

DOWNTOWN BROWNSVILLE LEASE SPACE

FOR LEASE

900,924,& 952 E.Elizabeth Street Brownsville, TX 78520



LEASE RATE \$18.00/SF/YR

LEASE TYPE: Net

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

900,924, & 952 E. ELIZABETH STREET

Brownsville, TX 78520



OFFERING SUMMARY

Lease Rate:	\$18.00/SF/YR
Lease Type:	Net
NNN:	\$1.72-\$2.10
Suite 900:	5,944 SF
Suite 924:	19,560 SF
Suite 952:	2,695 SF
Number of Units:	3
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Located on E Elizabeth St. in Downtown Brownsville, this property offers a prime opportunity in a rapidly revitalizing district. Surrounded by historic charm, cultural attractions, and a growing mix of cafés, restaurants, and local businesses, it is ideal for retail, dining, offices, or creative workspaces. Supported by millions in public and private investment, major drivers like SpaceX and the Port of Brownsville, and an influx of higher-income households, Downtown is emerging as a vibrant hub for both locals and visitors.

PROPERTY HIGHLIGHTS

- Prime Corner Location – In the heart of walkable, historic Downtown Brownsville.
- Versatile Space – Ideal for retail, dining, offices, or creative studios.
- High Growth Market – Backed by millions in revitalization and infrastructure investment.
- Thriving Environment – Surrounded by cafés, shops, cultural venues, and major economic drivers like SpaceX and the Port.

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**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL FACING NORTH

900, 924, & 952 E. ELIZABETH STREET

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**COLDWELL BANKER
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AERIAL FACING SOUTH

EAST ELIZABETH STREET
East Elizabeth Street Brownsville, TX 78520



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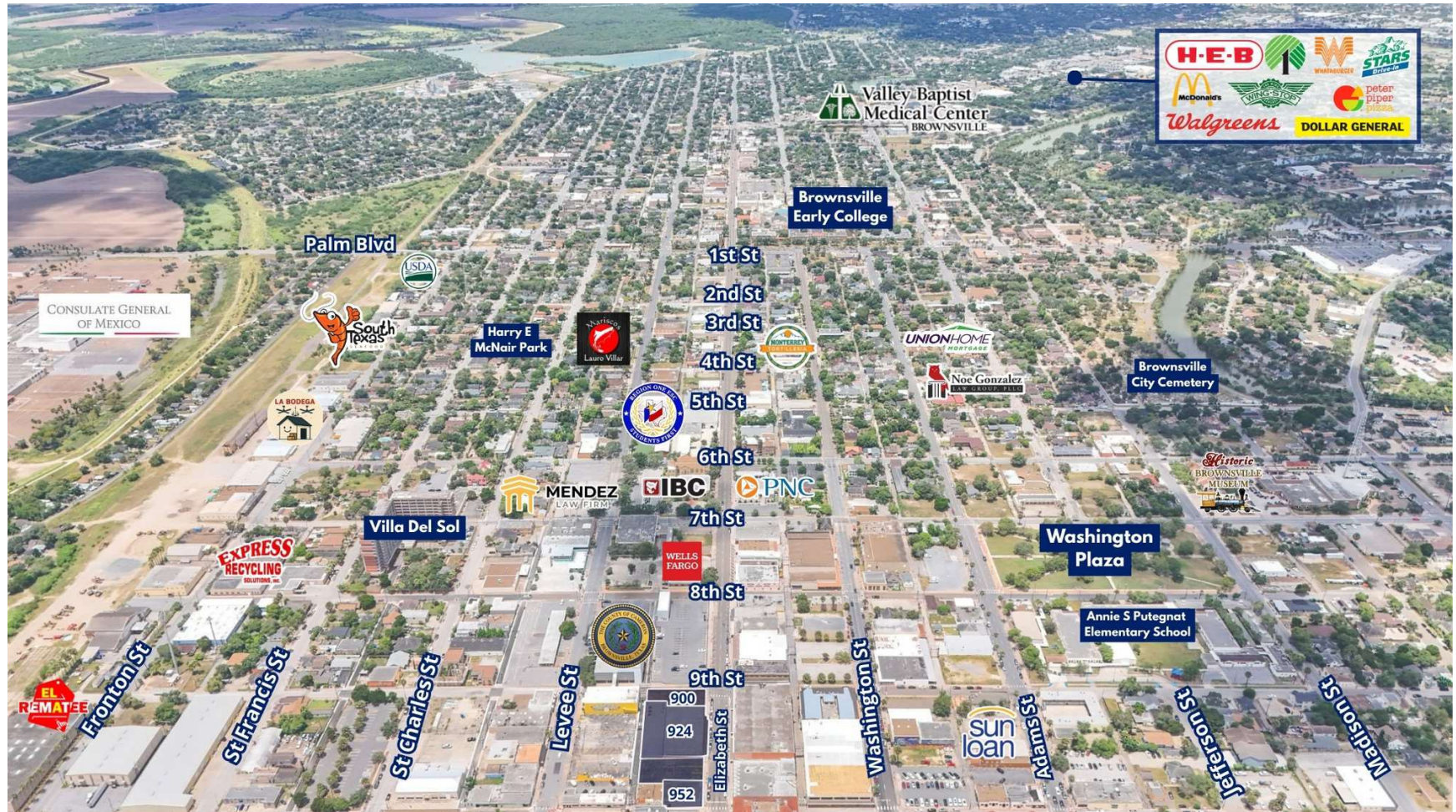


**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL FACING WEST

900,924,952 E. ELIZABETH STREET

Brownsville, TX 78520



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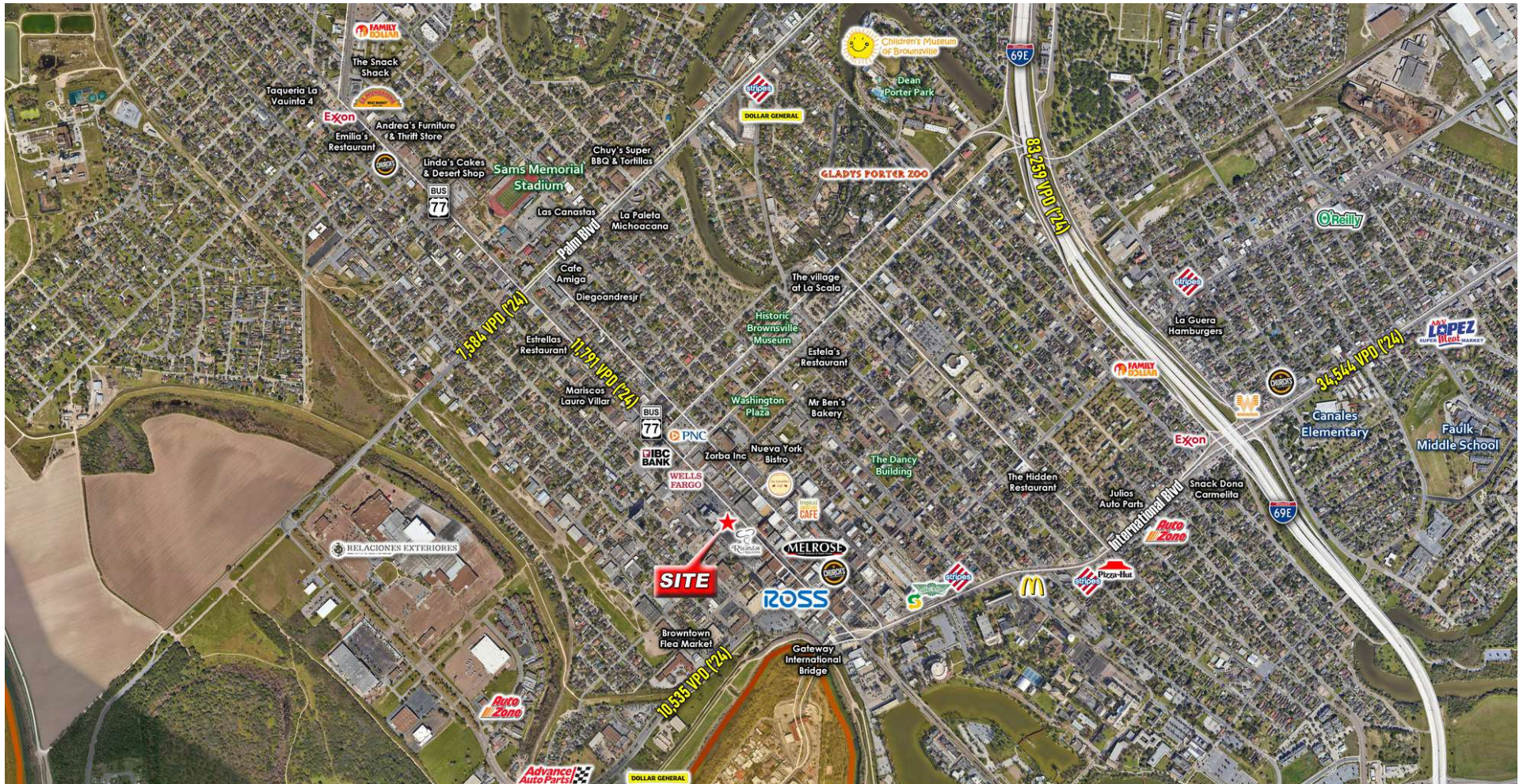


**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL MAP

900,924 & 952 E. ELIZABETH STREET

Brownsville, TX 78520



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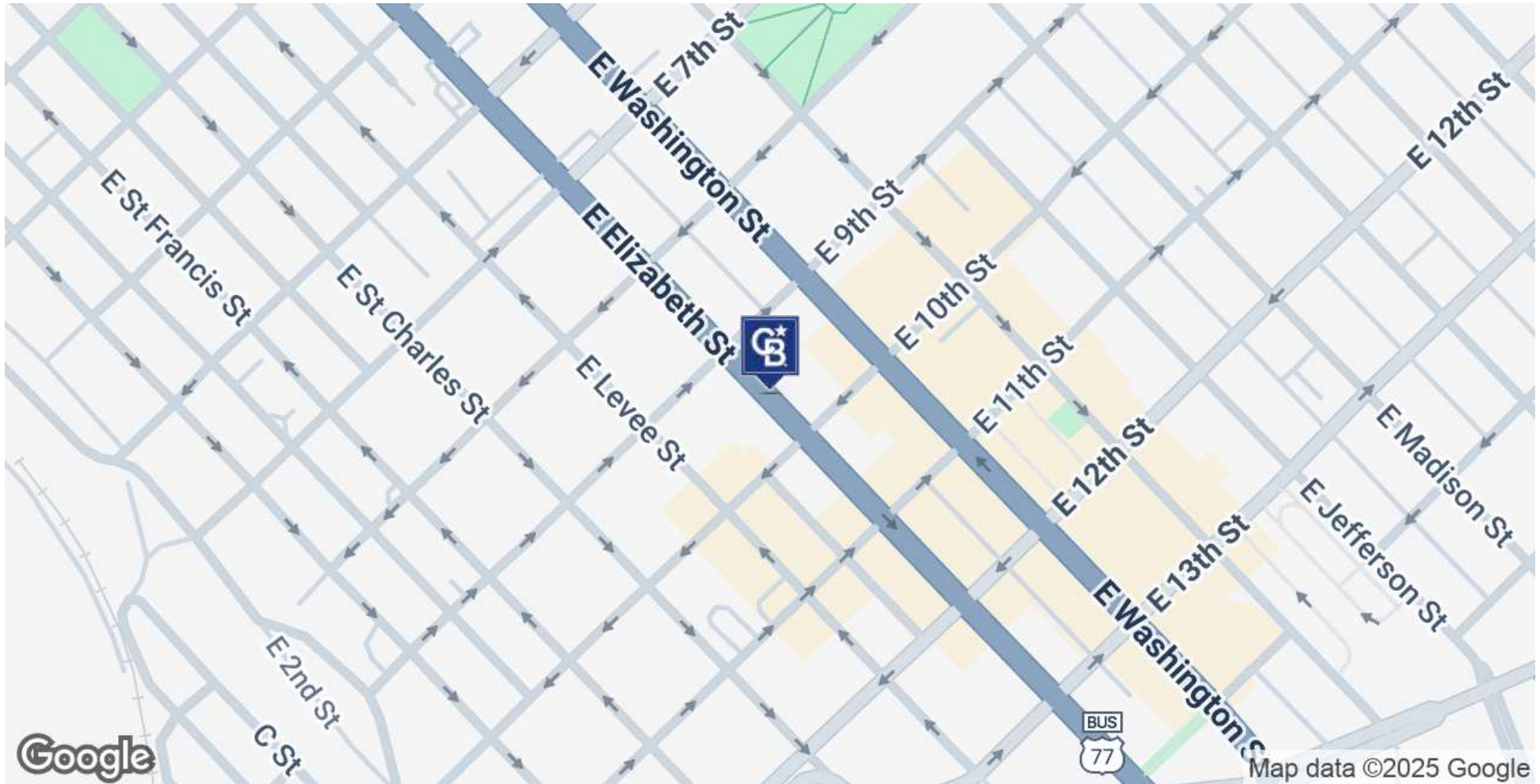


**COLDWELL BANKER
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RIO GRANDE VALLEY

LOCATION MAP

EAST ELIZABETH STREET

East Elizabeth Street Brownsville, TX 78520



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DEMOGRAPHICS

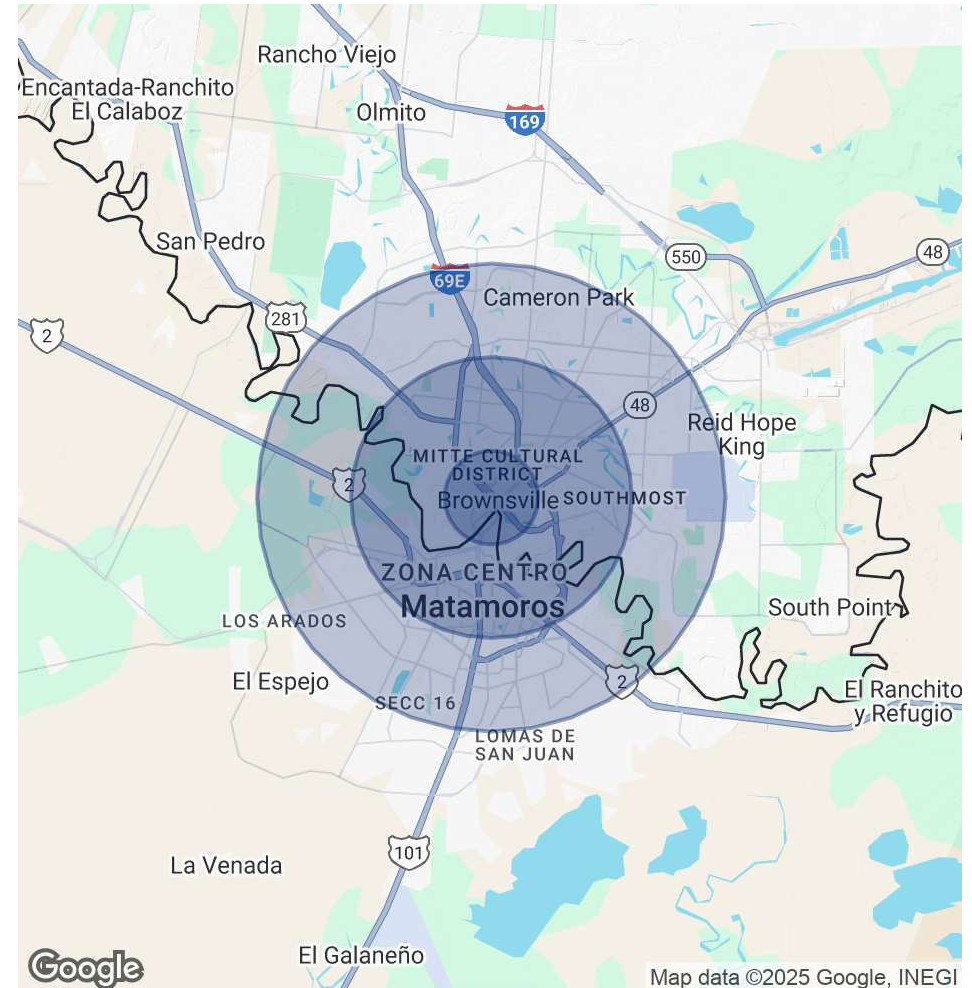
EAST ELIZABETH STREET

East Elizabeth Street Brownsville, TX 78520

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,479	58,792	133,342
Average Age	39	38	37
Average Age (Male)	37	36	35
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,160	20,185	43,702
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$42,806	\$52,838	\$62,459
Average House Value	\$118,528	\$128,584	\$134,527

Demographics data derived from AlphaMap



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