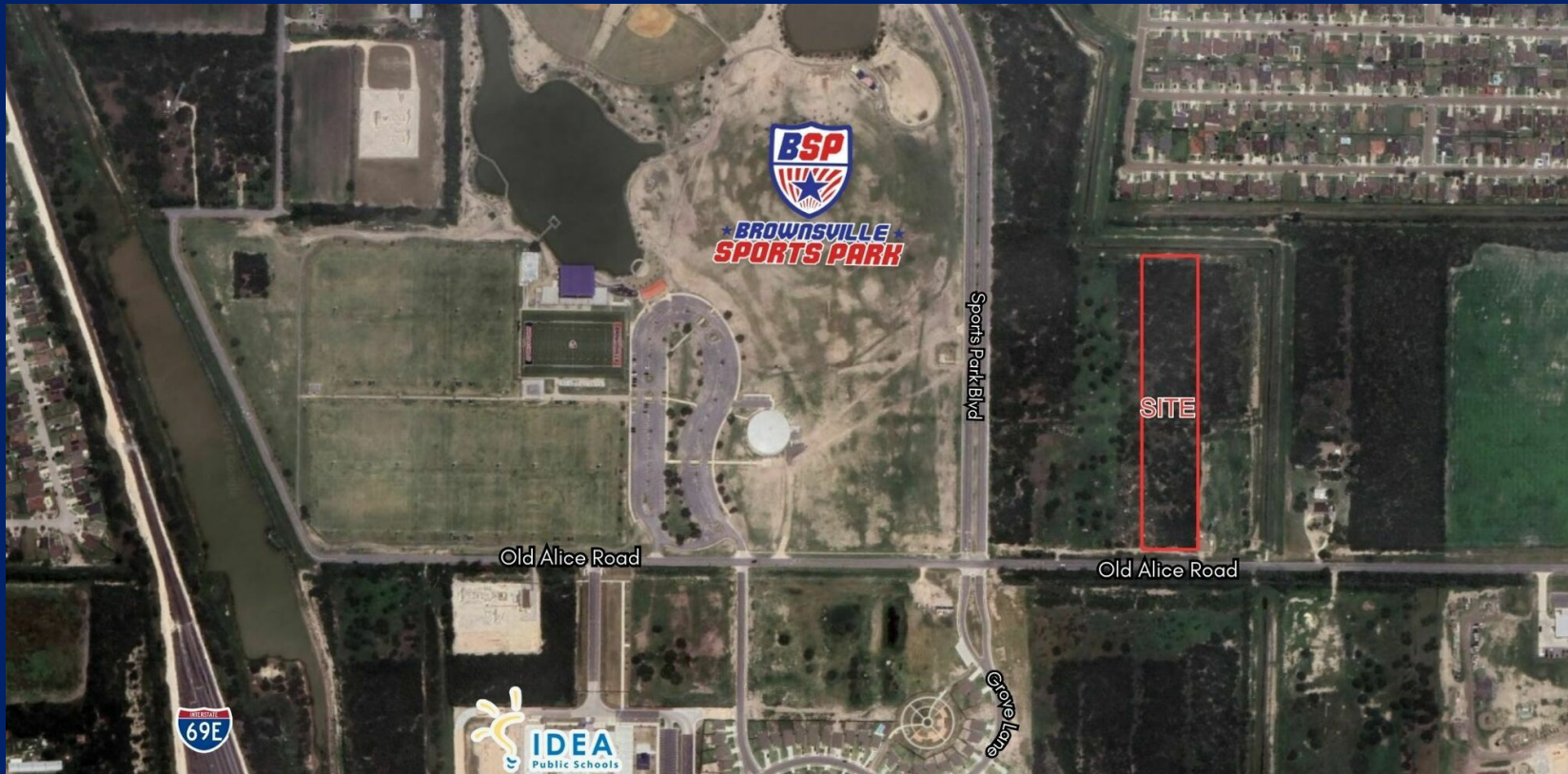


BROWNSVILLE DEVELOPMENT LAND

OLD ALICE RD
Brownsville, TX



SALE PRICE

\$550,000

Daniel Galvan, SIOR, CCIM

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Javier Cantu Jr.

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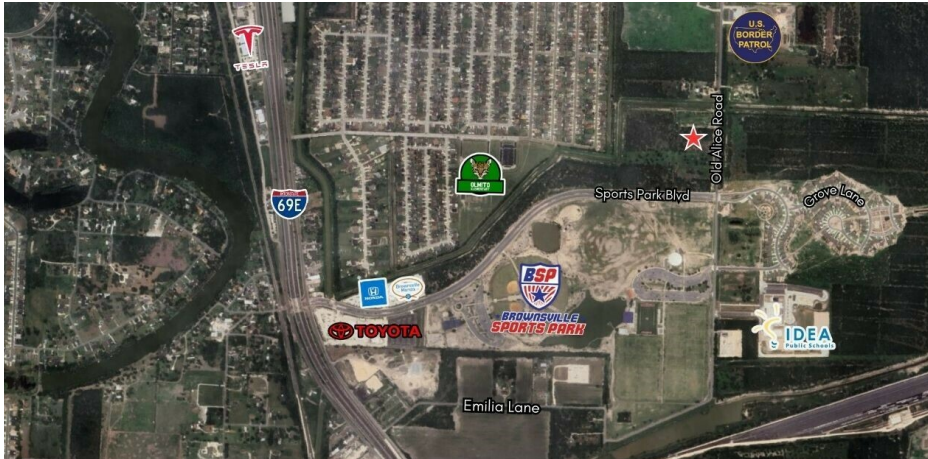


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

OLD ALICE RD

Brownsville, TX 78526



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	4.25 Acres
Submarket:	Brownsville
Market:	Rio Grande Valley

PROPERTY OVERVIEW

Amazing property for sale near the Brownsville Sports Park. There is current and upcoming residential development in the area and this property would be perfect for continued development in the area. The tract consists of 4.25 acreage that measures approximately 156ftX1197ft. The location of this property is within walking distance of Brownsville sports park, and a short drive away from restaurants/shopping centers.

PROPERTY HIGHLIGHTS

- Near Brownsville Sports Park
- Close Proximity to Restaurants and Shopping
- Ideal Residential/Multifamily Development

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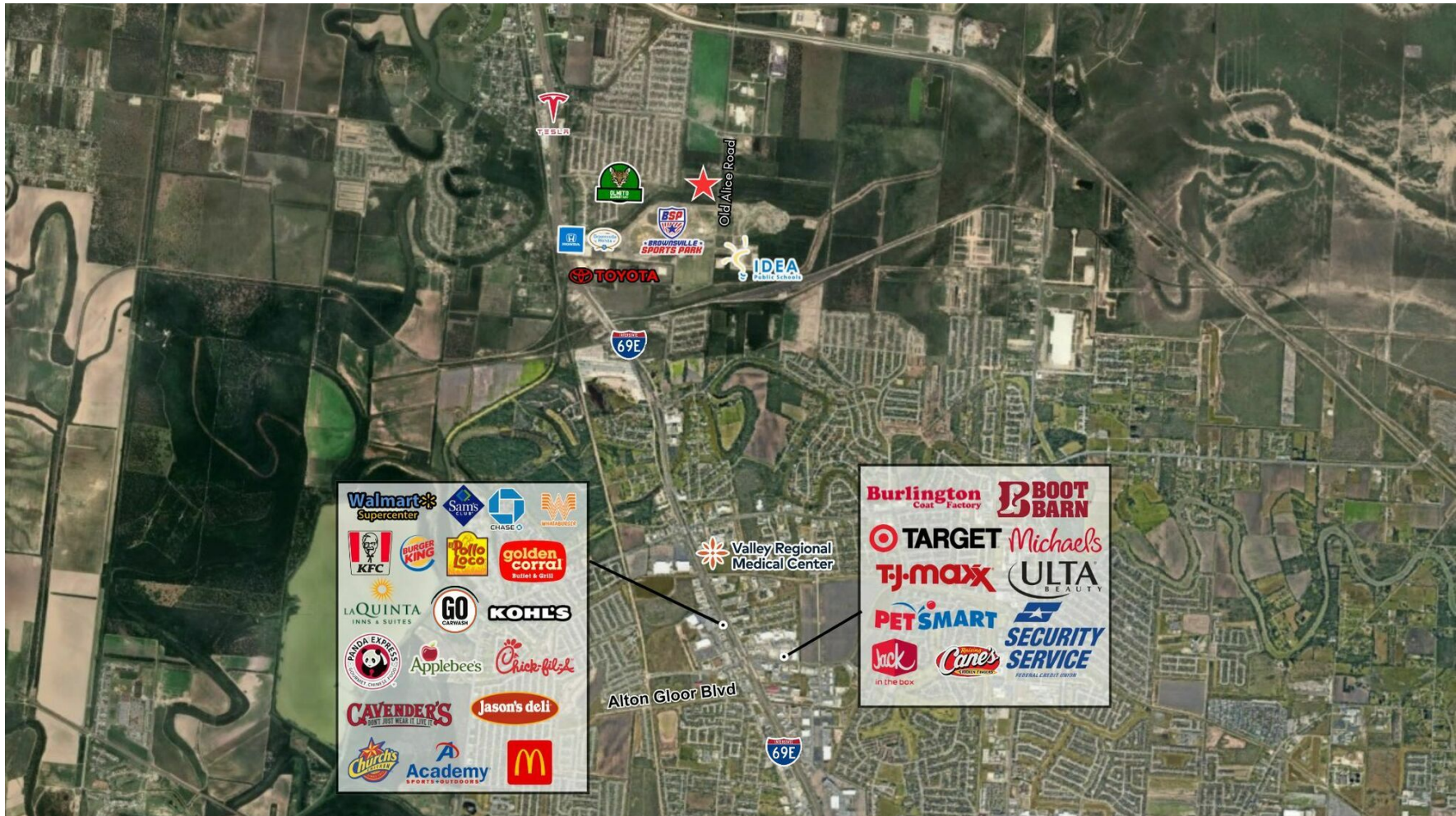


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RIO GRANDE VALLEY

AERIAL

OLD ALICE RD

Brownsville, TX 78526



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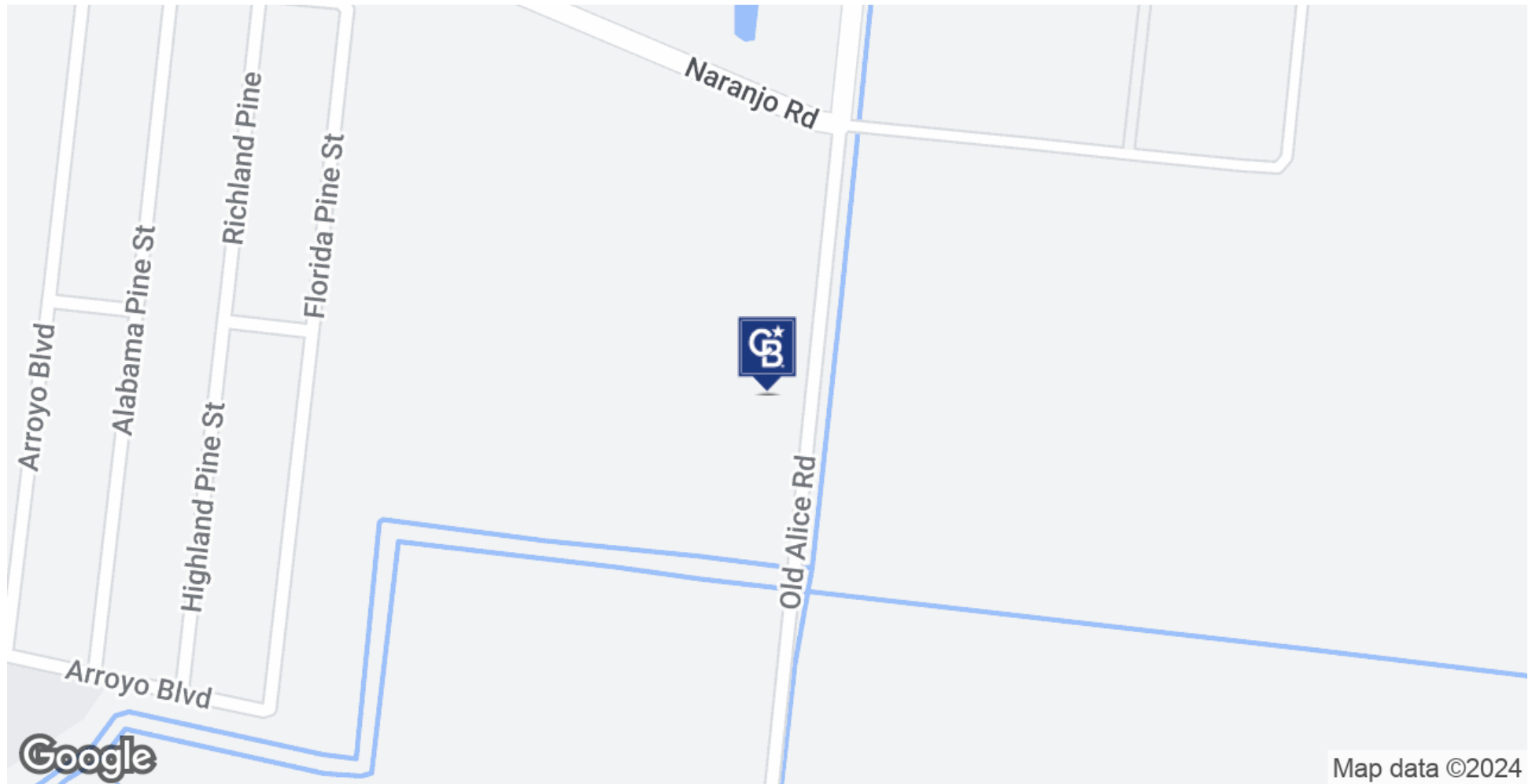


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LOCATION MAP

OLD ALICE RD

Brownsville, TX 78526



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DEMOGRAPHICS

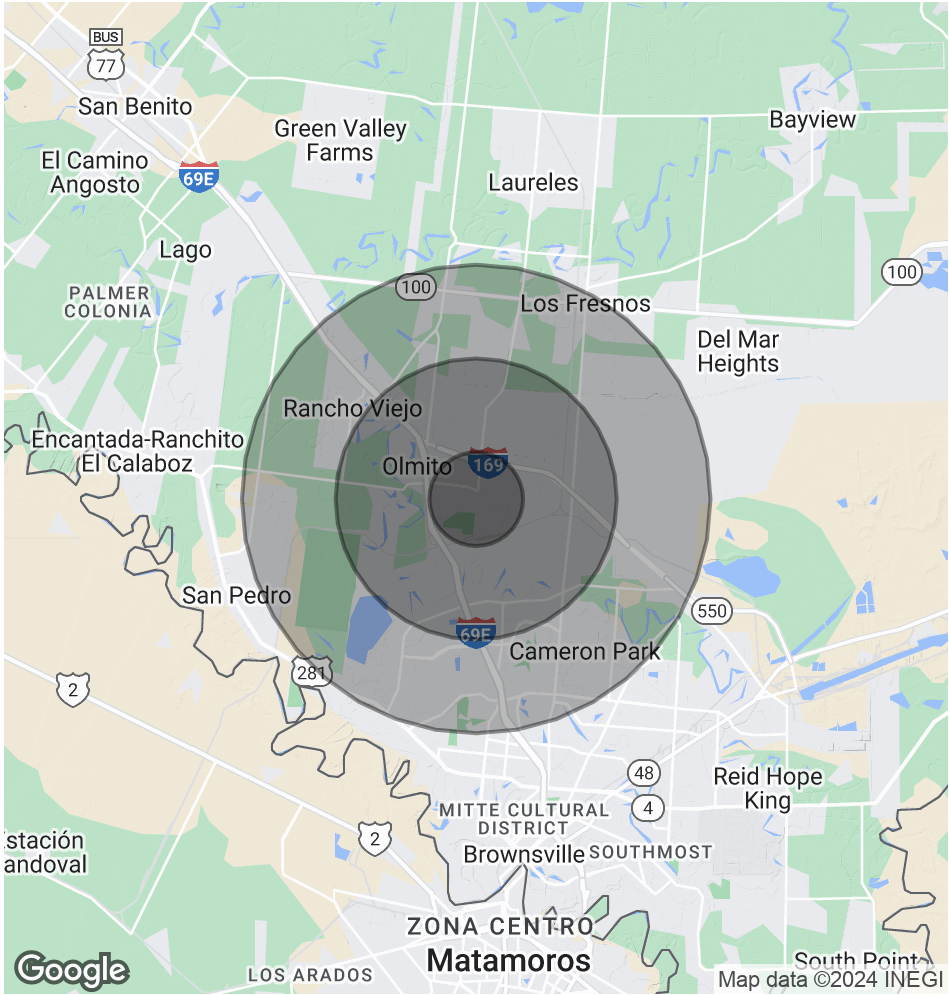
OLD ALICE RD

Brownsville, TX 78526

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,145	32,939	77,767
Average Age	31	35	36
Average Age (Male)	30	34	34
Average Age (Female)	32	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,752	9,535	23,127
# of Persons per HH	4.1	3.5	3.4
Average HH Income	\$106,081	\$102,852	\$90,872
Average House Value	\$204,773	\$220,262	\$191,252

Demographics data derived from AlphaMap



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