



Las Palmas Retail

FOR LEASE

3777 North Expressway 83, Brownsville, TX

Rio Grande Valley



Las Palmas Retail Center

3777 N. Expressway 83
Brownsville, TX 78526

Coldwell Banker Commercial

Rio Grande Valley

Daniel Galvan, CCIM

956.451.2983

daniel.galvan@coldwellbanker.com

Juan Pena, CCIM

956.655.2117

juan.pena@coldwellbanker.com



Rio Grande Valley

Las Palmas Retail

Property Overview

Las Palmas Retail
3777 N. Expressway 83
Brownsville, TX 78526

Property Specifications

Property Type: Retail / Professional Service
Sub-Type: Medical
Land: 4.00 Acres +/-

Site Specifications

Cross Street: Expressway 83/77 & Pablo Kisel
Traffic Counts: 132,000 +/- vpd
Zoning: C-3 (General Commercial)
Submarket: Rio Grande Valley
County: Cameron

Lease Information

Pad Site 2: Sale, Lease, or Built-to-Suit
Pad Site 3A: Sale, Lease, or Built-to-Suit
Pad Site 4A: Sale, Lease, or Built-to-Suit
Pad Site 4B: Sale, Lease, or Built-to-Suit
Lease Type: Net

Pad Sites Available

Pad Site 2: 1.60 +/-
Pad Site 3A: .80 AC +/-
Pad Site 4A: .80 AC +/-
Pad Site 4B: .80 AC +/-



Rio Grande Valley

Las Palmas Retail

Property Overview

Las Palmas Retail
3777 N. Expressway 83
Brownsville, TX 78526

Property Specifications

Property Type:	Retail / Professional Service
Sub-Type:	Medical
Class:	A
Building Size:	11,470 square feet
Land:	6.71 Acres
Number of stories:	1
Year Built:	2017
Typical Floor Size:	1,500 square feet +/-
Parking Ratio:	4.5/1,000

Lease Information

Lease Type:	Net
Lease Term:	36 Month's (minimum)

Space Information

Total Available Space:	12,500 square feet
Minimum Divisible:	1,500 square feet
Max Contiguous:	10,670 square feet
Annual Rent:	\$30 per square foot
NNN:	\$4.75 per square foot

Site Specifications

Cross Street:	Expressway 83/77 & Pablo Kisel
Traffic Counts:	132,000 +/- vpd
Zoning:	C-3 (General Commercial)
Submarket:	Rio Grande Valley
County:	Cameron

Basic Demographics (5-Mile Radius)

Total Population:	163,970
Average HH Income:	\$50,208
Traffic Counts:	47,600 +/-



Las Palmas Retail

Floor Plan



Rio Grande Valley

Las Palmas Retail | For Lease



SPACES

- Suite 1 1,500 SF
- Suite 3 AMREA Medical
- Suite 5 Raymond James





Las Palmas Retail

Additional Aerials

Rio Grande Valley





Las Palmas Retail

Executive Summary

Rio Grande Valley

The Las Palmas Retail Center is a new-construction development in the heart of Brownsville, TX's rapidly growing Expressway Corridor. The location is prime for any retail, restaurant, or professional service user, and sits among an area with high, day-time population. The area has a diverse National tenant mix, is located across from Brownsville's Sunrise Mall, and has excellent frontage and visibility from Expressway 77/83 (I-69).

AREA RETAILERS



For more information, please contact:

Daniel Galvan, CCIM
COLDWELL BANKER COMMERCIAL
Rio Grande Valley
508 E. Dove Ave
McAllen, TX 78504

Juan Pena, CCIM
COLDWELL BANKER COMMERCIAL
Rio Grande Valley
508 E. Dove Ave
McAllen, TX 78504

Direct: 956.451.2983
Office: 956.631.1322
Daniel.Galvan@coldwellbanker.com
www.cbcworldwide.com

Direct: 956.655.2117
Office: 956.631.1322
Juan.Pena@coldwellbanker.com
www.cbcworldwide.com