

BROWNSVILLE, TX INDUSTRIAL OPPORTUNITY

FOR LEASE
Brownsville, TX 78521



LEASE RATE \$12.00/SF/yr
NNN: TBD
LEASE TYPE: Net

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

PROPERTY SUMMARY

1170 CHEERS STREET

Brownsville, TX 78521



PROPERTY DESCRIPTION

1170 Cheers Street in Brownsville, TX is a newly constructed 22,500 SF warehouse designed for industrial, logistics, and distribution users. The property offers a clean, flexible layout suitable for single or multi-tenant use and is strategically located within an established industrial corridor with convenient access to major transportation routes.

PROPERTY HIGHLIGHTS

- Brand-new construction
- Ideal for industrial, logistics, and distribution users
- Convenient access to major transportation routes
- Strong regional connectivity within Brownsville

OFFERING SUMMARY

Lease Rate:	\$12.00/SF/yr
NNN:	TBD
Lease Type:	Net
Available SF:	22,500 SF
Building Size:	22,500 SF
Market:	Rio Grande Valley
Submarket:	Brownsville

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TOP VIEW AERIAL

1170 CHEERS STREET

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**COLDWELL BANKER
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AERIAL FACING NORTH

1170 CHEERS STREET

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**COLDWELL BANKER
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AERIAL FACING SOUTHWEST

1170 CHEERS STREET

Brownsville, TX 78521



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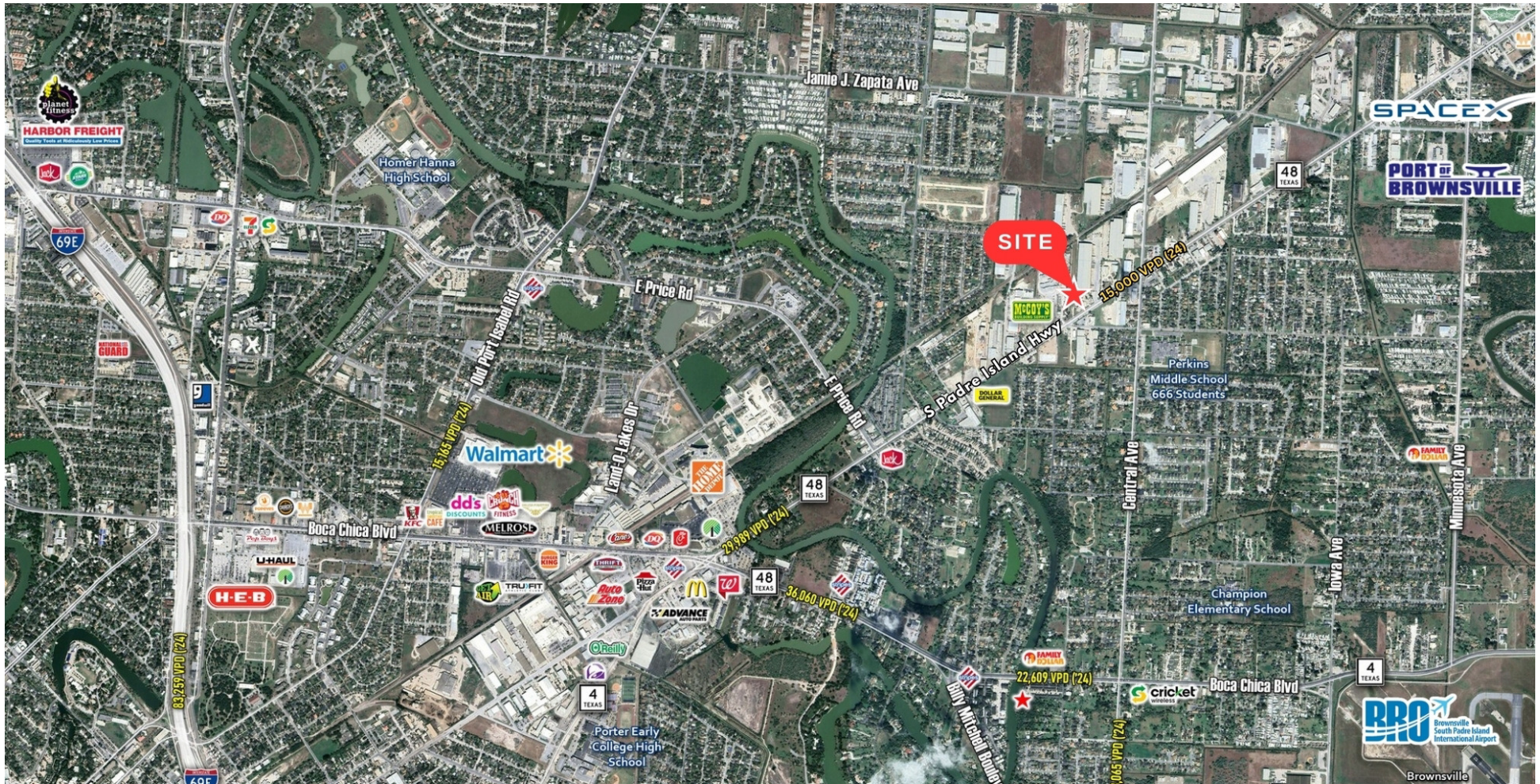


**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL MAP

1170 CHEERS STREET

Brownsville, TX 78521



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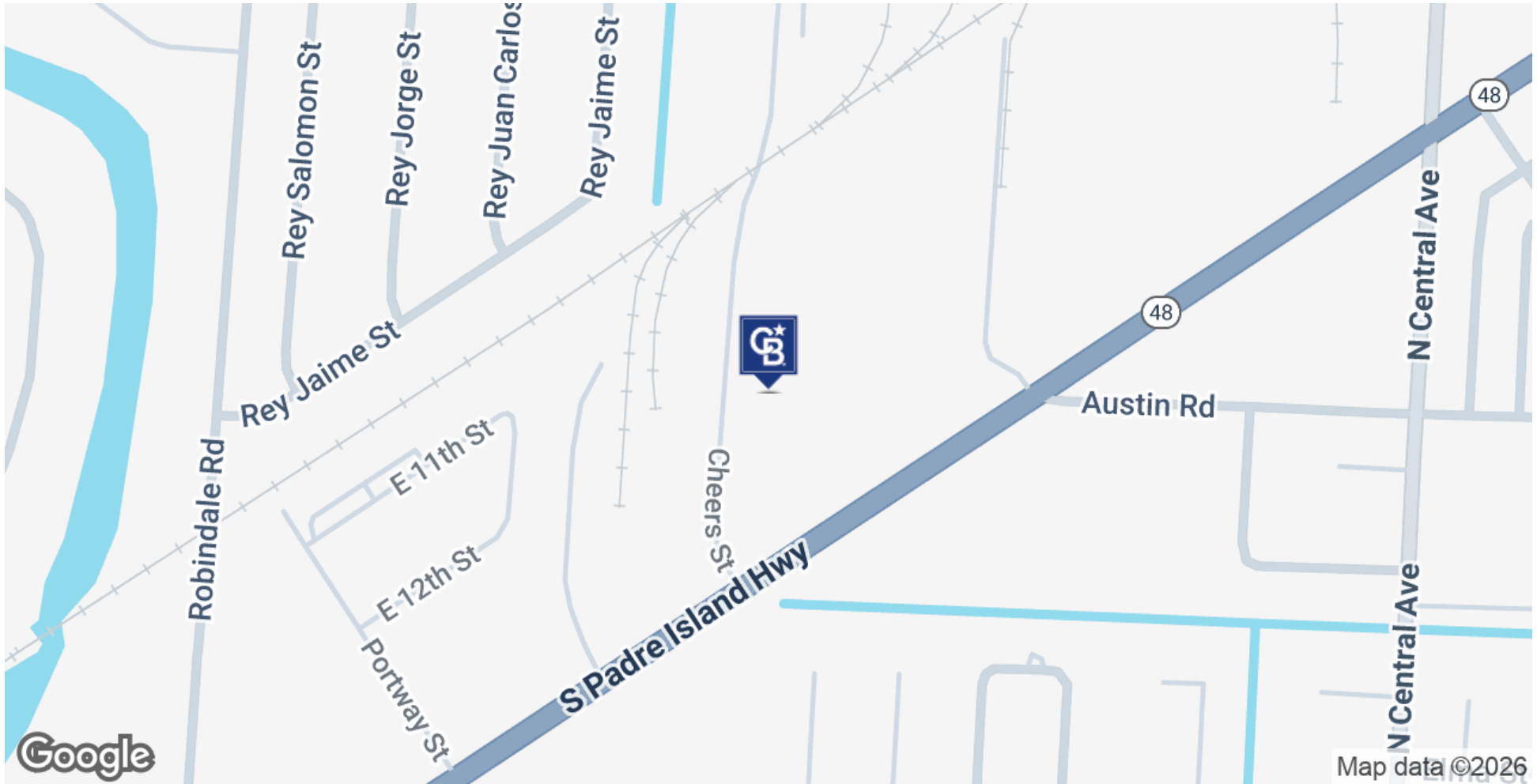


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LOCATION MAP

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DEMOGRAPHICS

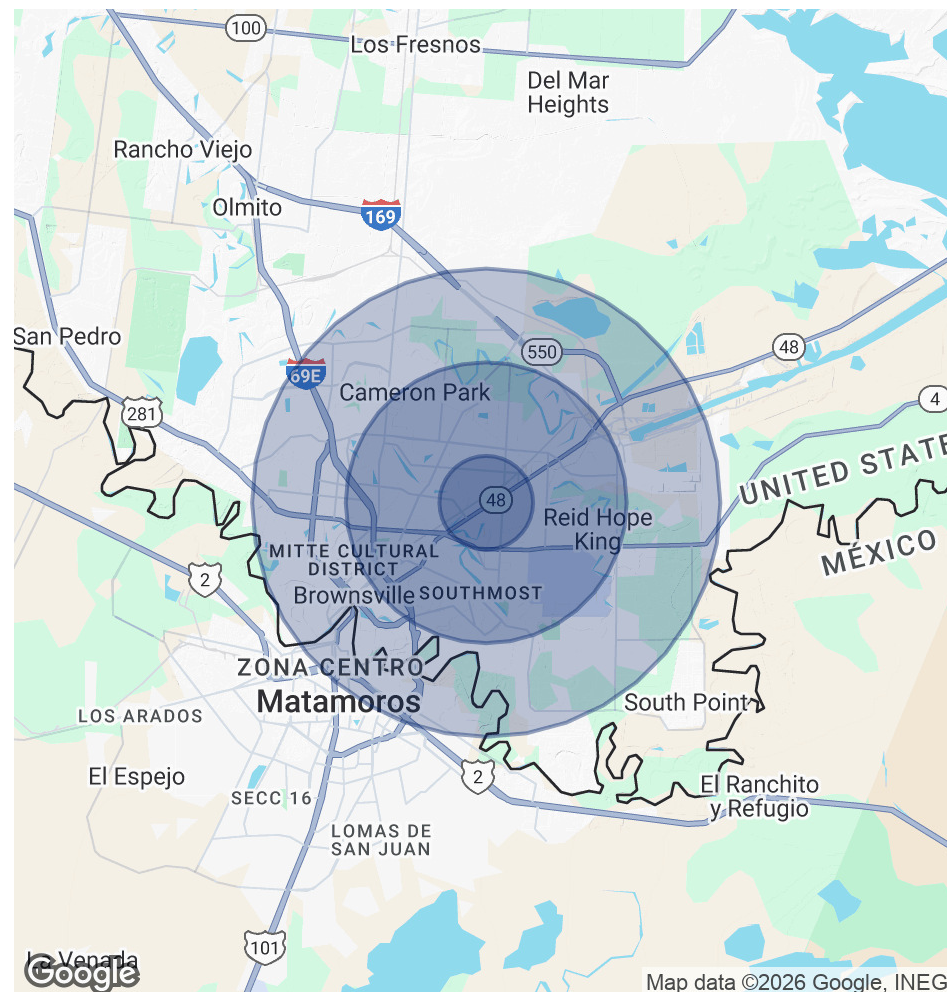
1170 CHEERS STREET

Brownsville, TX 78521

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,613	98,458	171,788
Average Age	36	36	37
Average Age (Male)	34	35	35
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,881	31,020	54,615
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$67,016	\$63,110	\$64,882
Average House Value	\$142,716	\$134,396	\$137,841

Demographics data derived from AlphaMap



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