

OFFICE BUILDING FOR SALE/LEASE

MEDICAL OFFICE



525
VILLA MARIA
BROWNSVILLE, TX

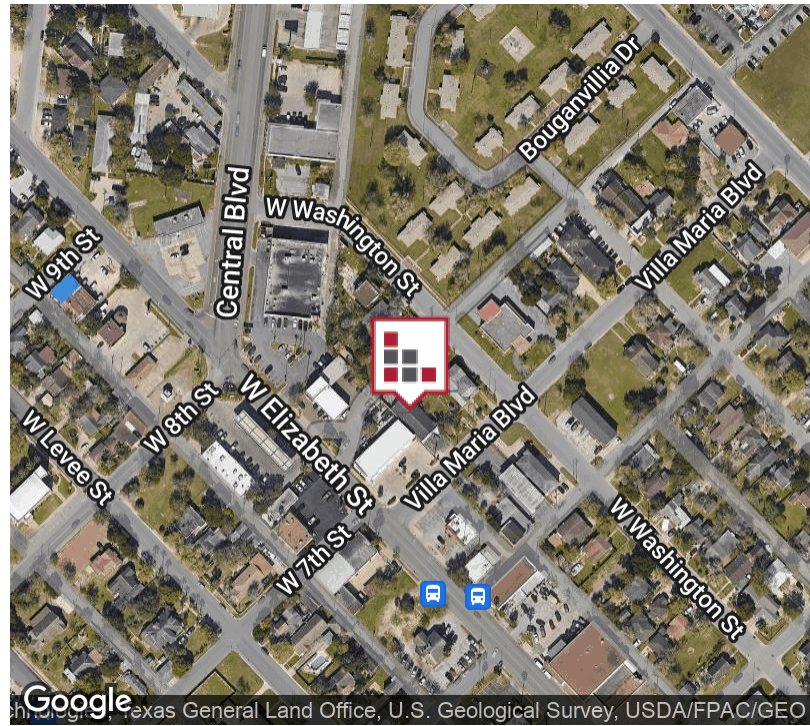


Freestanding Medical Office for Sale or Lease. with Lobby, Receptionist, three (3) exam rooms, X-ray room/machine, storage, three (3) waiting areas. kitchenette, two (2) small offices, file storage room, utility room, storage, employee parking in rear of premises. Property offers proximity to Valley Baptist Hospital and conveniently located in the Brownsville Medical District.



FOR SALE MEDICAL OFFICE

EXECUTIVE SUMMARY



Sale Price	\$249,000
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OFFERING SUMMARY

Building Size:	2,844 SF
Available SF:	2,844 SF
Lot Size:	5,200 SF
Price / SF:	\$87.55
Year Built:	1954
Renovated:	2018
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Freestanding Medical Office for Sale or Lease. with Lobby, Receptionist, three (3) exam rooms, X-ray room/machine, storage, three (3) waiting areas. kitchenette, two (2) small offices, file storage room, utility room, storage, employee parking in rear of premises. Property offers proximity to Valley Baptist Hospital and conveniently located in the Brownsville Medical District.

PROPERTY HIGHLIGHTS

- **Freestanding Building**
- **Remodeled in 2018**
- **Proximity to Valley Baptist Medical Center**

OFFICE BUILDING/BUSINESS FOR SALE MEDICAL OFFICE

ADDITIONAL PHOTOS



FOR SALE
MEDICAL OFFICE

ADDITIONAL PHOTOS



Receptionist Area



Additional Waiting Area



Lobby



Wash/Dry Area



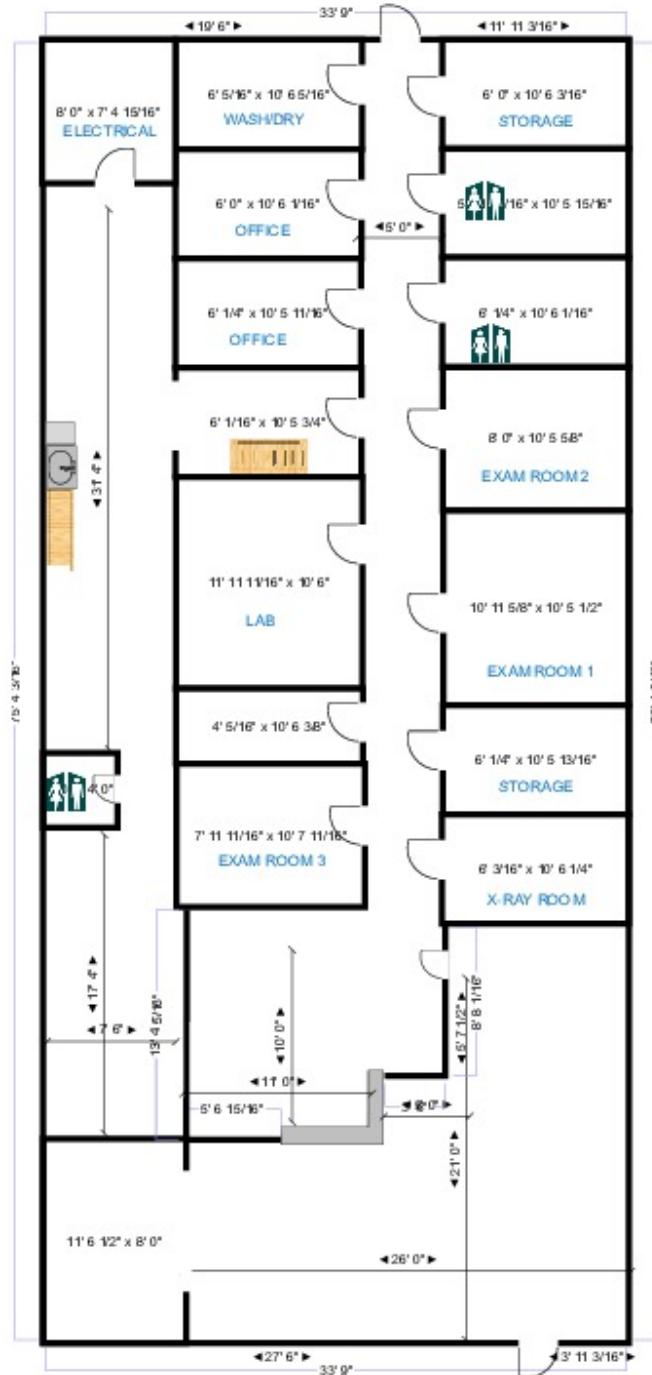
Filing Cabinets



Additional Waiting Area

FOR SALE MEDICAL OFFICE

FLOOR PLAN



FOR SALE
MEDICAL OFFICE

AERIAL MAP



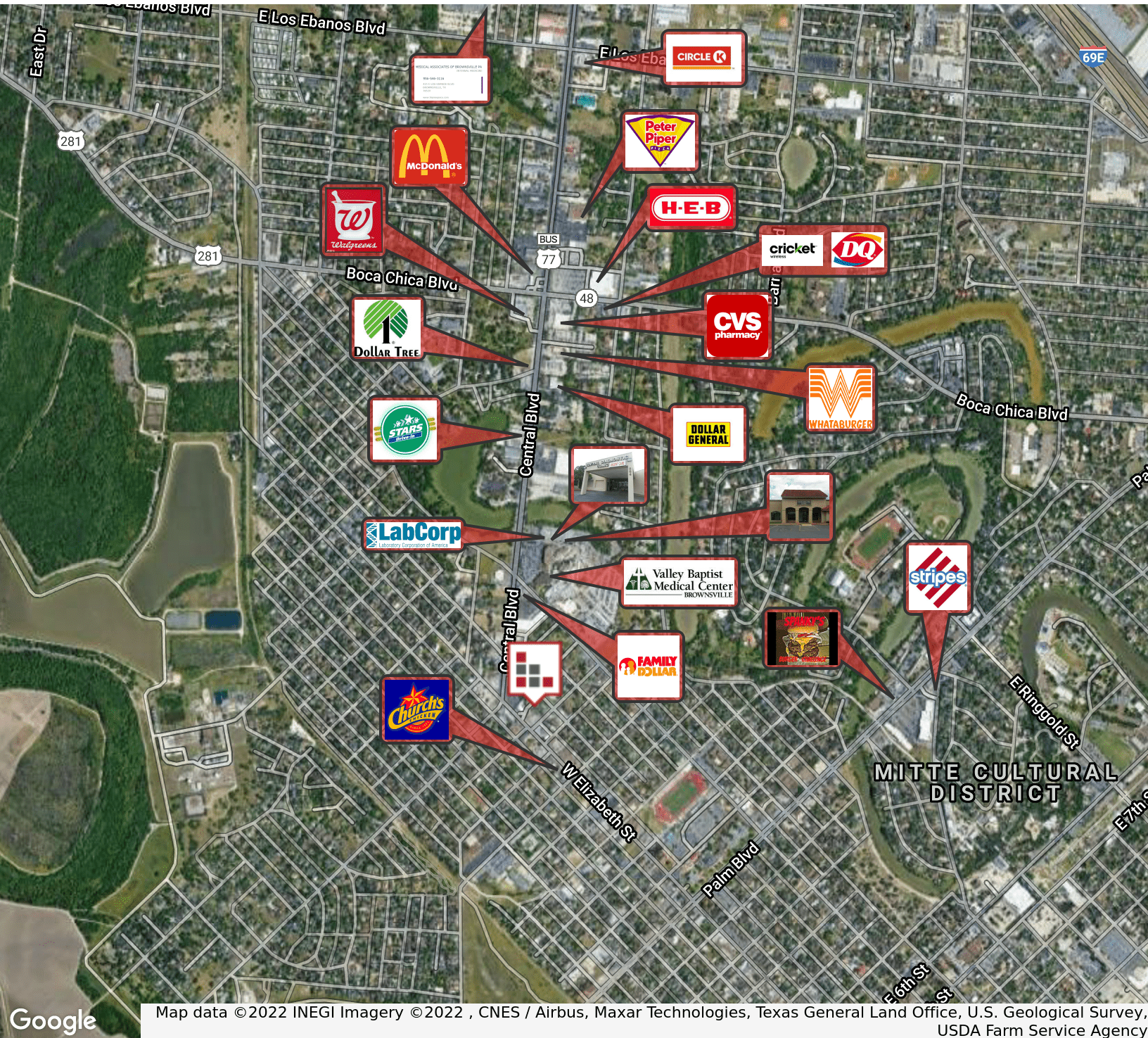
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BUSINESS/OFFICE FOR SALE MEDICAL OFFICE

RETAILER MAP

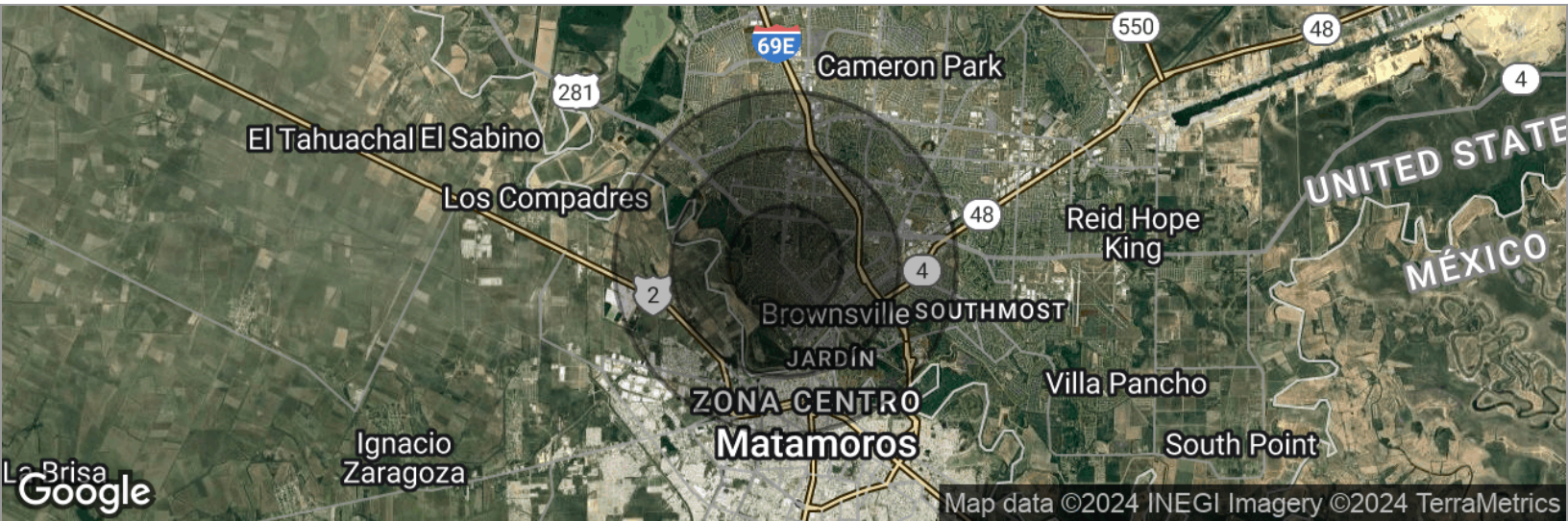


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OFFICE BUILDING/BUSINESS FOR SALE

MEDICAL OFFICE

DEMOGRAPHICS MAP



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	14,198	36,702	69,272
Median age	34.9	34.0	32.2
Median age (Male)	32.7	32.0	30.2
Median age (Female)	37.1	36.3	34.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,112	11,181	20,811
# of persons per HH	3.5	3.3	3.3
Average HH income	\$34,945	\$37,262	\$39,491
Average house value	\$106,594	\$105,180	\$100,034

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	92.4%	92.5%	92.3%

RACE (%)

White	91.4%	90.3%	89.7%
Black	0.0%	0.3%	0.3%
Asian	0.4%	0.4%	0.7%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.5%	0.3%	0.2%
Other	6.9%	7.5%	7.8%

* Demographic data derived from 2020 ACS - US Census