

HEALTHCARE OFFICE-BROWNSVILLE, TX

FOR LEASE

18 Paseo Plaza Boulevard Brownsville, TX 78521



LEASE RATE

\$34.00 SF/yr

NNN

TBD

Daniel Galvan, SIOR, CCIM

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Benny Dominguez

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

18 PASEO PLAZA BOULEVARD

Brownsville, TX 78521



OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr
NNN:	TBD
Building Size:	5,936 SF
Available SF:	5,936 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Healthcare office available in Brownsville, TX. This property is situated in a prime trade area of Brownsville, surrounded by dense retail and residential. Site offers a great location with excellent accessibility and ample parking, making it ideal for a wide range of medical practices or healthcare services seeking location and accessibility

PROPERTY HIGHLIGHTS

- 2nd gen medical facility
- -Ample parking
- -Pylon signage available
- -Prime retail trade area

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AERIAL VIEW

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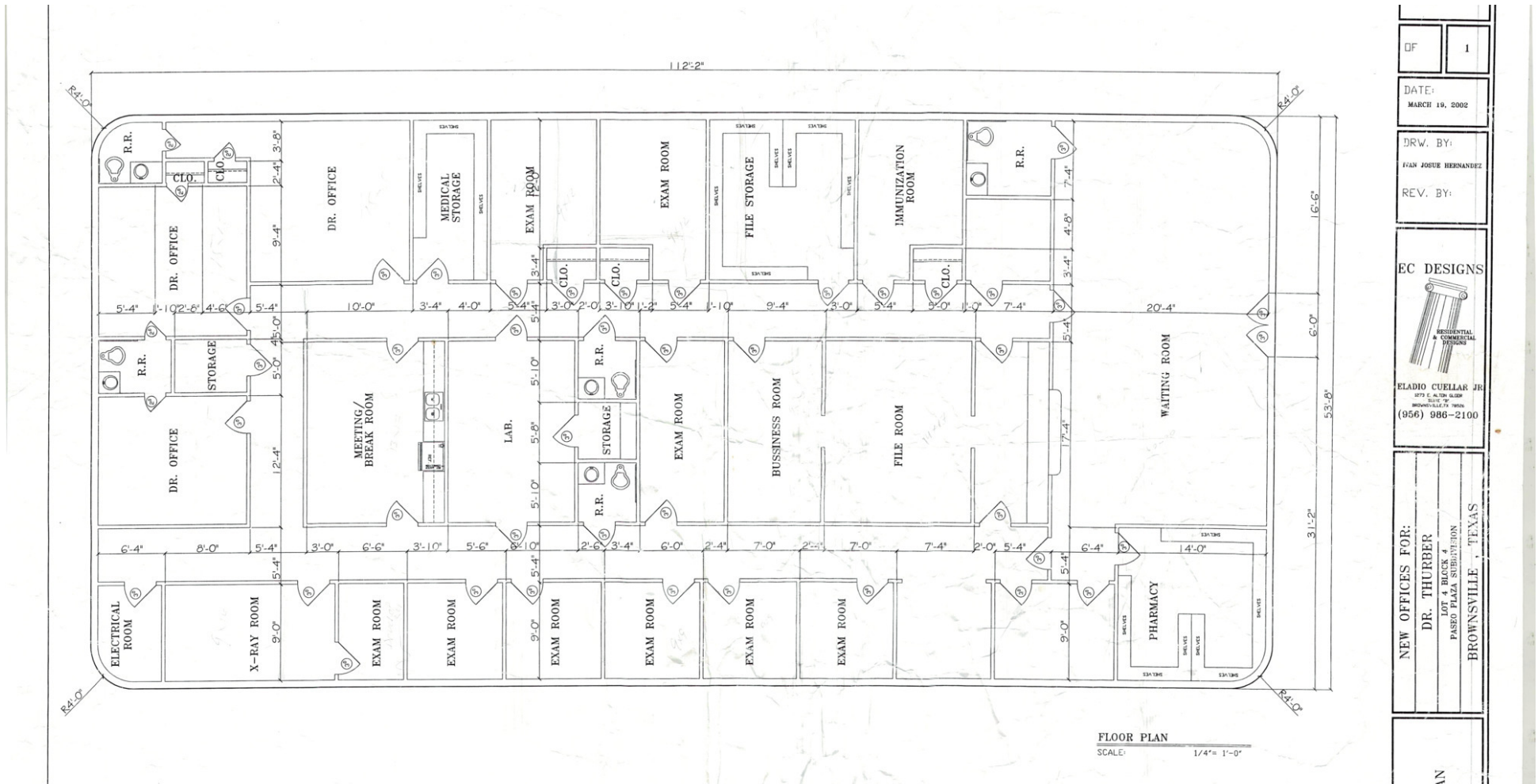


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FLOOR PLAN

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EAST FACING AERIAL

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SOUTH FACING AERIAL

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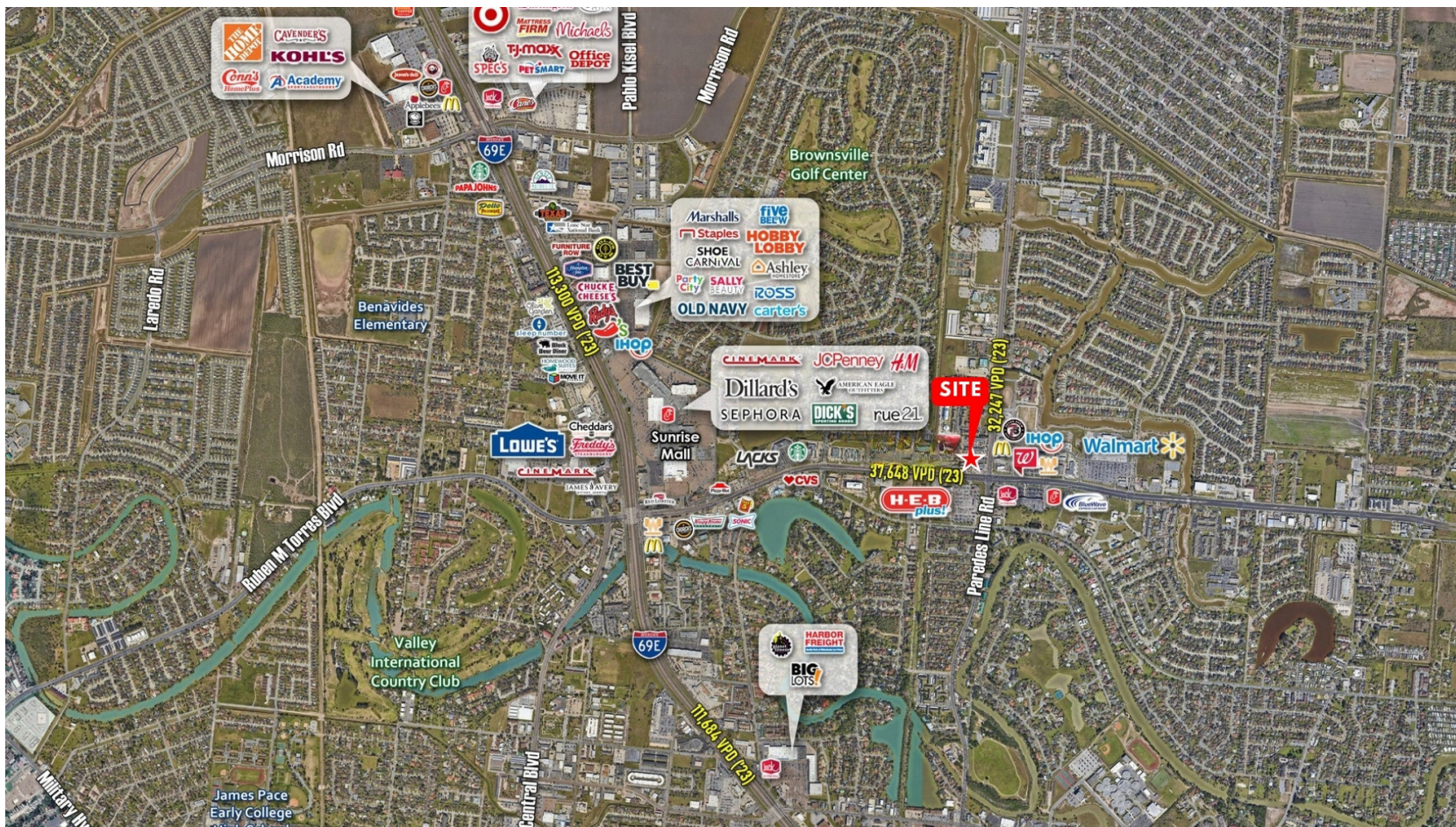


**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL MAP

18 PASEO PLAZA BOULEVARD

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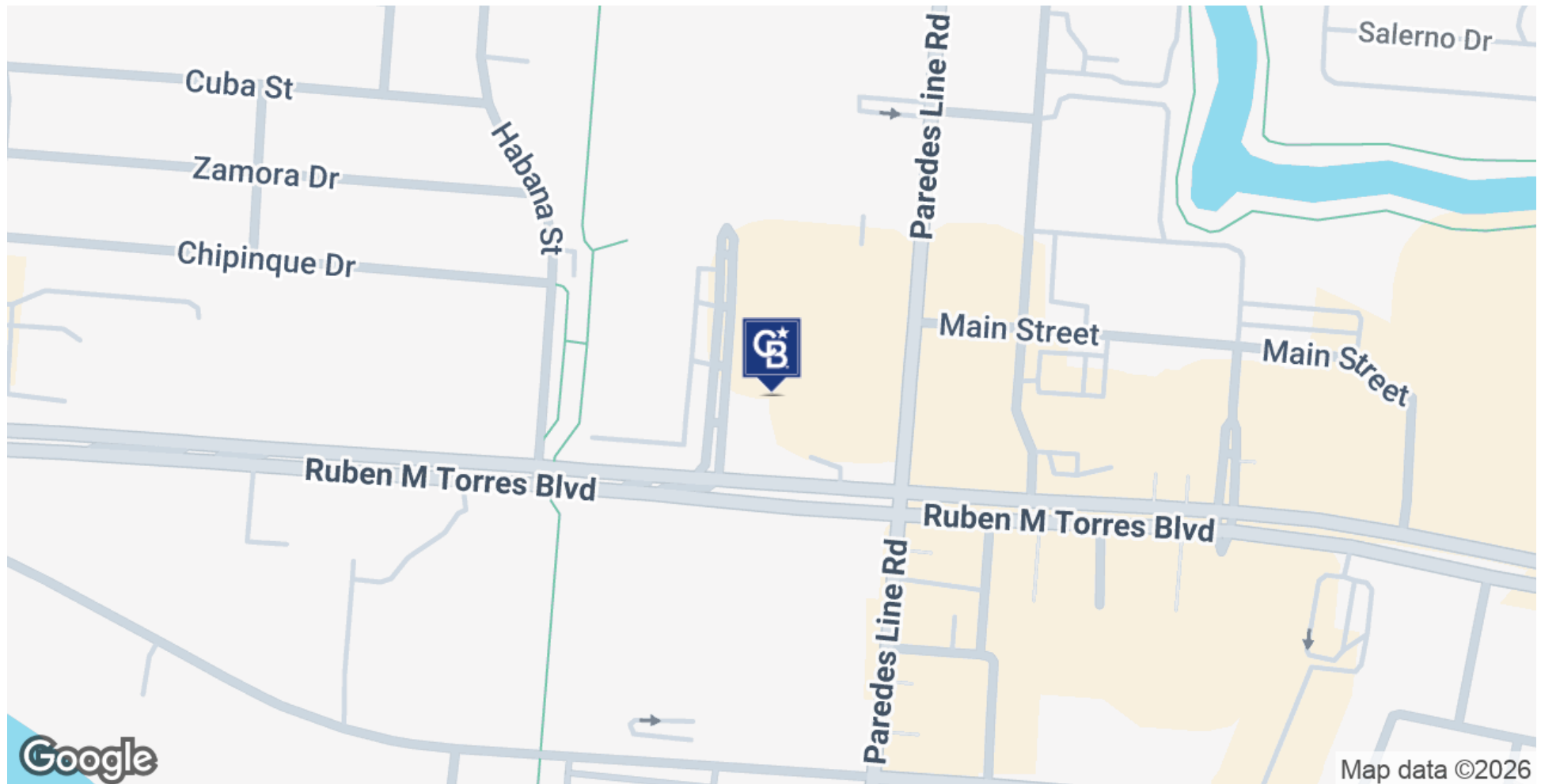


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LOCATION MAP

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DEMOGRAPHICS

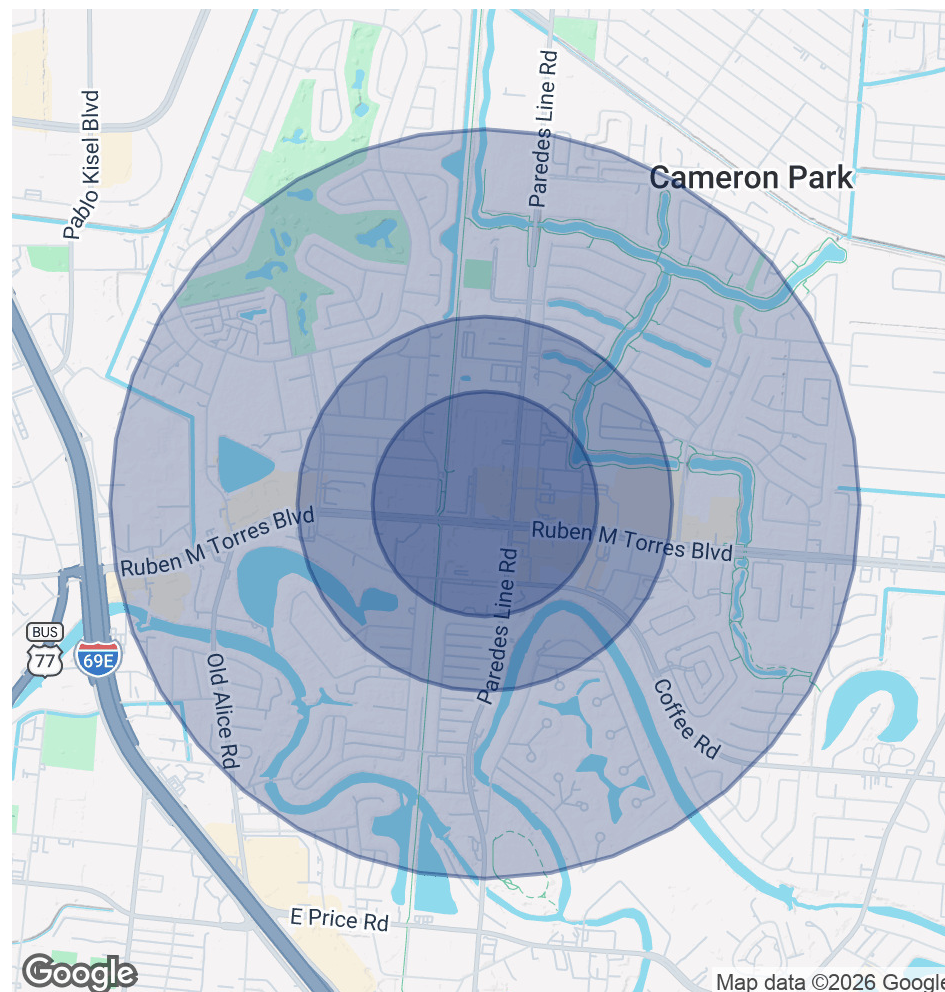
18 PASEO PLAZA BOULEVARD

Brownsville, TX 78521

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	474	3,041	13,059
Average Age	37	38	38
Average Age (Male)	33	36	36
Average Age (Female)	40	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	1,094	4,613
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$68,610	\$92,386	\$89,431
Average House Value	\$163,328	\$181,092	\$181,491

Demographics data derived from AlphaMap



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