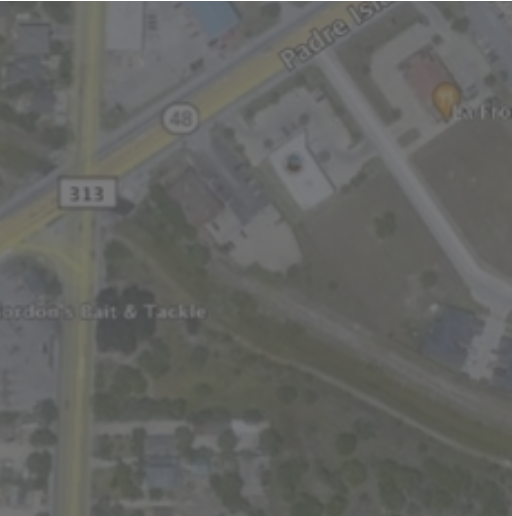


LAND FOR SALE

RUBEN TORRES PAD - LOT 2



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RUBEN TORRES - LOT 2
BROWNSVILLE, TX



Great QSR Site in this area at the Retail Quadrant of FM 48 (14th Street) and FM 802 (Ruben Torres).
Approximate Lot Dimensions are 175 x 228. Lot 2 - One of Two Available 1 acre lots for 2.28 acres
total. Surrounded by Retail - this site is located at a Major Thoroughfare of Brownsville, Texas.



FOR SALE

RUBEN TORRES RETAIL PAD - LOT 2

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$385,000
Available SF:	43,548
Lot Size:	1 Acres
Price / Acre:	\$8.84
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Great QSR Site in this area at the Retail Quadrant of FM 48 (14th Street) and FM 802 (Ruben Torres). Approximate Lot Dimensions are 175 x 228. Lot 2 - One of Two Available 1 acre lots for 2.28 acres total. Surrounded by Retail - this site is located at a Major Thoroughfare of Brownsville, Texas.

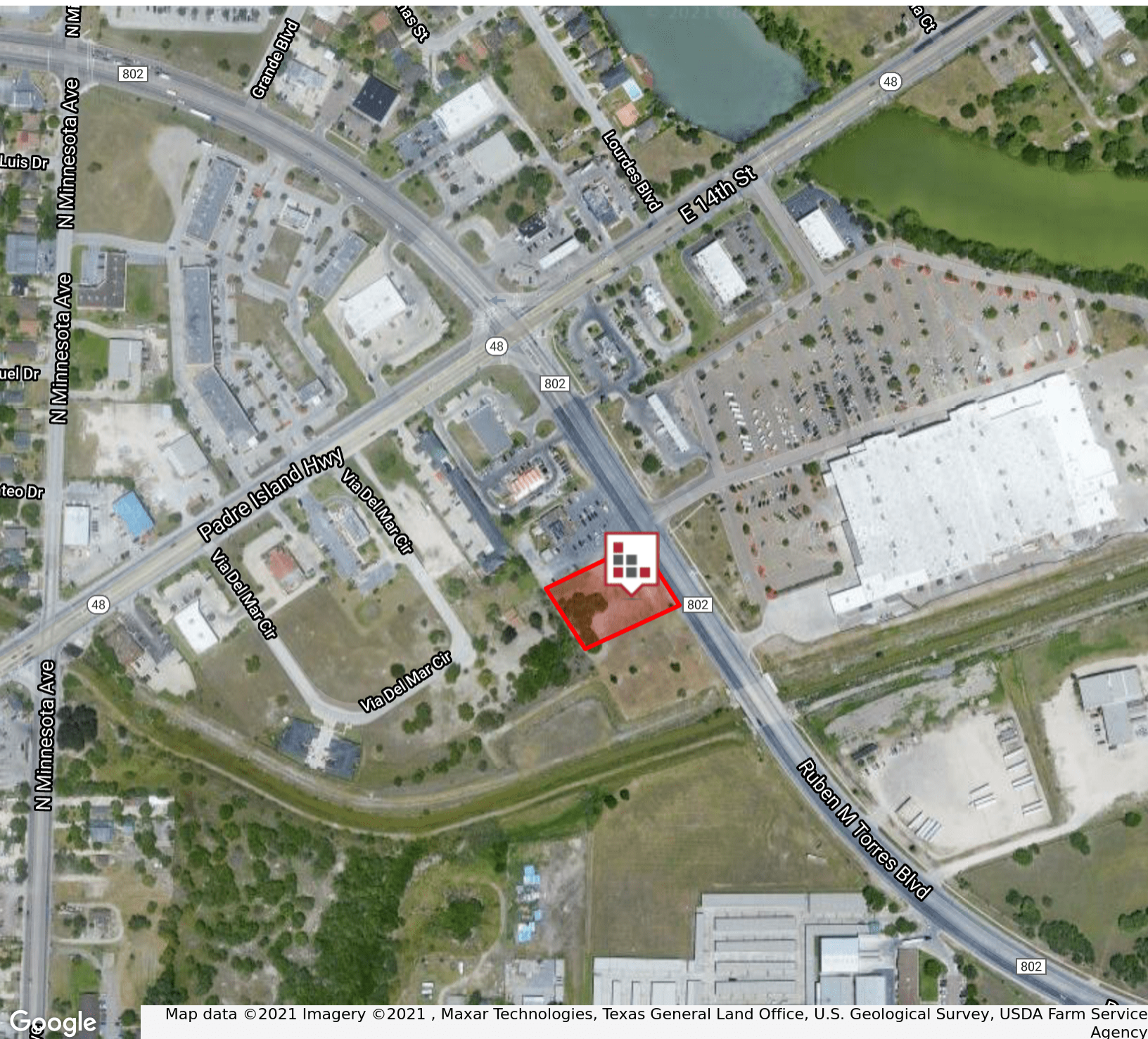
PROPERTY HIGHLIGHTS

- High Density Location
- High Traffic
- - FM 48 - 16,897 CPD
- - FM 802 - 18,806 CPD

FOR SALE

RUBEN TORRES RETAIL PAD - LOT 2

AERIAL MAP



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CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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FOR SALE

RUBEN TORRES RETAIL PAD - LOT 2

RETAILER MAP



VIDEO TOUR

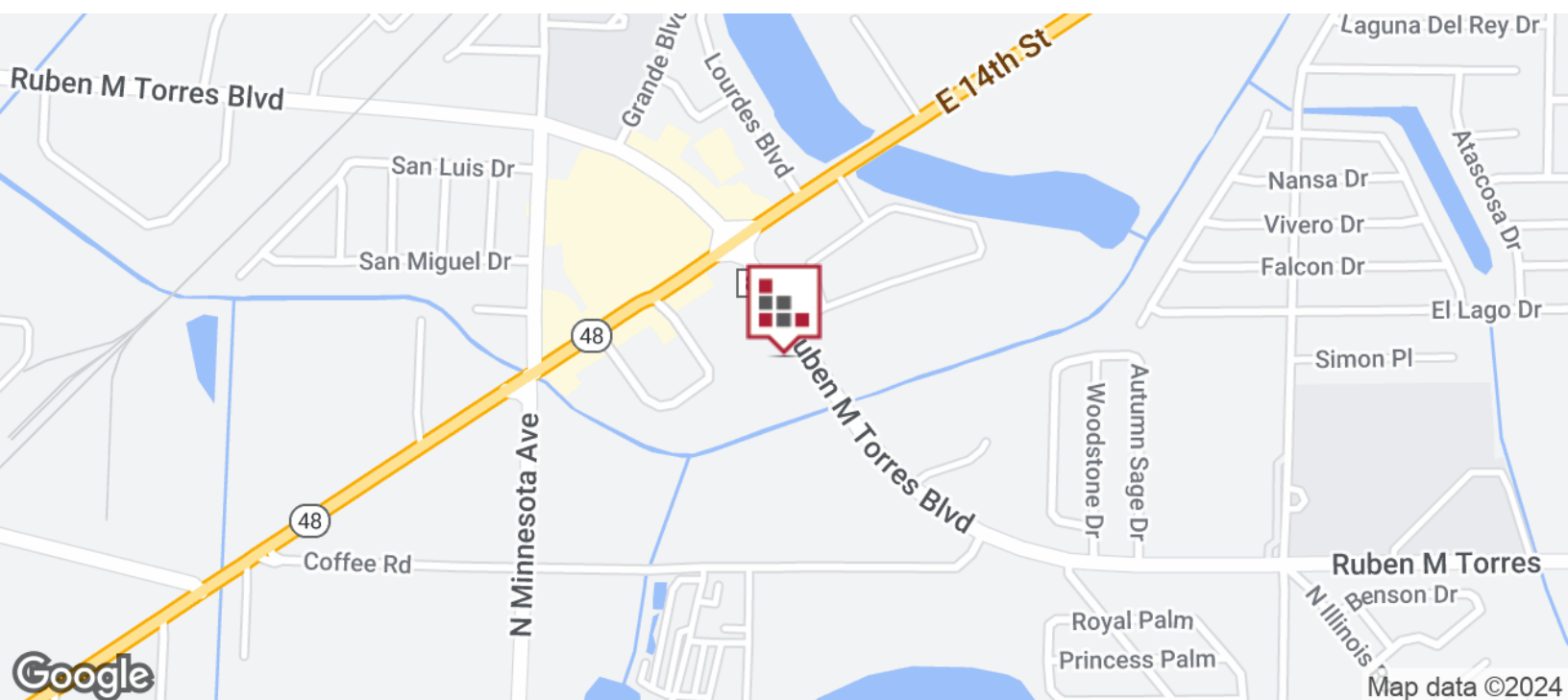
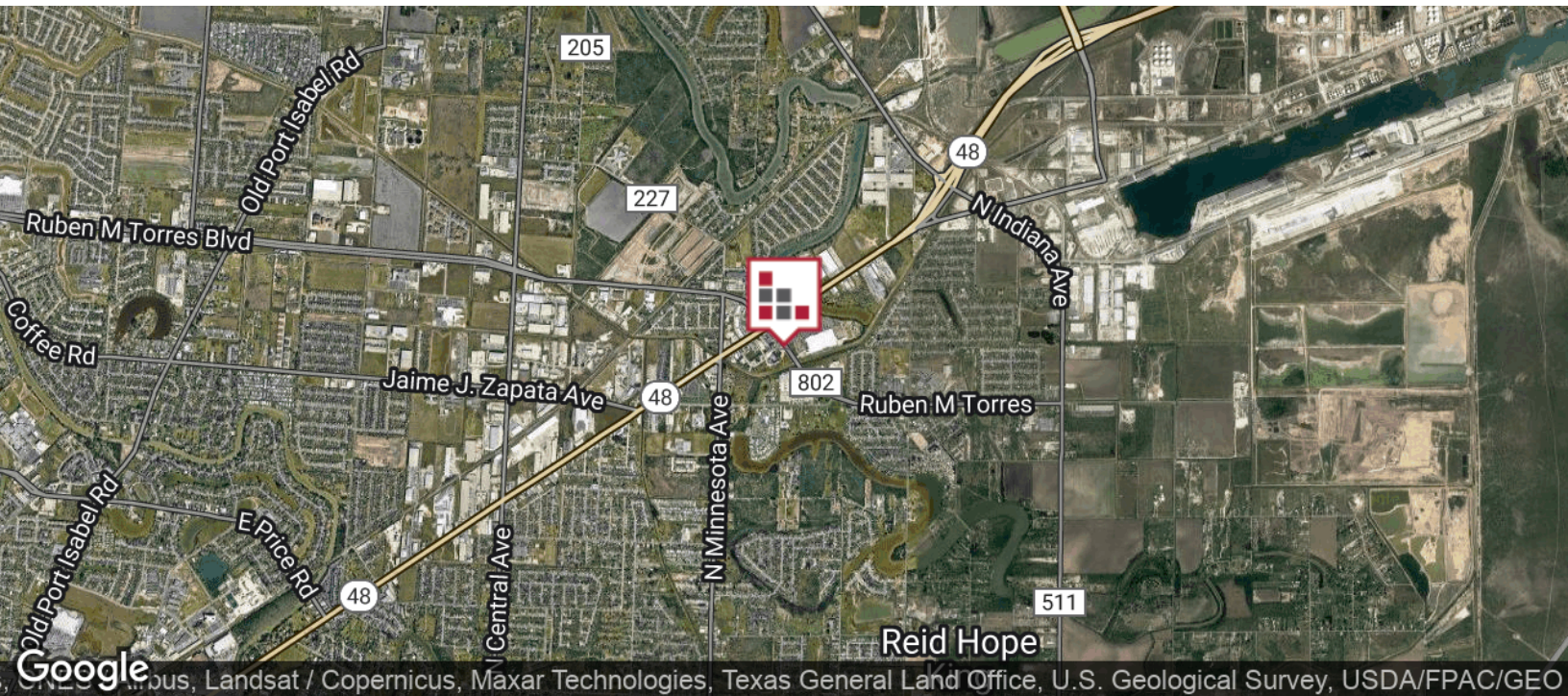


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FOR SALE

RUBEN TORRES RETAIL PAD - LOT 2

LOCATION MAP



FOR SALE

RUBEN TORRES RETAIL PAD - LOT 2

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	83,770	151,570	234,335
Median age	28.9	29.1	28.5
Median age (Male)	26.8	27.0	26.1
Median age (Female)	31.2	31.2	30.6

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	23,447	42,116	63,406
# of persons per HH	3.6	3.6	3.7
Average HH income	\$48,810	\$43,845	\$42,466
Average house value	\$104,596	\$100,850	\$101,368

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	90.7%	92.1%	92.6%
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RACE (%)

White	90.1%	90.1%	90.0%
Black	0.3%	0.3%	0.4%
Asian	1.2%	0.8%	0.6%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.2%	0.2%	0.2%
Other	6.8%	7.5%	7.6%

* Demographic data derived from 2020 ACS - US Census