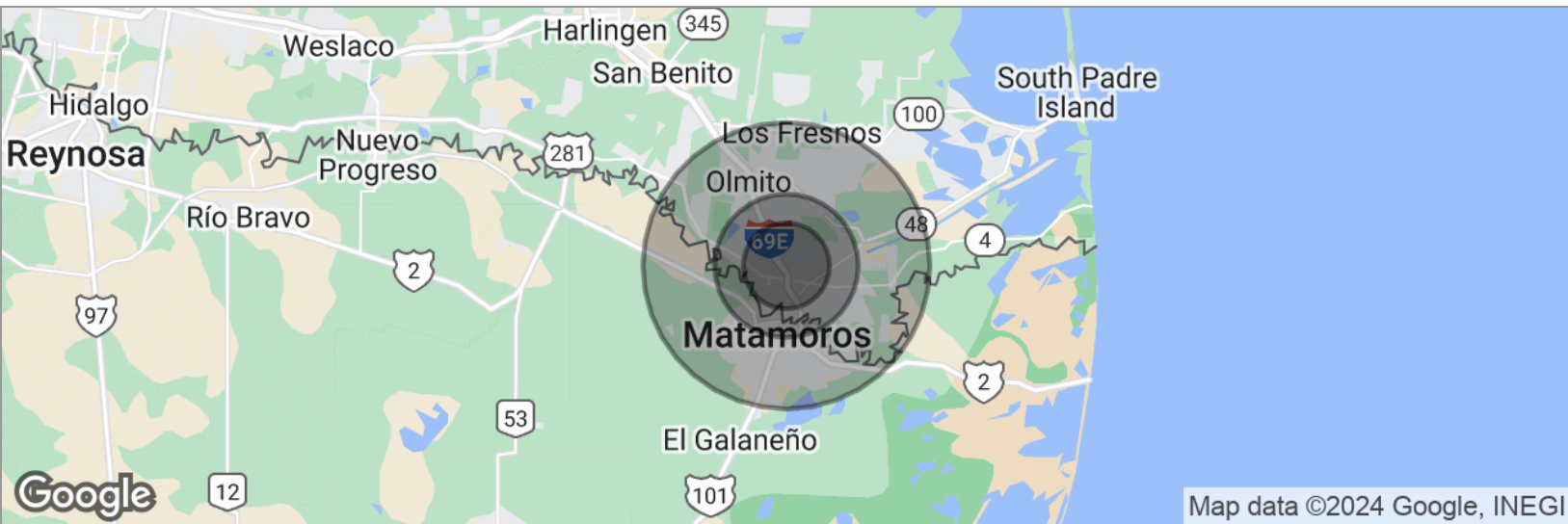
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## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total population	109,776	182,531	228,438
Median age	29.5	28.4	28.4
Median age (Male)	27.2	26.1	26.0
Median age (Female)	31.8	30.6	30.5

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total households	31,127	49,616	61,737
# of persons per HH	3.5	3.7	3.7
Average HH income	\$42,868	\$41,606	\$42,105
Average house value	\$96,660	\$95,350	\$100,576

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

Hispanic	92.0%	93.3%	92.8%
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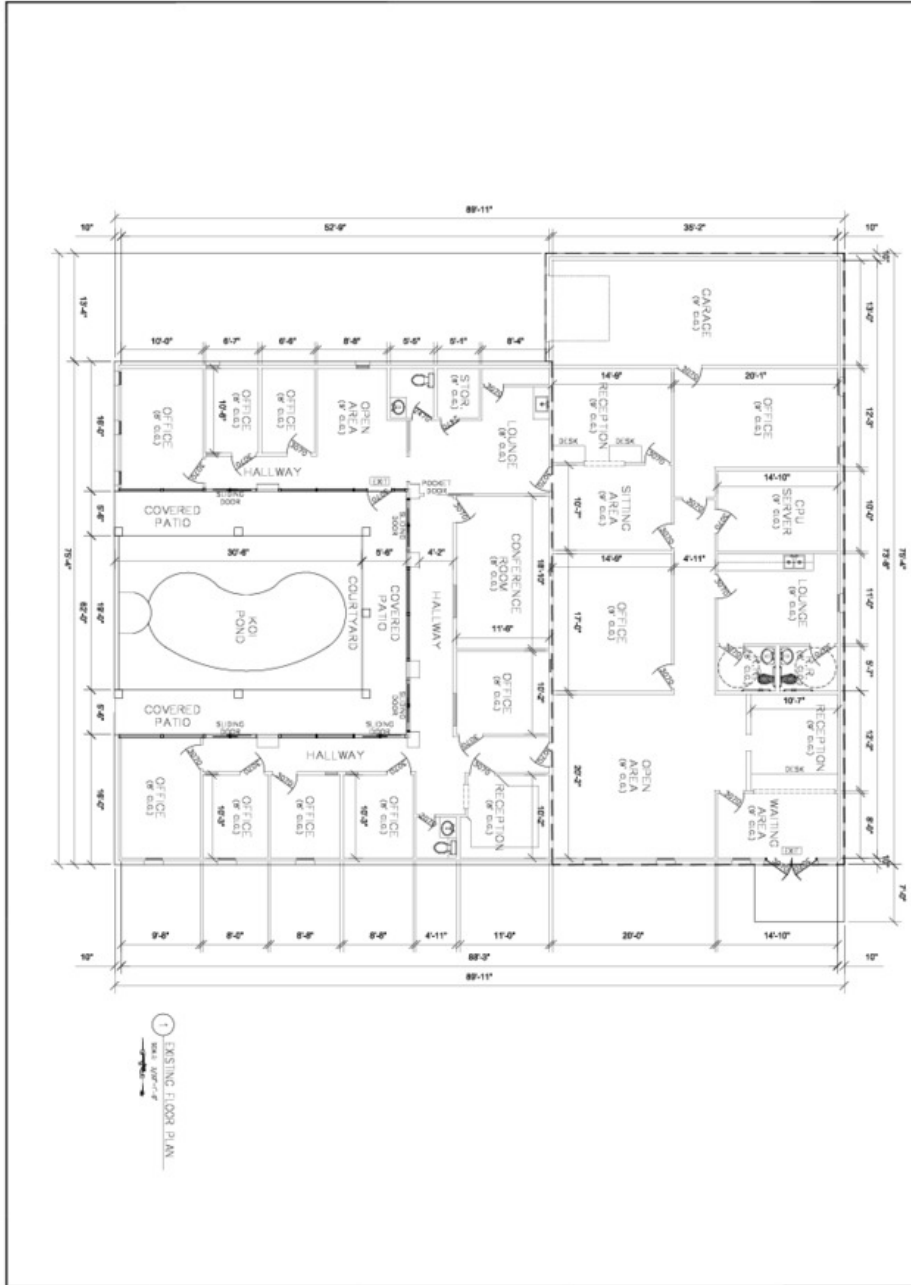
### RACE (%)

White	90.0%	89.9%	90.1%
Black	0.3%	0.4%	0.4%
Asian	0.8%	0.7%	0.6%
Hawaiian	0.1%	0.1%	0.0%
American Indian	0.2%	0.2%	0.2%
Other	7.4%	7.8%	7.6%

\* Demographic data derived from 2020 ACS - US Census

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## FLOOR PLANS



**2424 VILLAGE DR.  
BROWNSVILLE, TX  
78521**

<b>SALV AREA</b>	2,261 SQ. FT.
<b>COVERED PATIO</b>	1,100 SQ. FT.
<b>COURTYARD</b>	1,100 SQ. FT.
<b>ADDITION AREA</b>	1,100 SQ. FT.
<b>TOTAL AREA</b>	5,561 SQ. FT.

<b>RECEPTION &amp; WAITING AREA</b>	1,100 SQ. FT.
<b>OFFICE</b>	1,100 SQ. FT.
<b>CONFERENCE ROOM</b>	1,100 SQ. FT.
<b>OPEN AREA</b>	1,100 SQ. FT.





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**AERIAL MAP**

