

270 MEXICO BLVD

BROWNSVILLE, TX 78520

FOR SALE



Sale Price

\$925,000

OFFERING SUMMARY

Building Size: 8,984 SF

Available SF: 8,984 SF

Lot Size: 2 Acres

Price / SF: \$102.96

Year Built: 2017

Zoning: RC

Market: Brownsville

Taxes: \$12,034 (2023)

PROPERTY OVERVIEW

Building For Sale - 270 Mexico Blvd., Brownsville, TX. Investment or Owner User. Approx. 8,984 sf of professional office space on 2 acres. Great visibility and easy access. Multiple offices, kitchen/breakroom, and restrooms. Potential uses: government offices, vocational school, executive offices, medical/dental, or multi-tenant office space.

LOCATION OVERVIEW

Coming from the upper valley on Exp. 83, take the Boca Chica Exit. Turn right on Boca Chica and take a left on Palm Blvd. Go down Palm Blvd. to Mexico Blvd. Turn left and property will be on your right.

PROPERTY HIGHLIGHTS

- Great visibility and easy access
- Multiple offices, kitchen/breakroom, and restrooms
- Investment or Owner User. Approx. 8,984 sf of professional office space on 2 acres
- Potential uses: government offices, vocational school, executive offices, medical/dental, or multi-tenant office space

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



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PROPERTY INFORMATION

| | |
|------------------|---------------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Zoning | RC |
| Lot Size | 2 Acres |
| APN # | 014573-0010-0010-00 |
| Lot Frontage | 200 ft |
| Lot Depth | 436 ft |
| Corner Property | No |
| MLS # | 414533 |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Street Parking | No |
| Parking Type | Surface |
| Number of Parking Spaces | 49 |

UTILITIES & AMENITIES

| | |
|-----------------|-----|
| Handicap Access | Yes |
| Elevators | N/A |
| Central HVAC | Yes |
| HVAC | Yes |
| Landscaping | Yes |

LOCATION INFORMATION

| | |
|---------------------|-----------------------|
| Street Address | 270 Mexico Blvd |
| City, State, Zip | Brownsville, TX 78520 |
| County | Cameron |
| Market | Brownsville |
| Cross-Streets | Palm Blvd. |
| Township | Brownsville |
| Side of the Street | South |
| Signal Intersection | No |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | Expressway 83 |

BUILDING INFORMATION

| | |
|---------------------|--------------|
| Building Size | 8,984 SF |
| Building Class | B |
| Number of Floors | 1 |
| Year Built | 2017 |
| Construction Status | Existing |
| Condition | Good |
| Roof | Flat, metal |
| Free Standing | Yes |
| Number of Buildings | 1 |
| Floor Coverings | Carpet, Tile |

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ADDITIONAL PHOTOS

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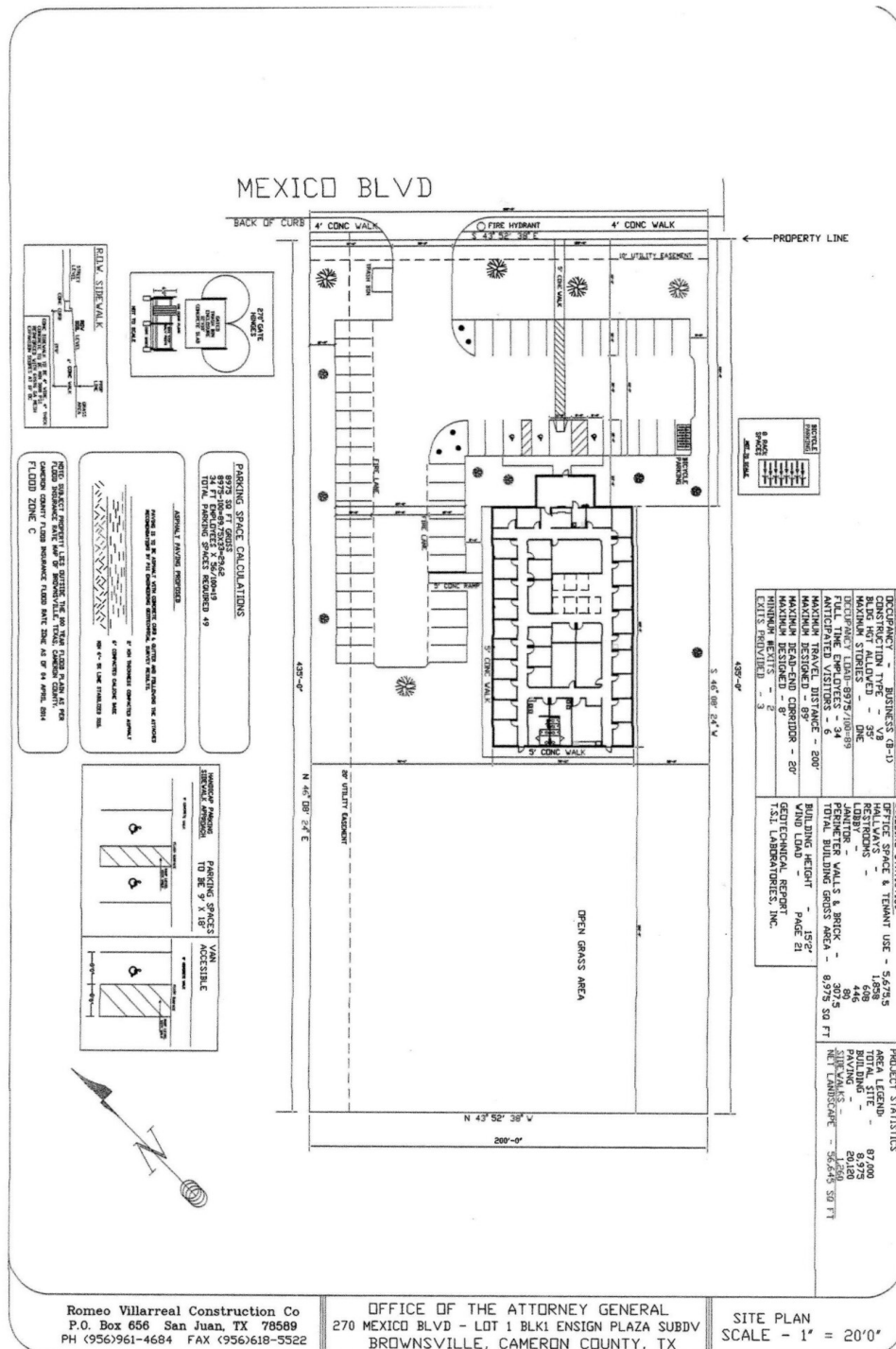


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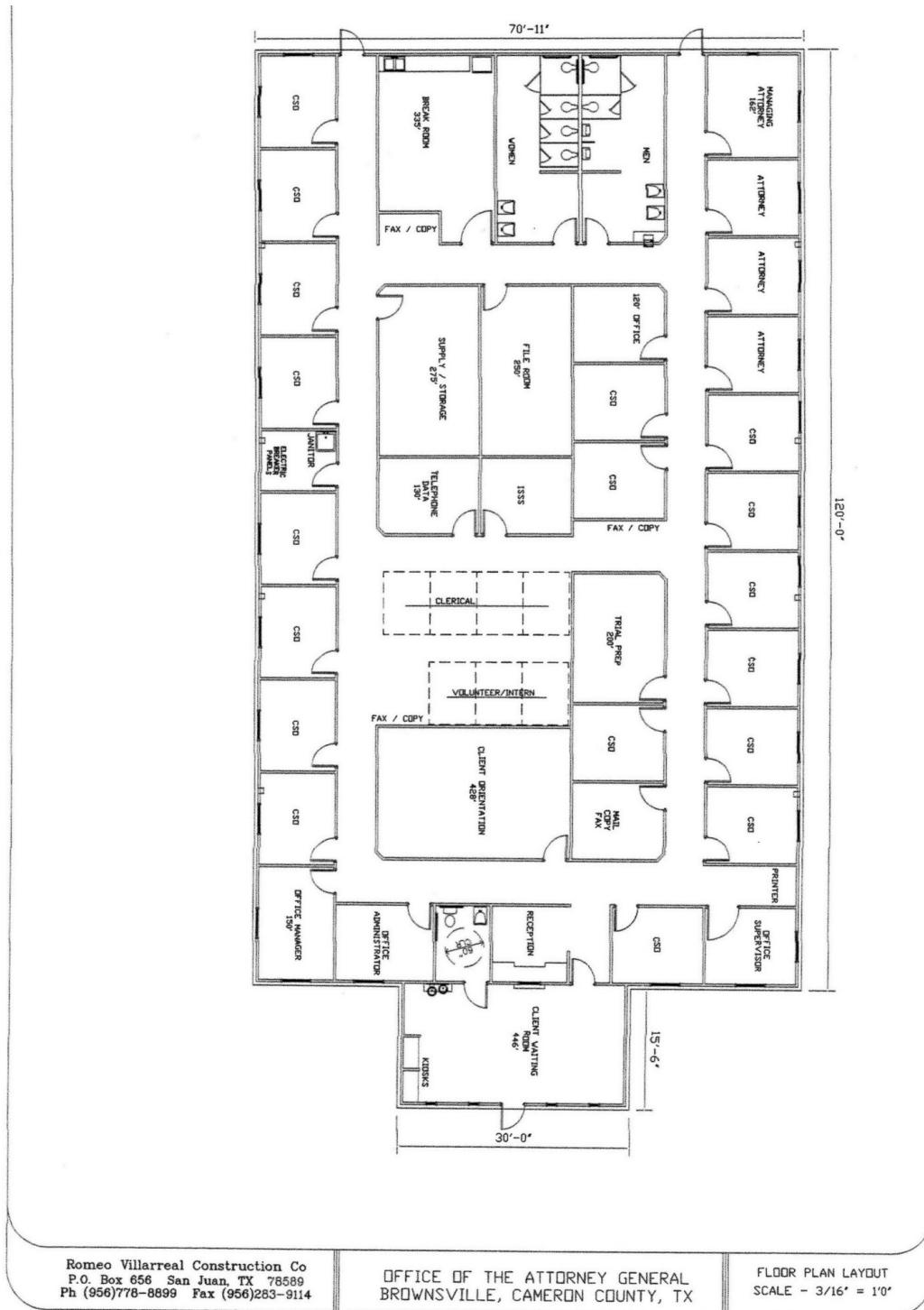
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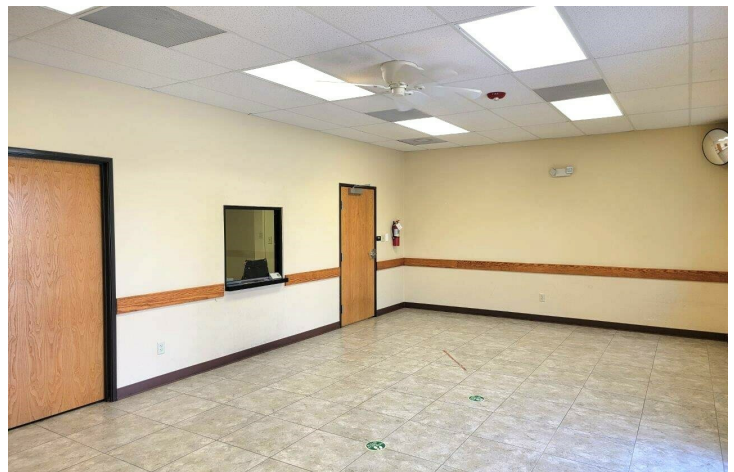


INTERIOR PHOTOS 1A

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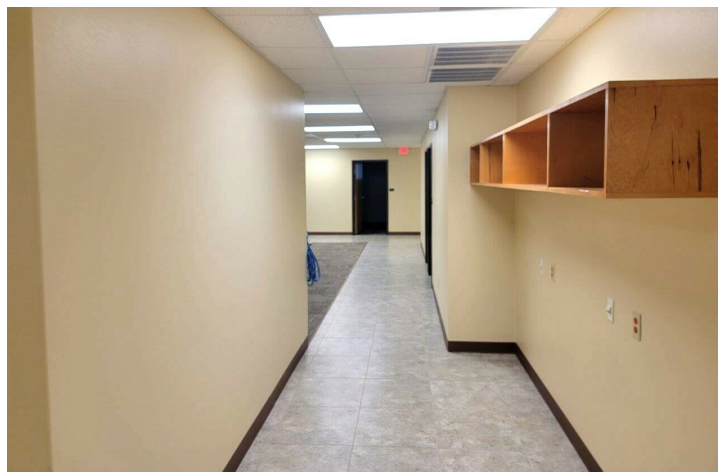
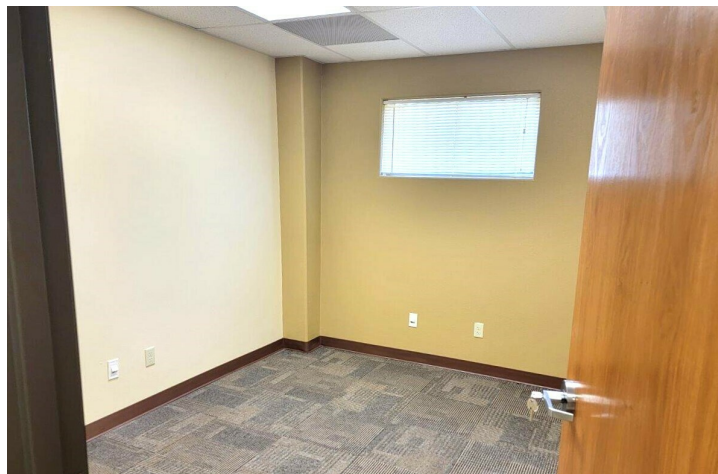
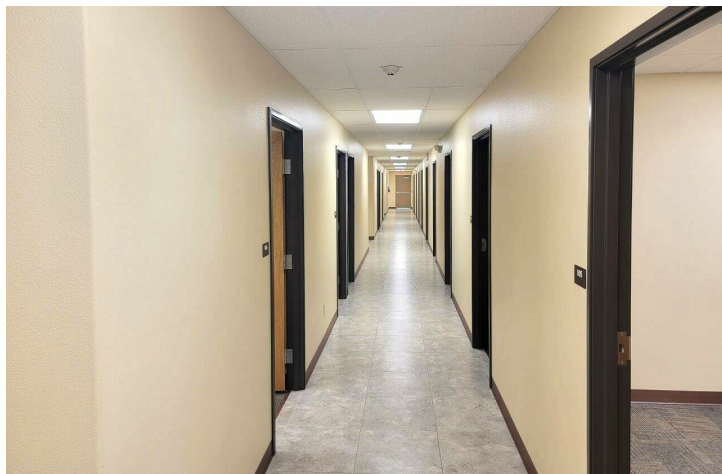


INTERIOR PHOTOS 2

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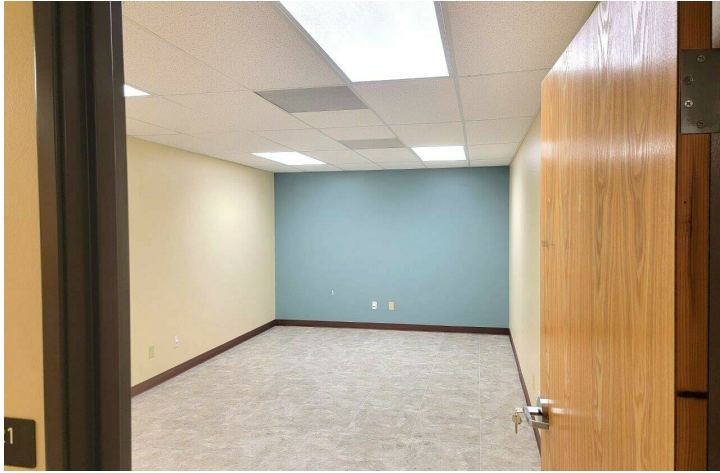


INTERIOR PHOTOS 3

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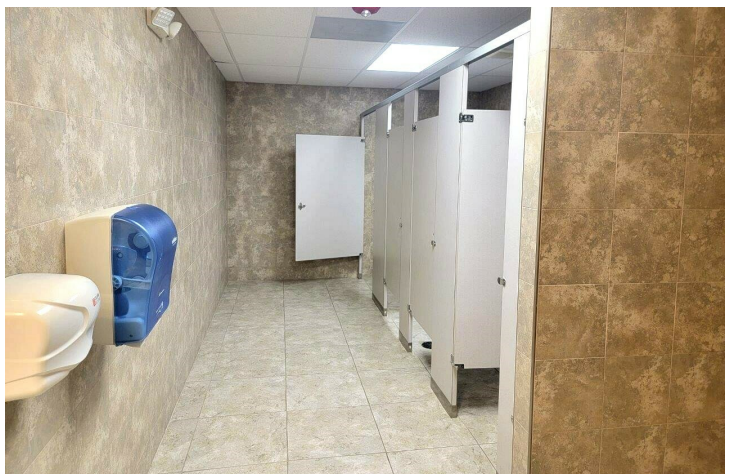
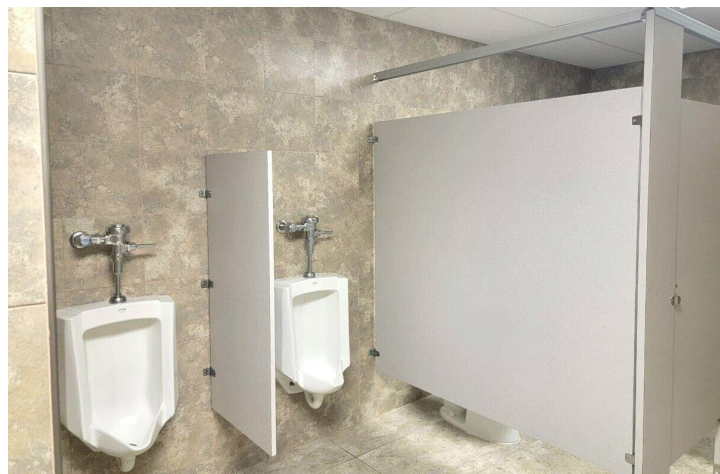
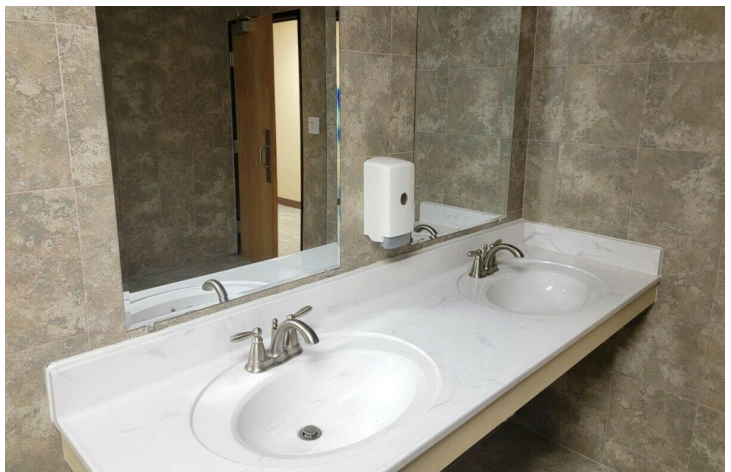
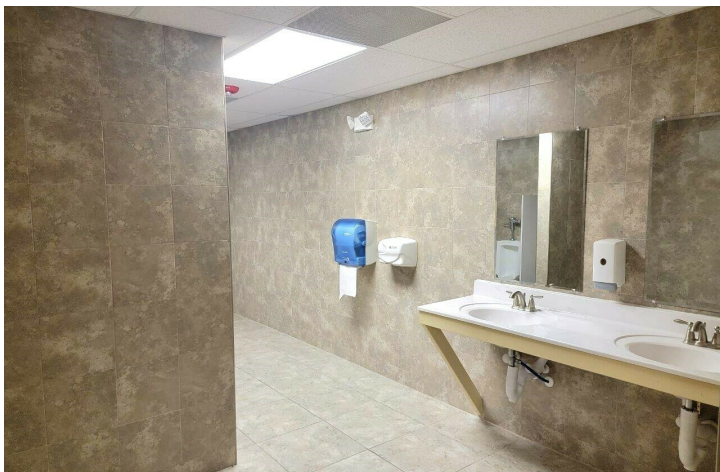
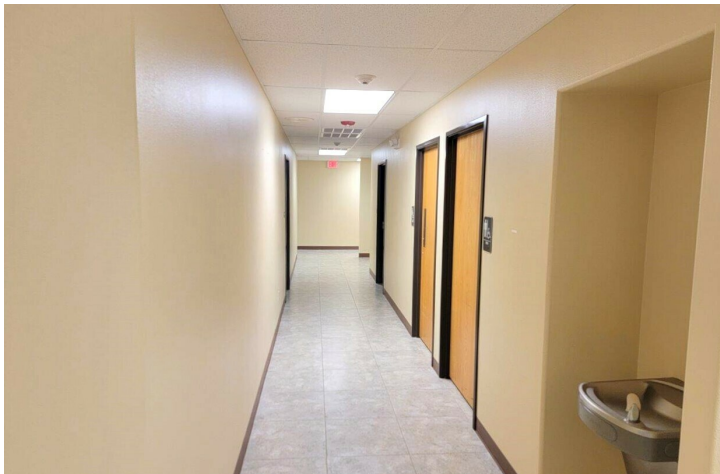
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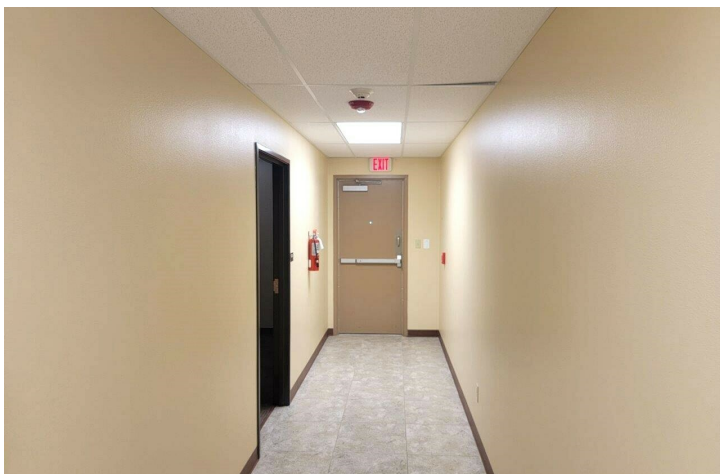
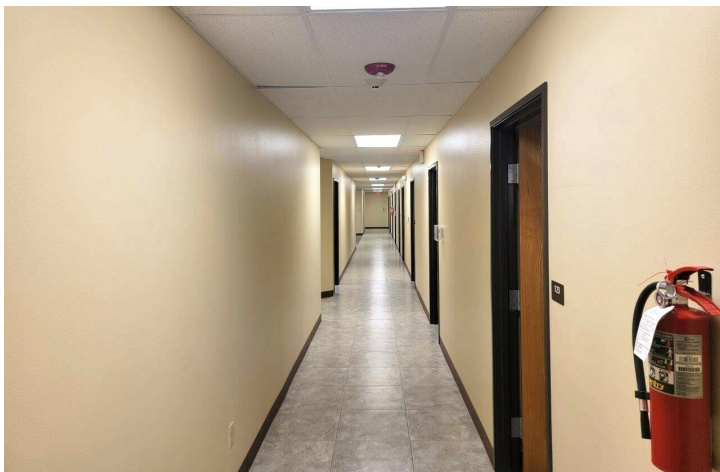
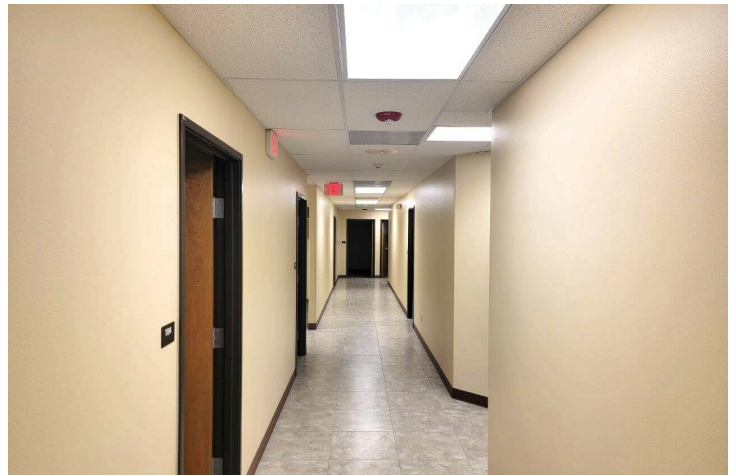


INTERIOR PHOTOS 5

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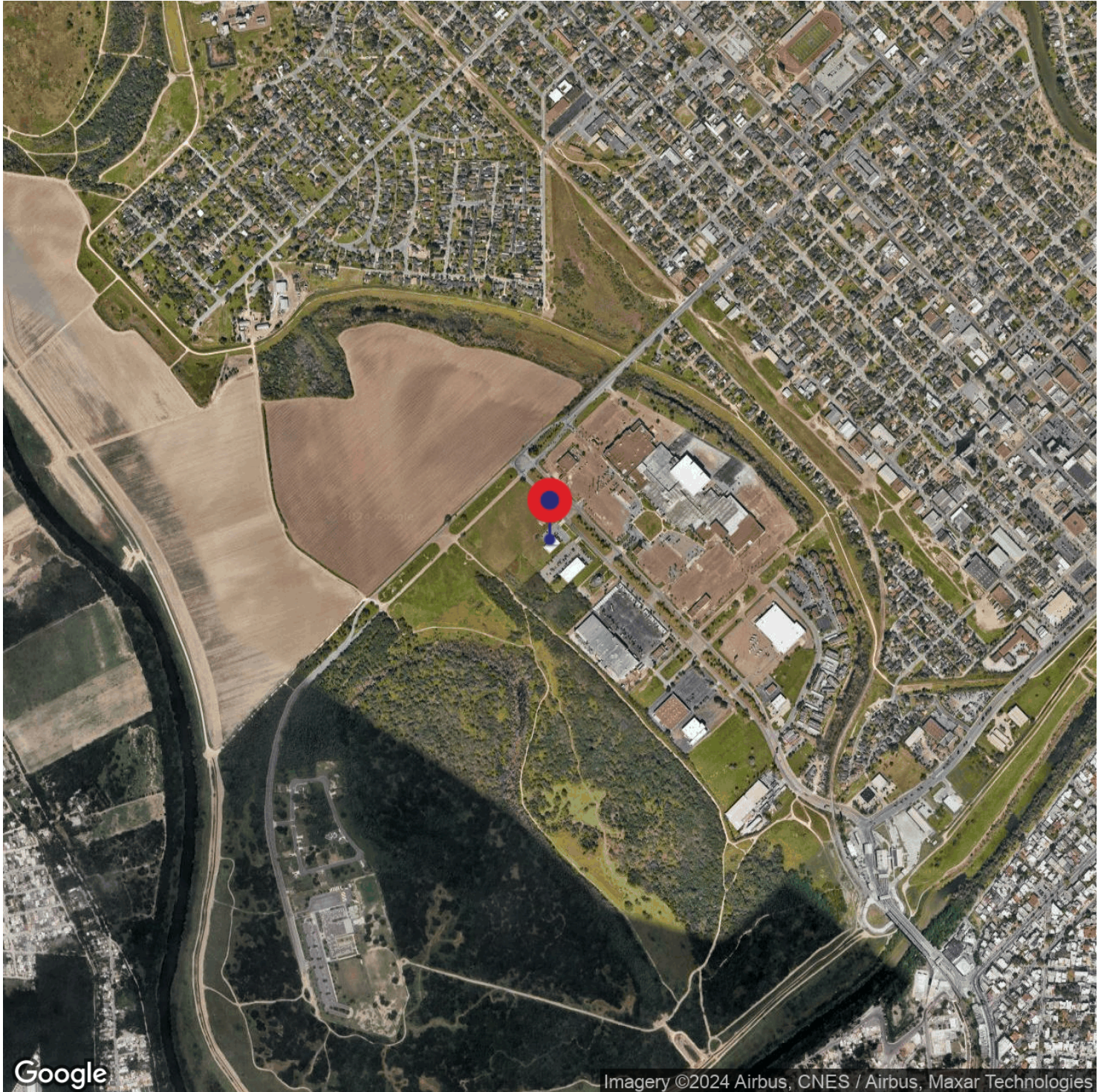


AERIAL MAP

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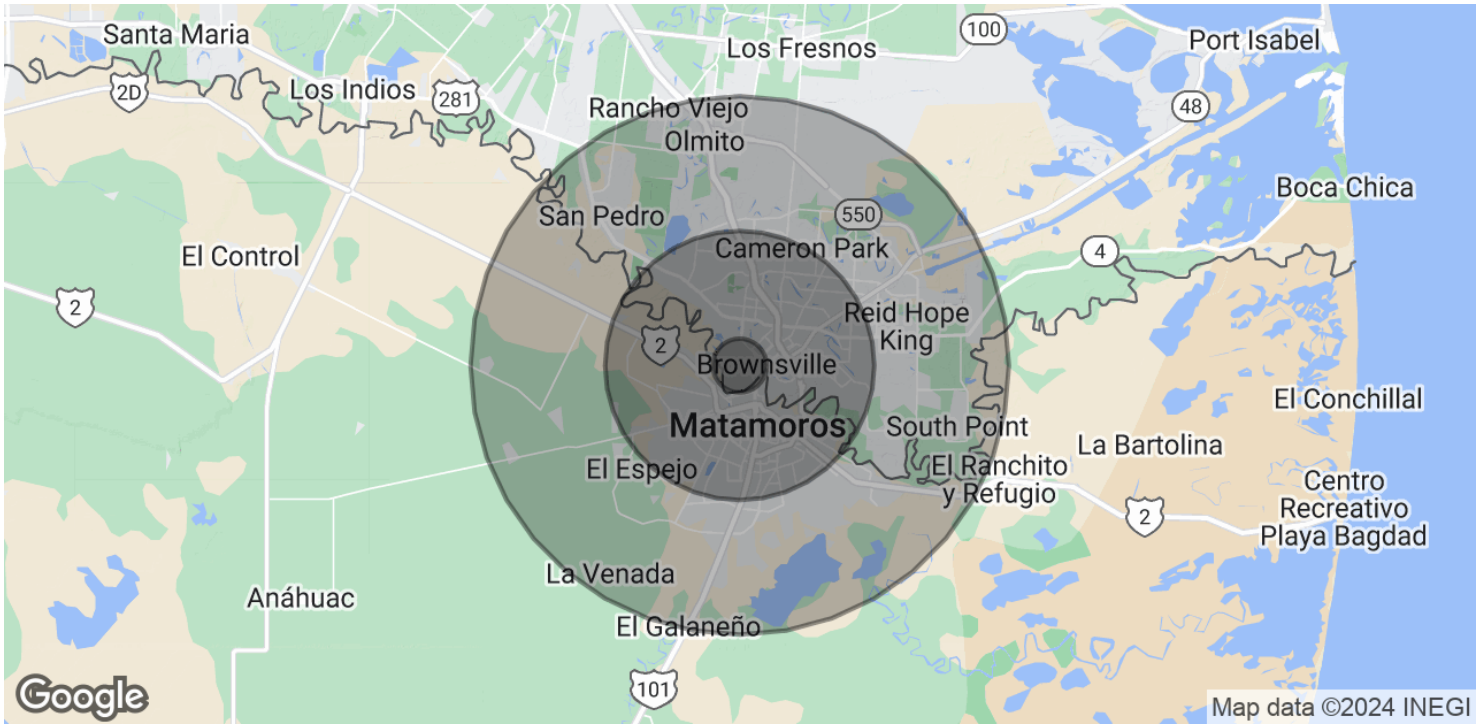
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POPULATION

1 MILE

5 MILES

10 MILES

| | | | |
|----------------------|------|-------|-------|
| Total Population | 11 | 2,289 | 3,240 |
| Average Age | 41.5 | 30.8 | 34.1 |
| Average Age (Male) | 51.2 | 31.7 | 35.9 |
| Average Age (Female) | 40.3 | 30.4 | 33.7 |

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

| | | | |
|---------------------|-----------|----------|----------|
| Total Households | 6 | 1,097 | 1,623 |
| # of Persons per HH | 1.8 | 2.1 | 2.0 |
| Average HH Income | \$72,432 | \$39,488 | \$45,599 |
| Average House Value | \$215,567 | \$63,836 | \$92,692 |

2020 American Community Survey (ACS)

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DISCLAIMER

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

First American Realty Company - Corporate, 3827 N. 10th St., Ste. 105 McAllen, TX 78501
Charles Marina

Information available at www.trec.texas.gov

IABS 1-0 Date

2533 W. Trenton

Phone: 9566823000

Fax: 9566824074

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