

PRICE VILLAGE

FOR SALE

5105 South Padre Island Highway Brownsville, TX 78521



SALE PRICE

\$1,250,000

Daniel Galvan, SIOR, CCIM

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Mario Salinas

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COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

5105 SOUTH PADRE ISLAND HIGHWAY

Brownsville, TX 78521



OFFERING SUMMARY

Sale Price:	\$1,250,000
CAP Rate:	6.46%
Total Revenue:	\$103,915
Operating Expense:	\$74,124.38
NOI:	\$80,786
Building Size:	5,080 SF
Number of Units:	4
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Located on the high-traffic Padre Island Hwy, 5105 Padre Island Hwy is a prime commercial property in Brownsville, TX, offering excellent visibility. With easy access to South Padre Island and key transport routes, this site is ideal for retail, office, or service businesses. The area is a growing hub for commercial and industrial development, attracting both local traffic and tourists.

PROPERTY HIGHLIGHTS

- Prime Location on high-traffic Padre Island Hwy, with visibility to local and tourist traffic.
- Easy Access to South Padre Island and major transport routes.
- Versatile Zoning, ideal for retail, office, or service-oriented businesses.
- Proximity to Key Amenities, including restaurants, shops, and hotel

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RENT ROLL

5105 SOUTH PADRE ISLAND HIGHWAY

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT
A	Cricket Wireless	1,200 SF	24%	\$32,868
B	Space Pet Grooming	1,280 SF	25.60%	\$25,133
C	Smoke Cloud Shop	1,280 SF	25.60%	\$26,104
D	Los Tres Garcias	1,320 SF	26.40%	\$28,944
-	-	-	-	-
TOTALS		5,080 SF	101.60%	

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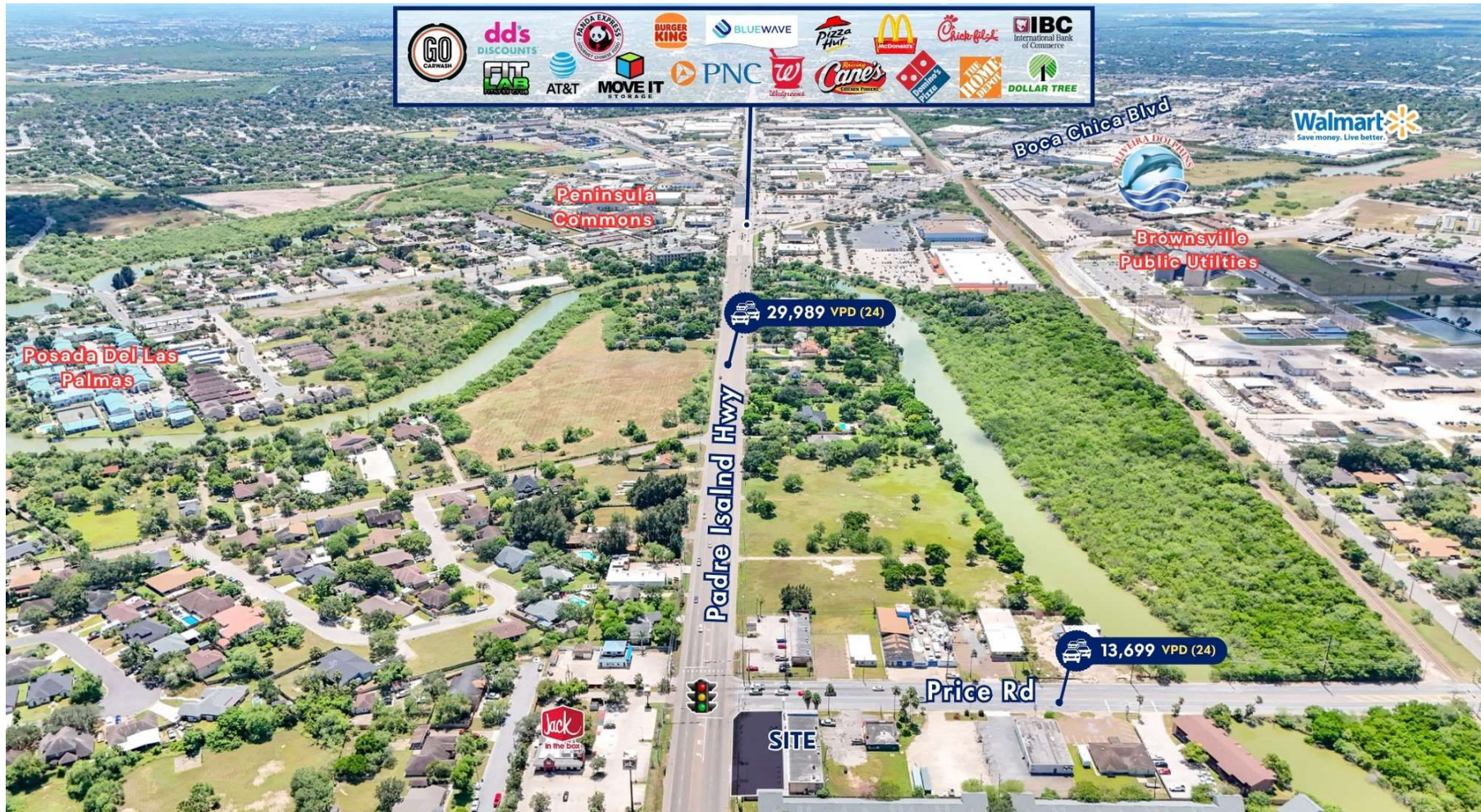
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AERIAL FACING WEST

5105 SOUTH PADRE ISLAND HIGHWAY

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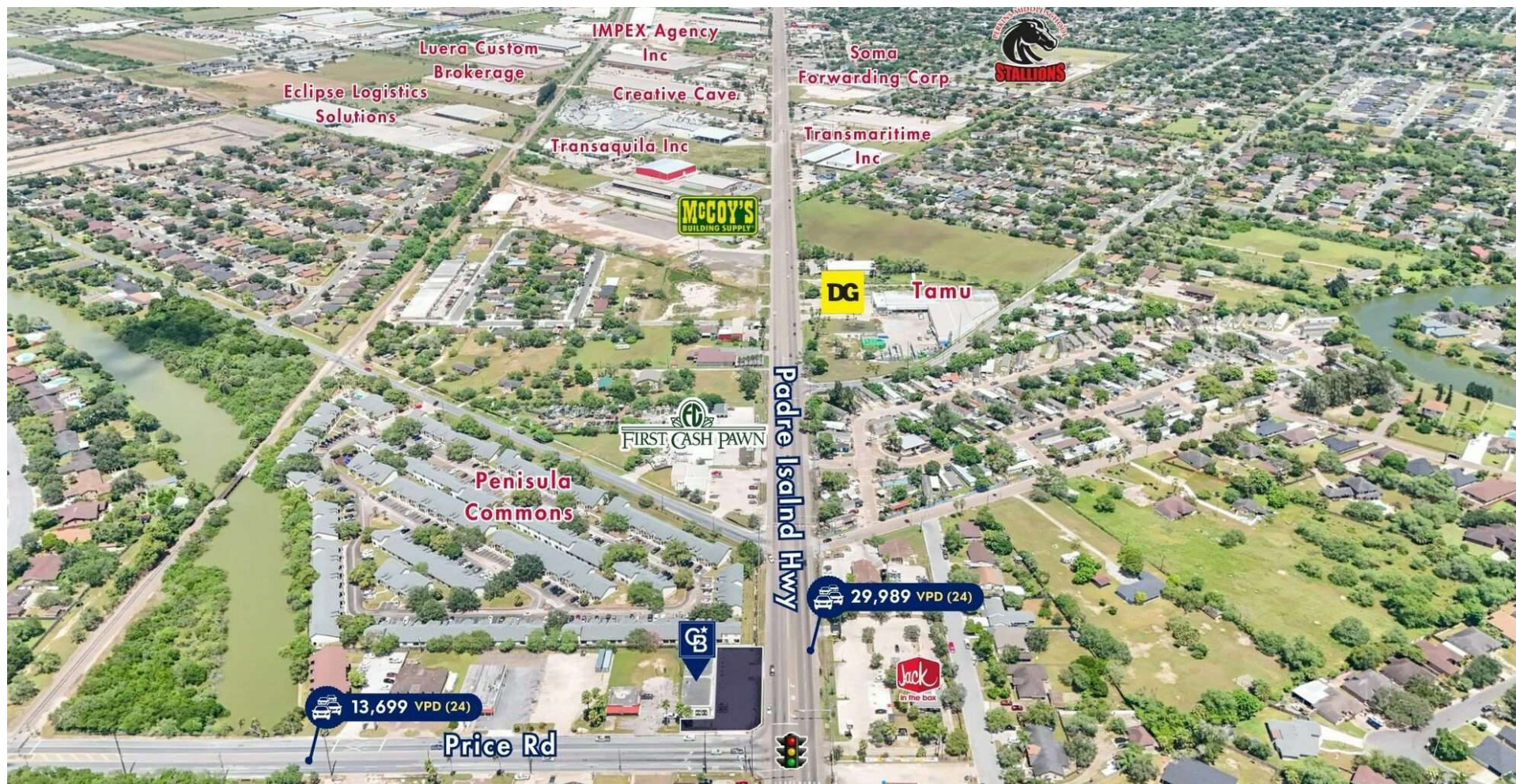
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AERIAL FACING EAST 5105 SOUTH PADRE ISLAND HIGHWAY

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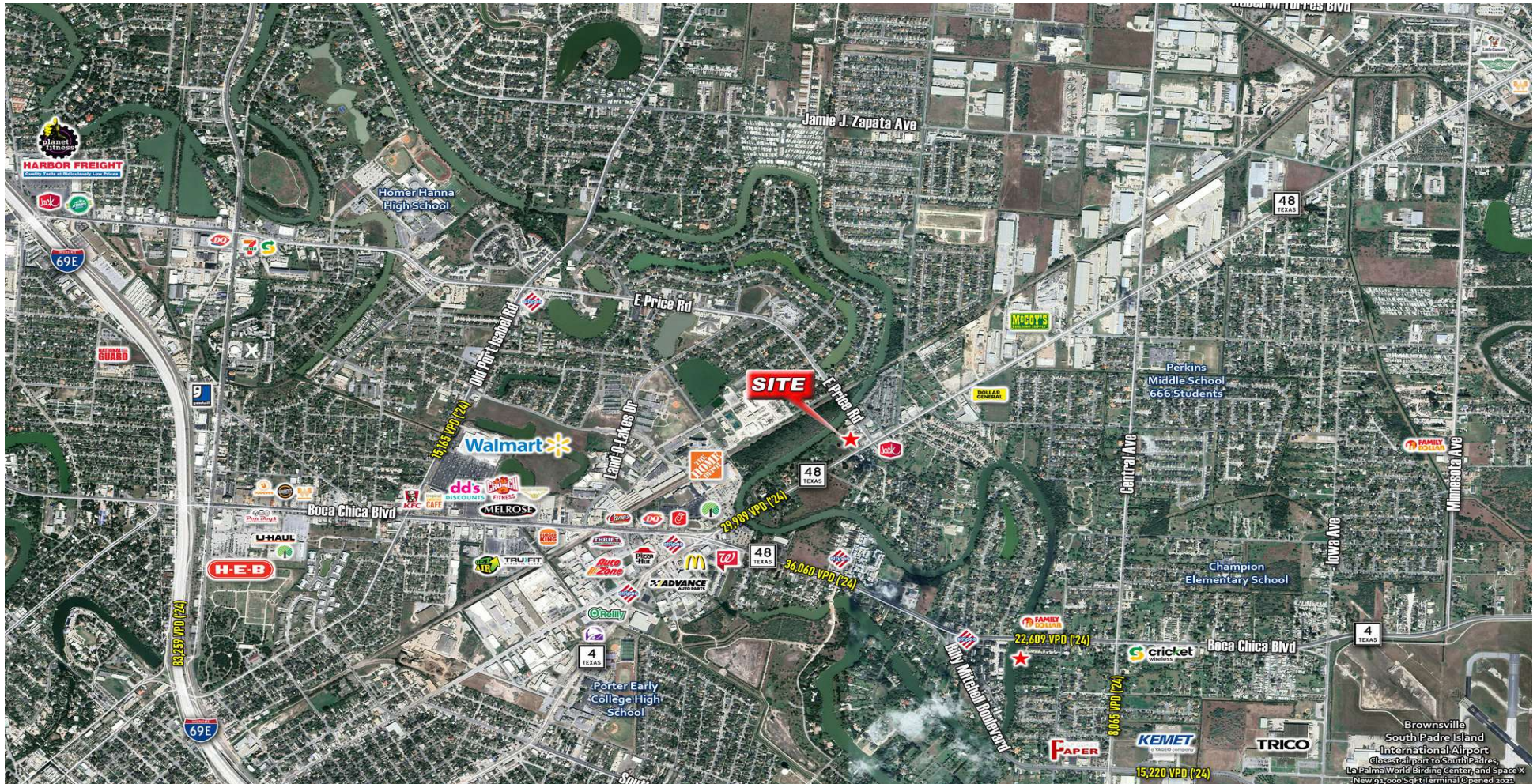


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AERIAL MAP

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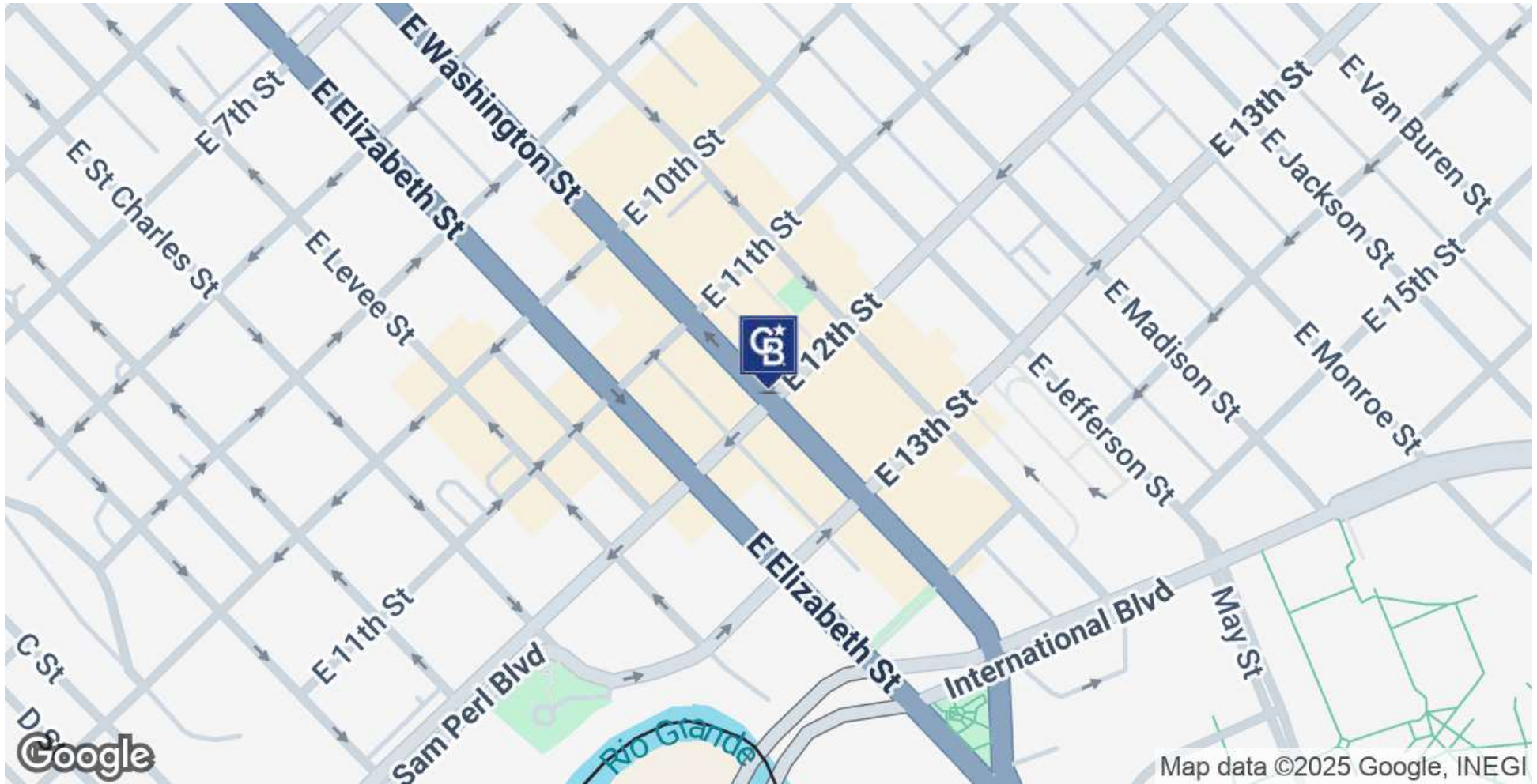


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LOCATION MAP

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DEMOGRAPHICS

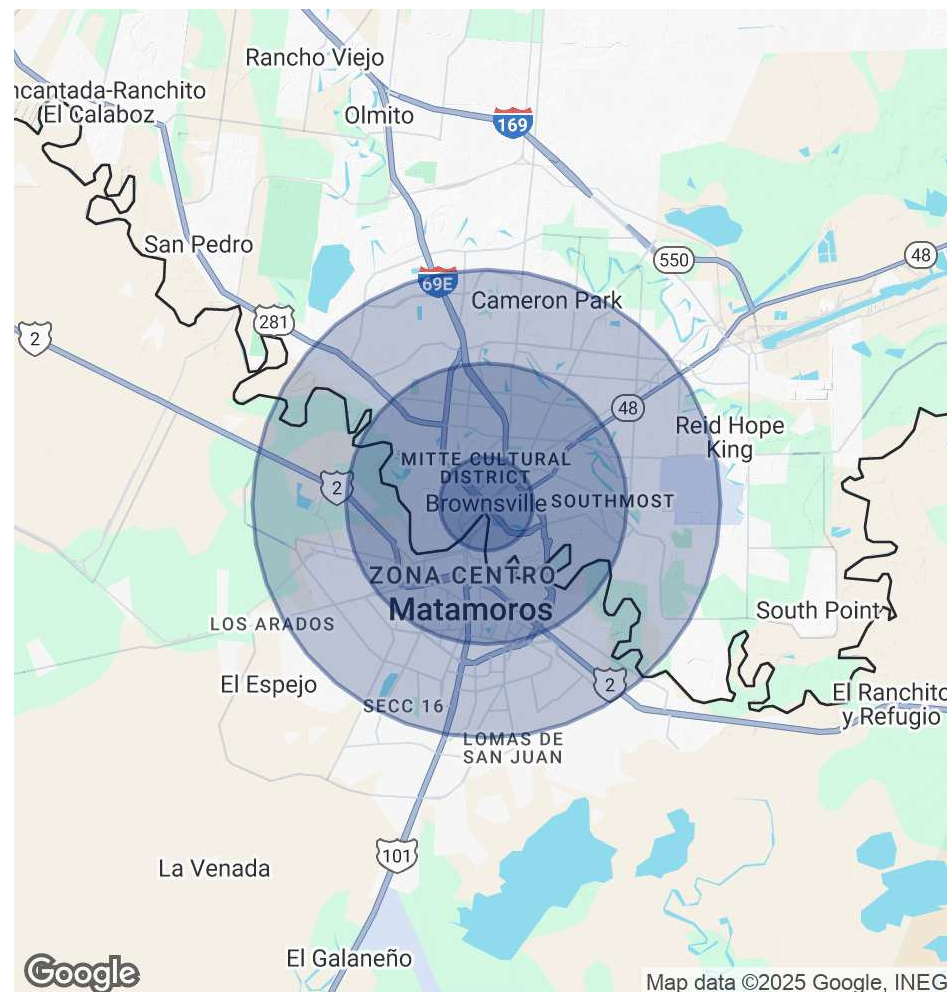
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,940	60,583	140,017
Average Age	38	38	37
Average Age (Male)	37	36	35
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,194	20,855	45,641
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$42,820	\$53,016	\$62,032
Average House Value	\$113,554	\$130,672	\$133,111

Demographics data derived from AlphaMap



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