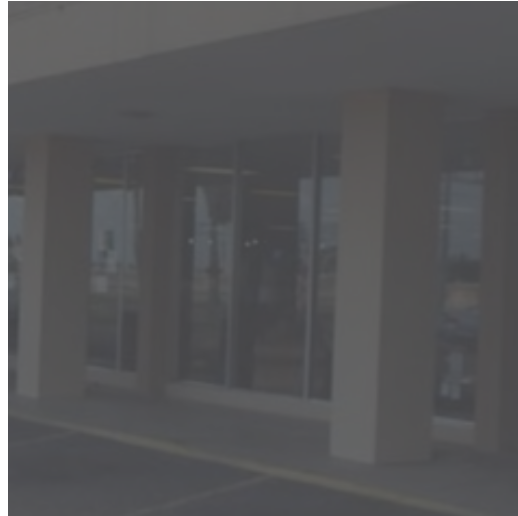


RETAIL PROPERTY FOR SALE

# EXPRESSWAY REDEVELOPMENT OPPORTUNITY



# 234

NORTH EXPRESSWAY  
BROWNSVILLE, TX

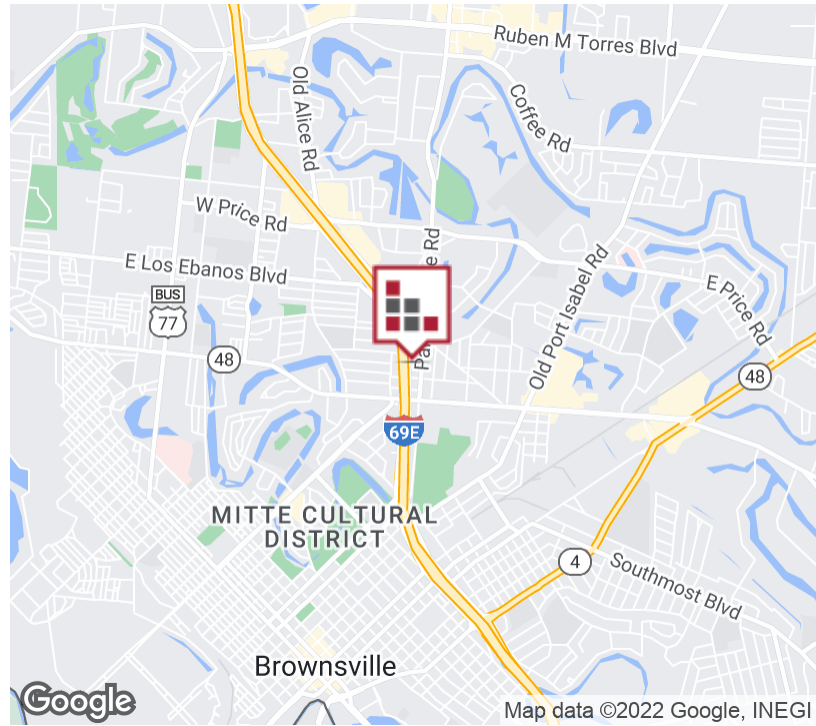


Exceptional Visibility at with this 36,696 sf Redevelopment Opportunity. Located adjacent to the New Venture X Virtual Offices, this Expressway Redevelopment opportunity offers the advantage of City-owned Parking and Pedestrian/Bike Trail located adjacent to the Building and open to the public. Currently one (1) Dock-High Platform and Solid build at this former Furniture Store Complex.



# FOR SALE EXPRESSWAY REDEVELOPMENT OPPORTUNITY

## EXECUTIVE SUMMARY



### SALE PRICE

**\$1,600,000**

### OFFERING SUMMARY

Building Size:	36,696 SF
Available SF:	
Lot Size:	1.19 Acres
Number Of Units:	4
Price / SF:	\$43.60
Year Built:	1967
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

### PROPERTY OVERVIEW

Exceptional Visibility at with this 36,696 sf Redevelopment Opportunity. Located adjacent to the New Venture X Virtual Offices, this Expressway Redevelopment opportunity offers the advantage of City-owned Parking and Pedestrian/Bike Trail located adjacent to the Building and open to the public. Currently one (1) Dock-High Platform and Solid build at this former Furniture Store Complex. Part of the opportunity is currently being leased to Famsa Furniture Store. Shared dock access with Adjacent Building.

### PROPERTY HIGHLIGHTS

- **Exceptional Expressway Visibility**
- **Expressway Redevelopment Opportunity**
- **New Construction/Development in Proximity**
- **Sprinkler System**

FOR SALE  
EXPRESSWAY REDEVELOPMENT OPPORTUNITY

**ADDITIONAL PHOTOS**



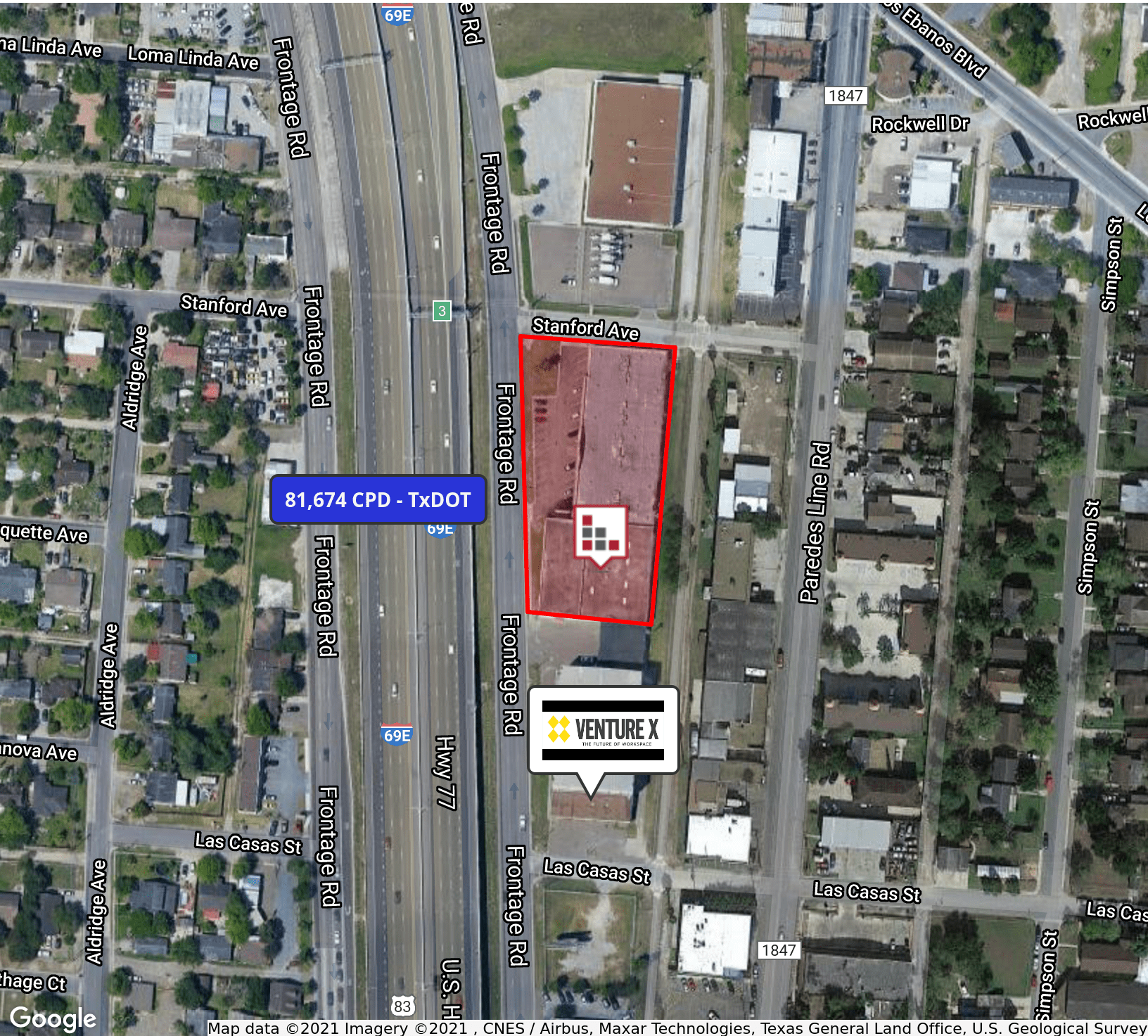
Famsa Store - Currently Operating



South Side Entrance - Dock

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EXPRESSWAY REDEVELOPMENT OPPORTUNITY

AERIAL MAP



Map data ©2021 Imagery ©2021, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey



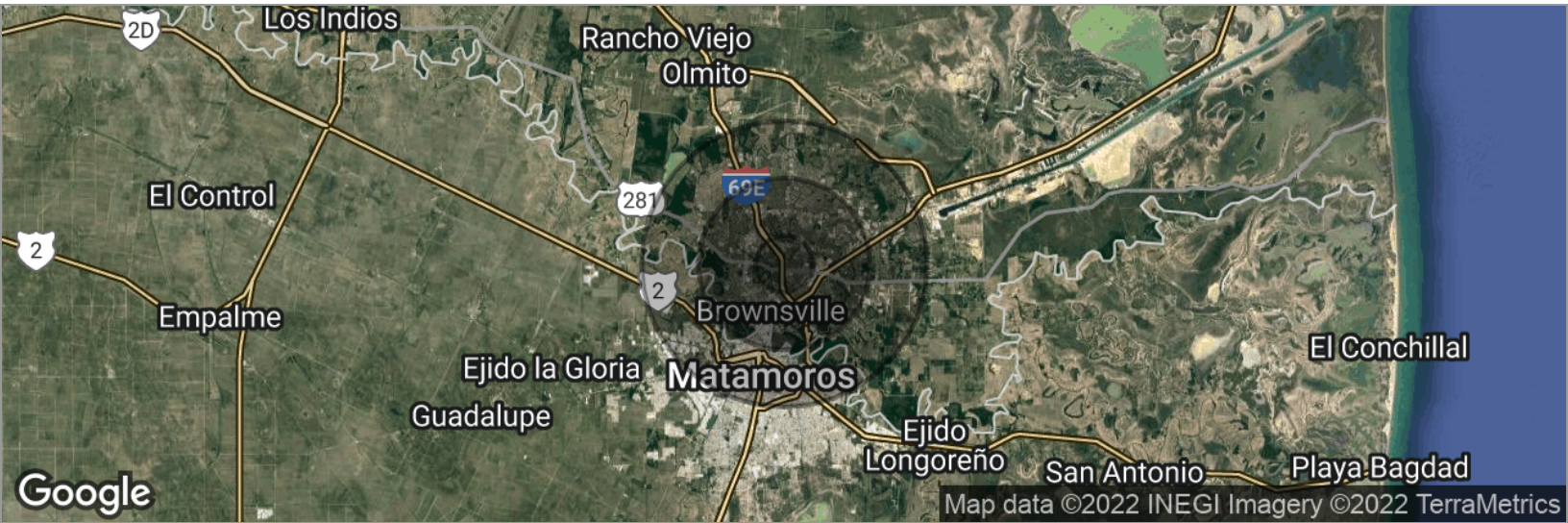
CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550  
956.778.3255 // chopkinsrealestate.com

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# FOR SALE EXPRESSWAY REDEVELOPMENT OPPORTUNITY

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,234	101,362	183,508
Median age	31.1	30.3	28.3
Median age (Male)	29.1	28.0	25.9
Median age (Female)	33.9	32.6	30.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,512	29,488	49,721
# of persons per HH	3.2	3.4	3.7
Average HH income	\$45,753	\$41,258	\$41,135
Average house value	\$125,275	\$95,460	\$92,986

### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	90.0%	91.9%	93.5%

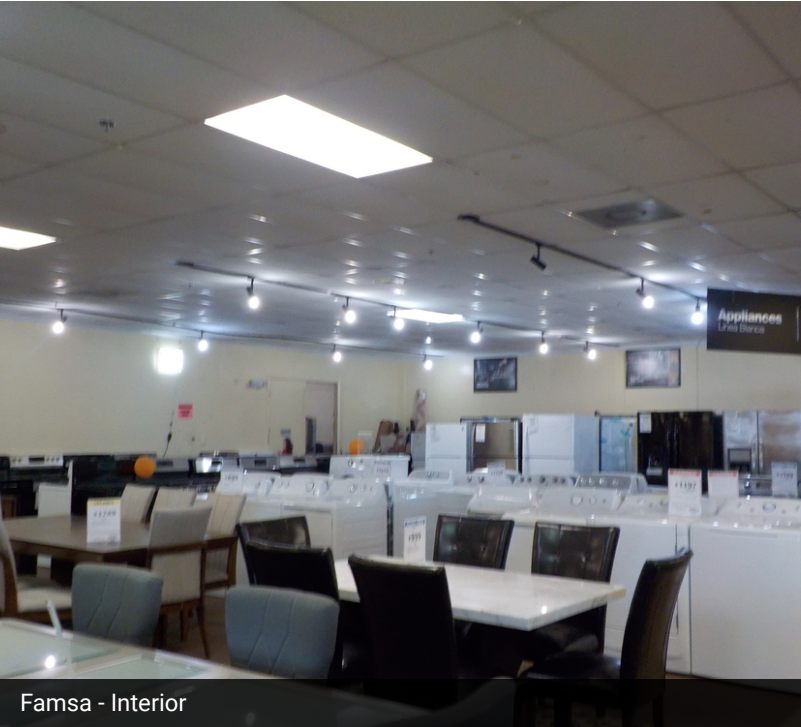
### RACE (%)

	1 MILE	3 MILES	5 MILES
White	87.7%	89.7%	90.0%
Black	0.2%	0.3%	0.4%
Asian	0.7%	0.7%	0.6%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.1%	0.2%	0.2%
Other	8.7%	7.7%	7.8%

\* Demographic data derived from 2010 US Census

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EXPRESSWAY REDEVELOPMENT OPPORTUNITY

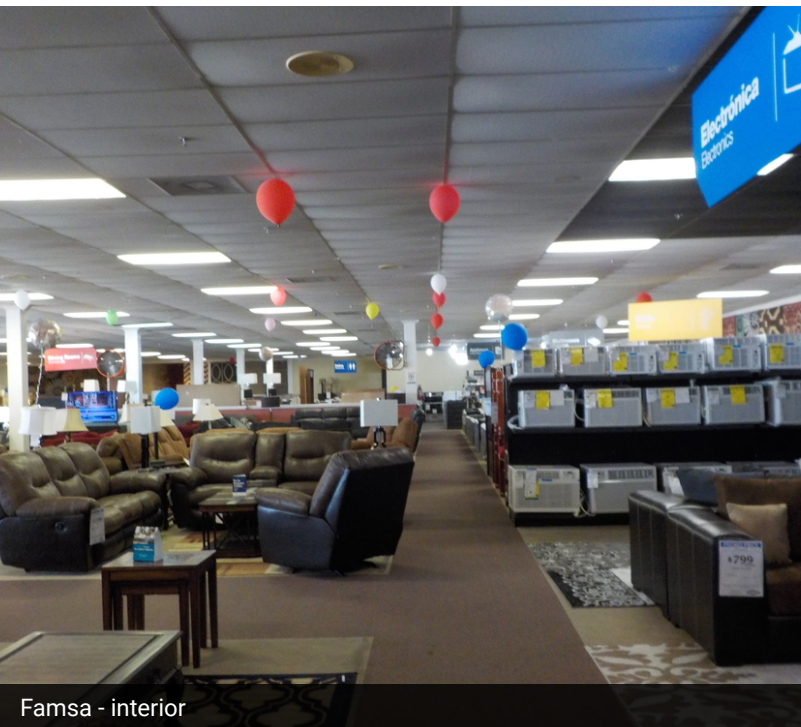
ADDITIONAL PHOTOS



Famsa - Interior



Famsa - Interior



Famsa - interior



Famsa - Interior

FOR SALE  
EXPRESSWAY REDEVELOPMENT OPPORTUNITY

**ADDITIONAL PHOTOS**



South Side Entrance



South Side - Loading Dock



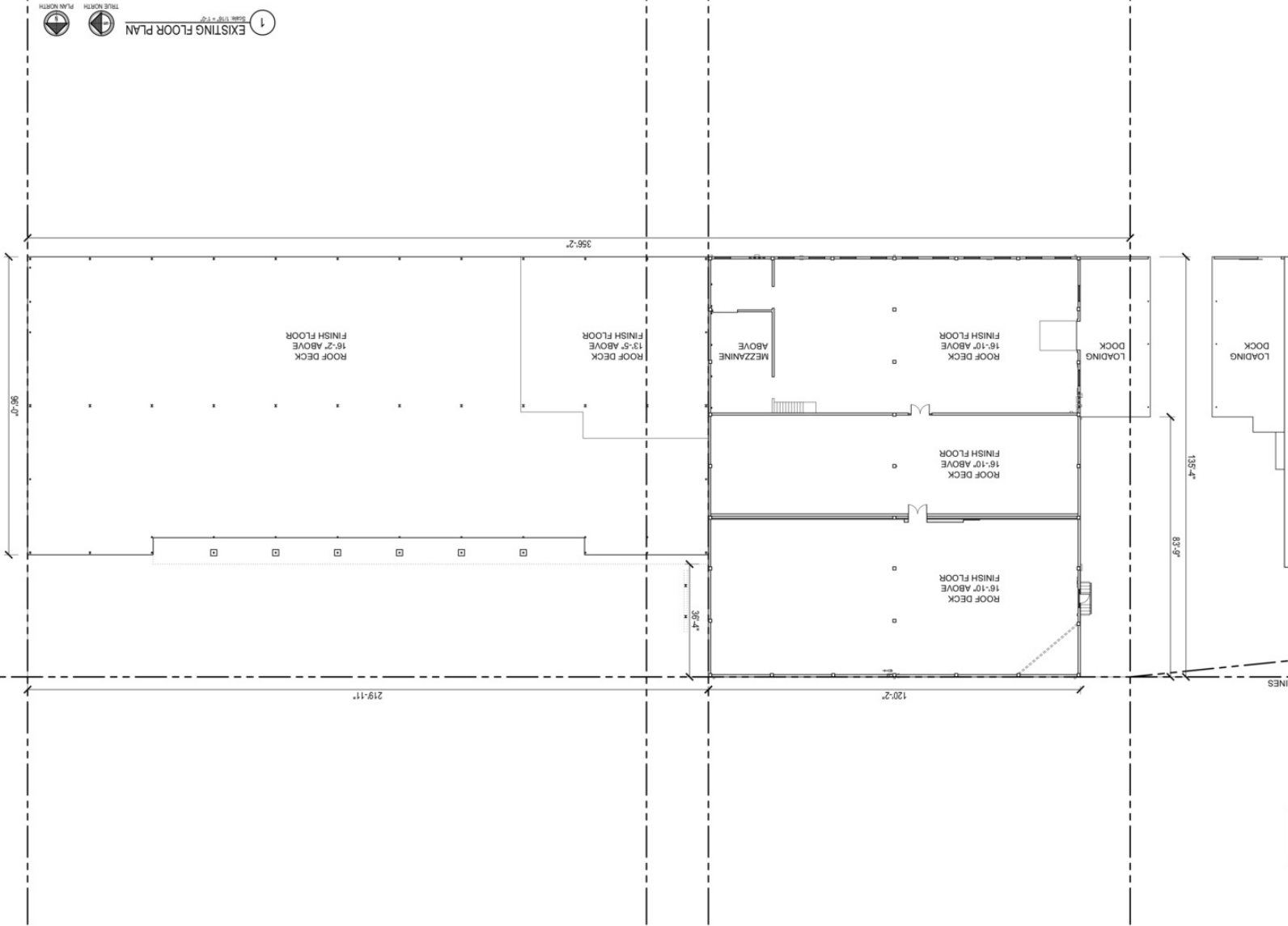
Building Section 1 - Interior



Building Section 2 - Interior

# FOR SALE EXPRESSWAY REDEVELOPMENT OPPORTUNITY

## FLOOR PLANS



# FOR SALE EXPRESSWAY REDEVELOPMENT OPPORTUNITY

## RETAILER MAP



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# FOR SALE EXPRESSWAY REDEVELOPMENT OPPORTUNITY

## AVAILABLE SPACES

