

CALL FOR MORE INFORMATION



FOR LEASE

Call for pricing

AVAILABLE RETAIL SPACE

End-Cap With Drive Thru 1,200 SF
End-Cap With Drive Thru 1,500 SF

ADDITIONAL LAND AVAILABLE

1.367 Acre Pad Site
Pad Site or QSR With Drive Thru

PROPERTY HIGHLIGHTS

- Both end caps with drive thru
- Lighted hard corner location
- New construction
- Delivery date 2nd Qtr of 2022
- Additional pad site for sale or ground lease

TRAFFIC COUNT

E Ruben Torres Blvd: 17,425 VPD
N Minnesota Ave: 6,062 VPD (SitesUSA 2021)
E Ruben Torres Blvd (E of site): 17,425 VPD
TX 48 (N of site): 17,458 VPD
TX 48 (S of site): 16,897 VPD (TXDOT 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



55,091
2021 POPULATION
3 MILE RADIUS



33,323
2021 DAYTIME POPULATION
3 MILE RADIUS



\$55,342
2021 AVERAGE INCOME
3 MILE RADIUS



17,425 VPD
E RUBEN TORRES BLVD

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Patricia Rodriguez
patricia@resolutre.com
956.412.8800

Brian Clayton
bclayton@resolutre.com
281.445.0033

www.resolutre.com



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Ruben Torres Retail

SEC E RUBEN TORRES BLVD & N MINNESOTA AVE
BROWNSVILLE, TX 78521



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