

# RETAIL FOR SALE

1164 Ruben Torres Blvd, Brownsville, TX 78521



<b>SALE PRICE:</b>	\$575,000
<b>BUILDING SIZE:</b>	3,391 SF
<b>PRICE/ SQ FT</b>	\$170.00
<b>LOT SIZE</b>	0.51 AC
<b>ZONING</b>	General Retail
<b>TRAFFIC COUNT</b>	36,000/ Day

## PROPERTY OVERVIEW

Great location for an End-user. This 3,391 sq. ft. Retail/ Office Space has high visible and very high traffic count. The construction consists of brick, metal, and stucco. Metal roof with AC units located in the rear. Approximately 25 parking spaces. 2 restrooms and a water fountain. Primarily an open floor plan with a few private offices. Would serve well as retail or office space.

## PROPERTY FEATURES

- Located on the busy thoroughfare of Ruben Torres Blvd and directly across the Sunrise Mall. This property is situation between Sonic and Krispy Kreme. Short distance to HWY 77.
- Uses: Retail, Office
- High traffic count

**KW COMMERCIAL**

**MARCELINO GARCIA**

CRE Broker Associate

210.381.3722

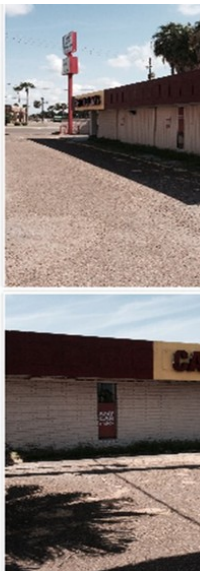
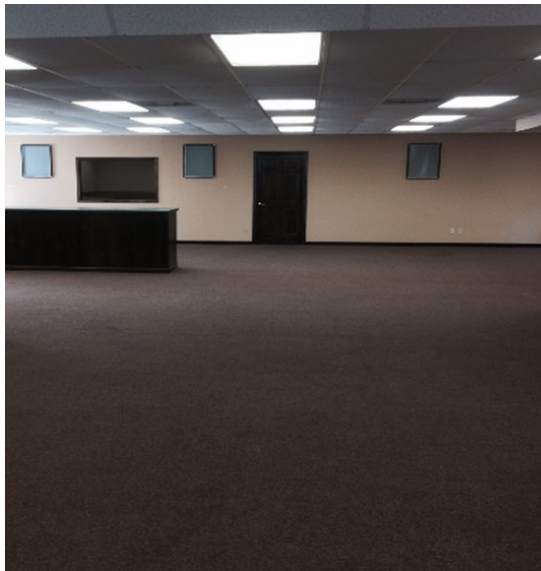
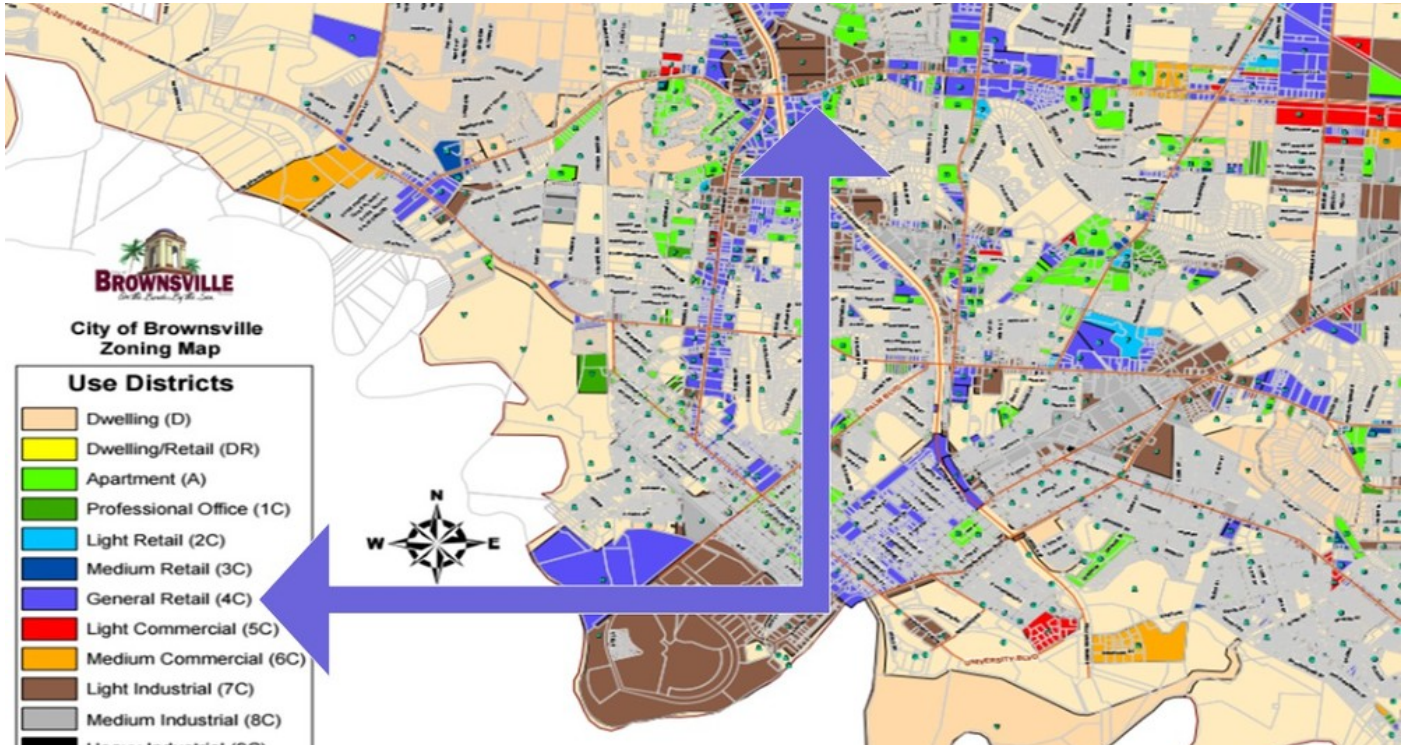
marcelino.kwcommercial@gmail.com

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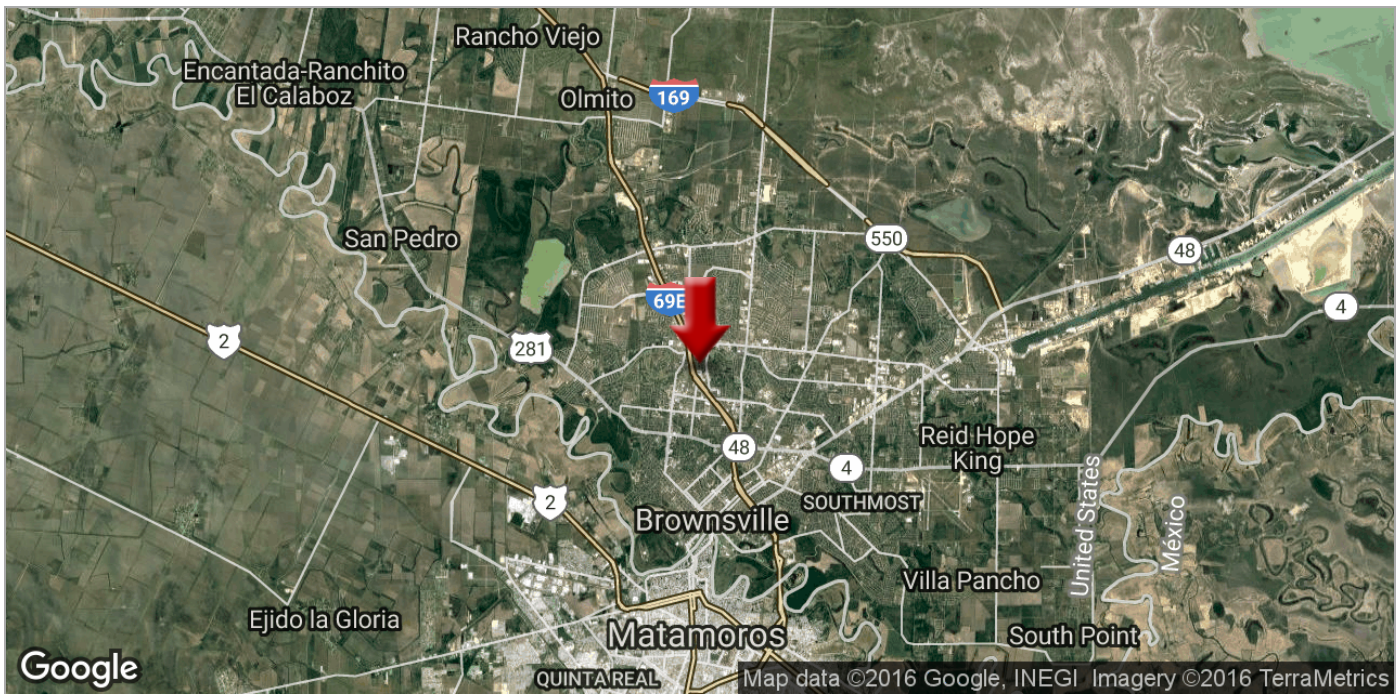
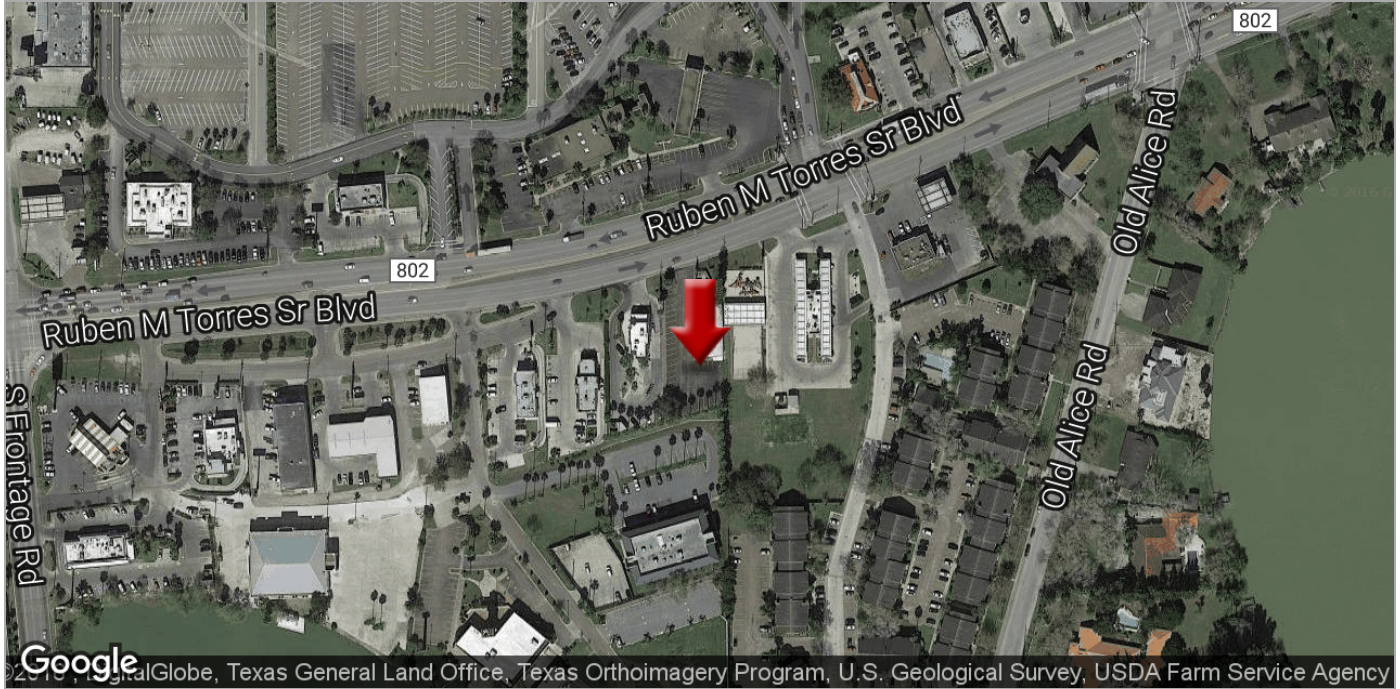
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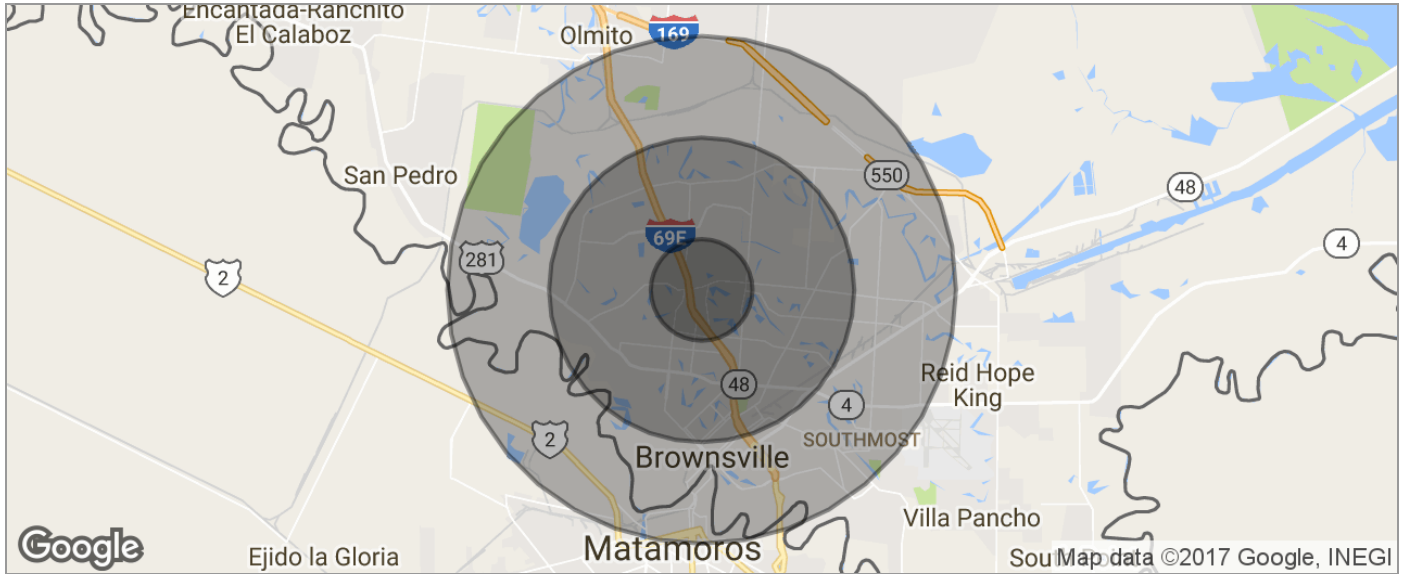
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,380	96,332	169,361
MEDIAN AGE	29.3	28.8	28.7
MEDIAN AGE (MALE)	27.0	26.5	26.6
MEDIAN AGE (FEMALE)	32.1	31.3	30.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,654	26,973	46,596
# OF PERSONS PER HH	3.1	3.6	3.6
AVERAGE HH INCOME	\$53,975	\$47,145	\$42,760
AVERAGE HOUSE VALUE	\$132,295	\$102,843	\$98,108
RACE	1 MILE	3 MILES	5 MILES
% WHITE	87.7%	90.0%	90.2%
% BLACK	0.7%	0.3%	0.3%
% ASIAN	2.3%	1.1%	0.7%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	7.0%	7.1%	7.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	86.5%	91.0%	92.7%

\* Demographic data derived from 2010 US Census

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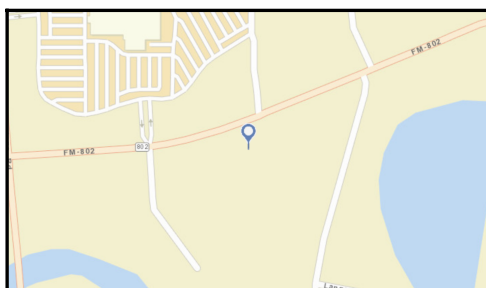
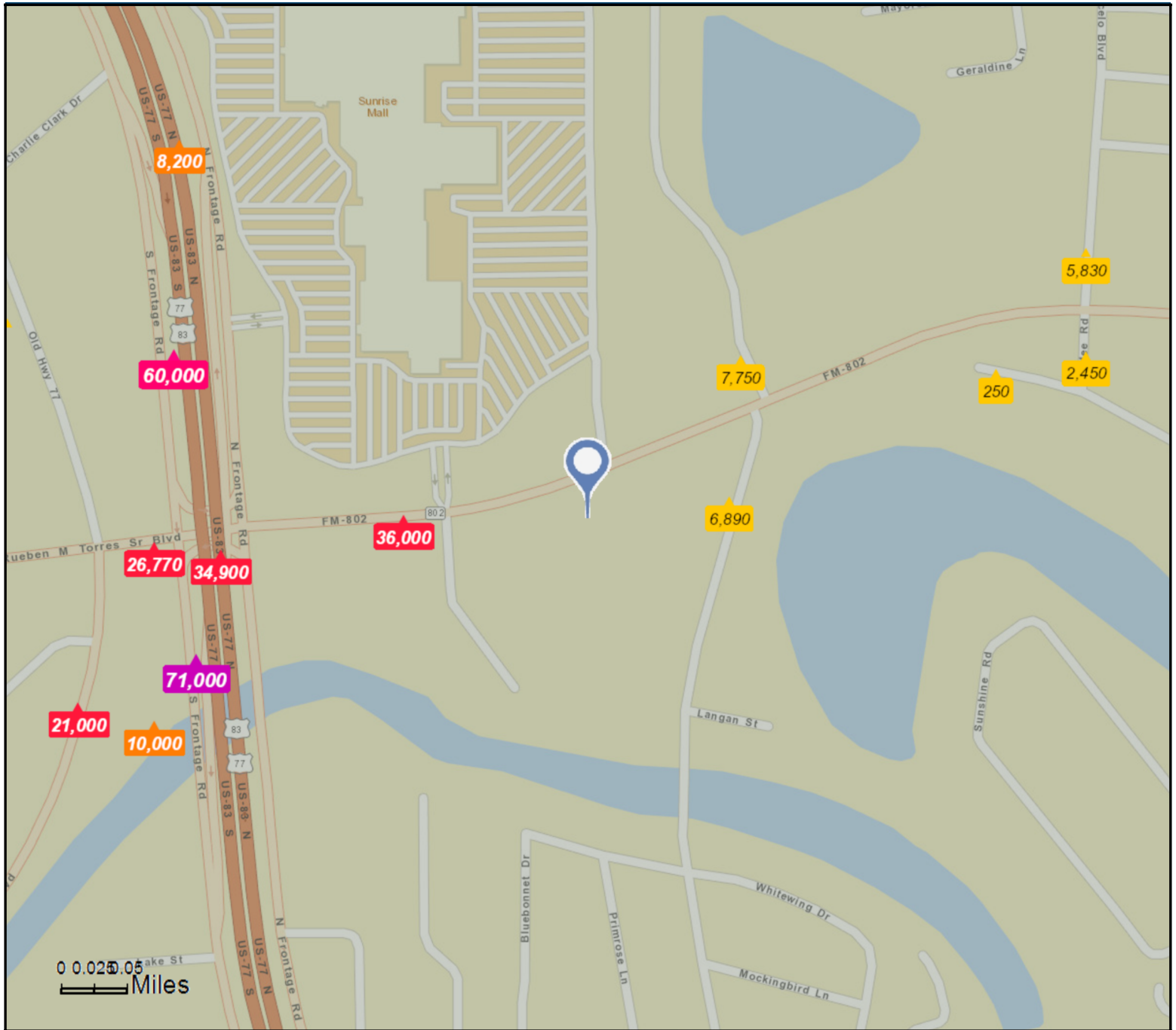
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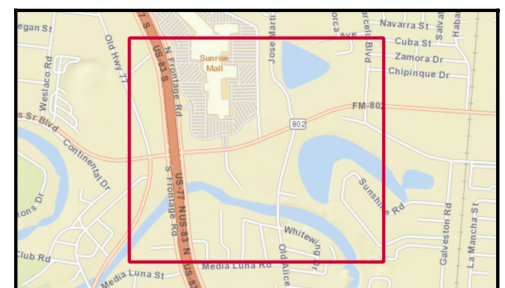
# Traffic Count Map - Close Up

1250 FM-802, Brownsville, Texas, 78521  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 25.94952  
Longitude: -97.50078



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

August 06, 2015