

LAS PALMAS

SPACE AVAILABLE

3831 Frontage Road Brownsville, TX 78520



LEASE RATE \$36.00/SF/YR
LEASE TYPE: Net
NNN: \$5.00/SF/YR

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

3831 FRONTAGE ROAD

Brownsville, TX 78520



PROPERTY DESCRIPTION

This 3,000 sq. ft. retail/office space is ideally located on the high-traffic frontage road of 3831 in Brownsville, offering excellent visibility and easy access. Positioned in the heart of the area's busiest corridor, the property benefits from strong daily traffic counts and immediate exposure to major retail and hospitality activity. The location is surrounded by established and new development, including Sunrise Mall, multiple restaurants, and hotels—making it an exceptional opportunity for retail, service, or office users seeking maximum market presence.

PROPERTY HIGHLIGHTS

- Easy access and strong exposure to daily commuters
- Positioned near Sunrise Mall, restaurants, and hotels
- Ideal for retail, office, or service users seeking maximum market presence

OFFERING SUMMARY

Lease Rate:	\$36.00/SF/YR
Lease Type:	Net
NNN:	\$5.00/SF/YR
Available SF:	3,000 SF
Building Size:	5,500 SF
Market:	Rio Grande Valley
Submarket:	Brownsville

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SITE PLAN

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EAST FACING AERIAL

3831 FRONTAGE ROAD

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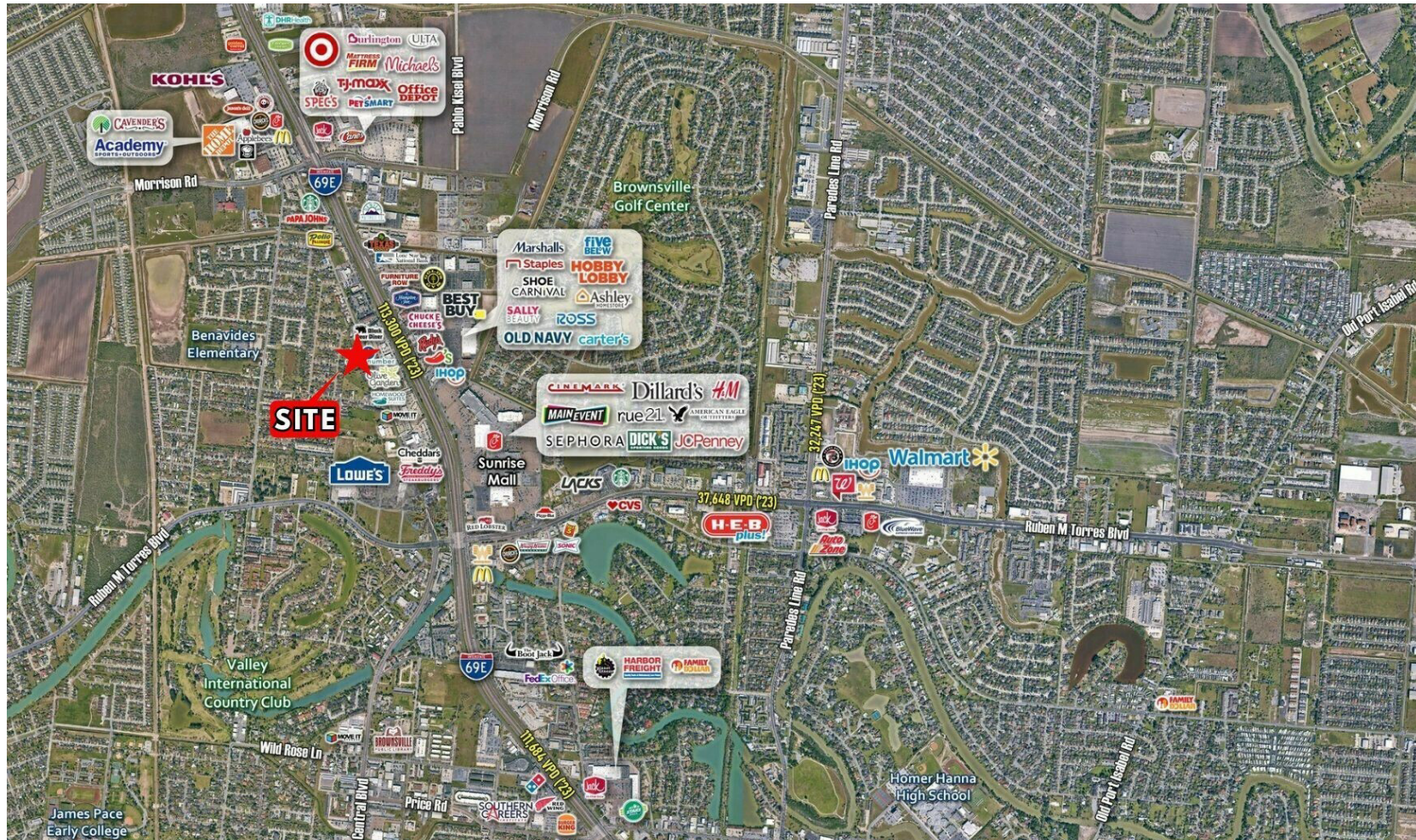


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AERIAL MAP

3831 FRONTAGE ROAD

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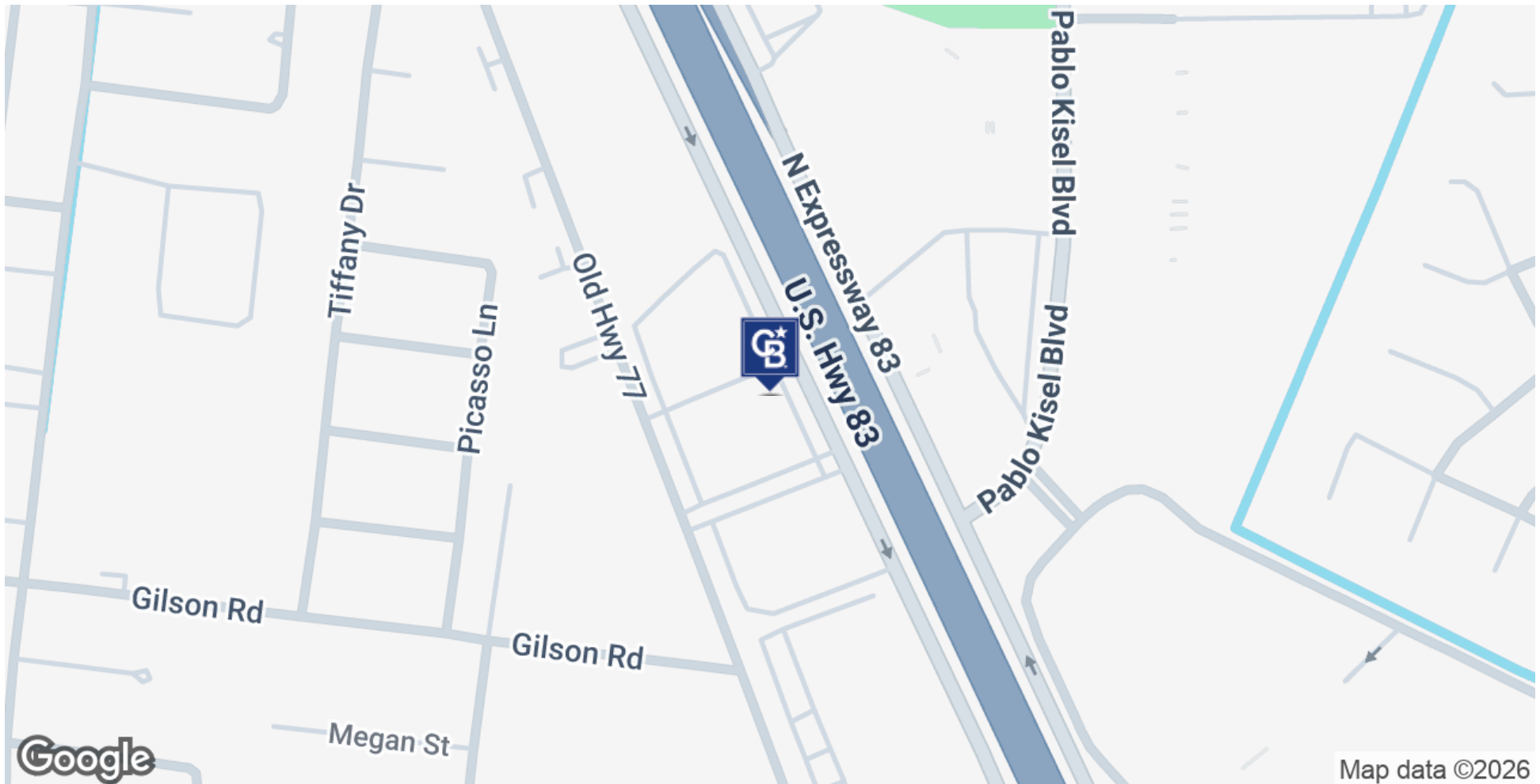


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LOCATION MAP

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DEMOGRAPHICS

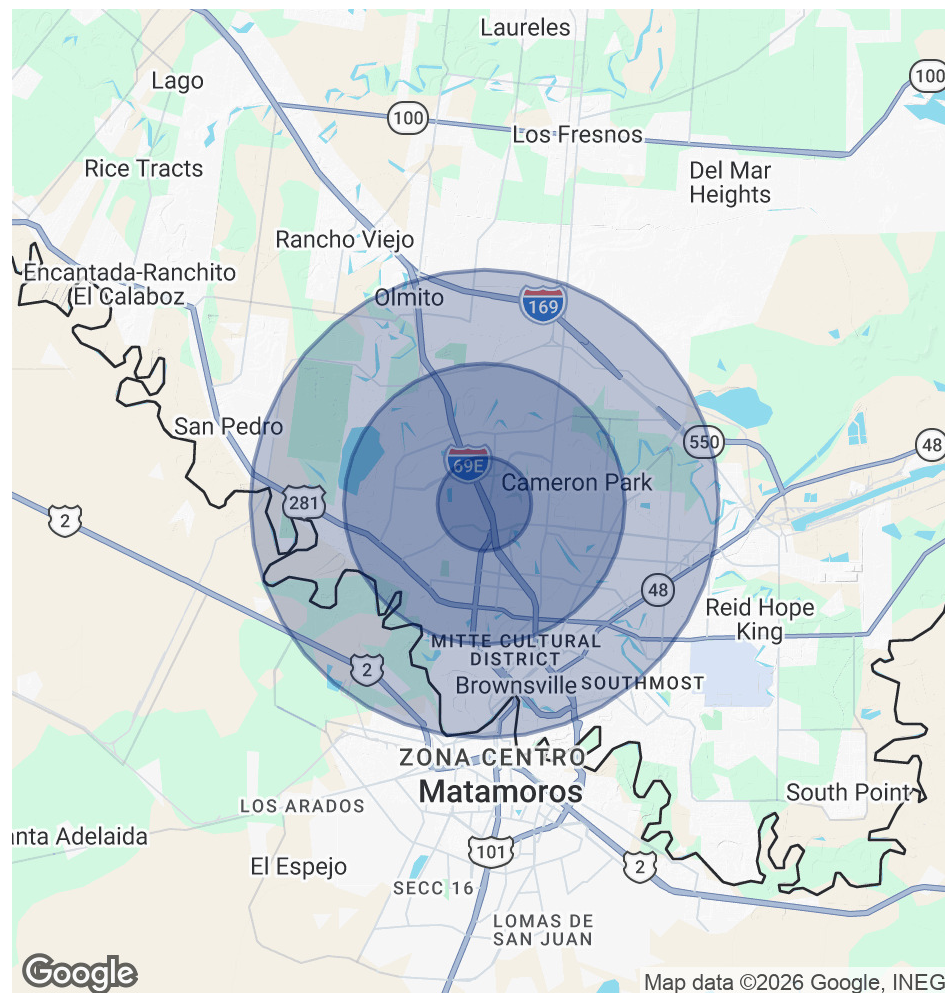
3831 FRONTAGE ROAD

Brownsville, TX 78520

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,111	99,558	165,239
Average Age	39	37	36
Average Age (Male)	37	35	35
Average Age (Female)	41	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,609	32,143	52,564
# of Persons per HH	2.8	3.1	3.1
Average HH Income	\$71,526	\$78,289	\$72,447
Average House Value	\$152,159	\$165,723	\$155,558

Demographics data derived from AlphaMap



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