



NORTH TOWNE PLAZA

US 77 at FM 802, Brownsville, TEXAS

This center is strategically located at the key intersection of US Hwy 77 and FM 802, the focal point for retail for the region. North Towne Plaza serves the Brownsville area and Matamoros, Mexico. Located across the freeway from Sunrise Mall and just southwest of Sunrise Commons, the largest power center in Brownsville. Anchors include Lowe's Home Improvement and Cinemark Theater. Located near Hwy 281 – the region's primary regional retail corridor.

**WEINGARTEN
REALTY**

PROPERTY SIZE 27,846 SQ. FT.

LAT/LONG 25.95256 N, -97.50823 W

TRAFFIC COUNTS US 77 & FM 802 - 137,312

CONTACT

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TENANTS LIST

	Cinemark Movies 10	0 SF
	Lowe's	0 SF
	Lowe's	0 SF
	Lowe's	0 SF
	Motel 6	0 SF
	T-Mobile	0 SF
A00	Available	0 SF
B0A	Available	5,566 SF
B0H	Available	4,000 SF
B0L	Available	9,326 SF
B0S	Available	5,354 SF
B0V	Available	3,600 SF
DOH	Available	0 SF
E00	Available	0 SF
E00	Available	0 SF
ROA	Available	0 SF
ROB	Available	0 SF
ROD	Available	0 SF
ROE	Available	0 SF
ROF	Available	0 SF
ROG	Available	0 SF
ROK	Available	0 SF
ROL	Available	0 SF
1	Lowe's	0 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	10,346	50,462	100,675	165,716
Average Household Income	\$62,363	\$59,652	\$56,803	\$52,286
Population Trends				
2000 Population	8,626	34,104	69,176	125,123
2010 Population	9,891	46,662	92,957	154,647
2020 Population	10,346	50,462	100,675	165,716
2025 Population	11,256	55,532	111,026	181,465
Absolute Growth 2010 to 2020'	4.6%	8.14%	8.3%	7.16%
Projected Growth 2020 to 2025'	8.8%	10.05%	10.28%	9.5%
Race & Ethnicity				
% White	8.44%	6.85%	6.36%	5.66%
% Black	0.53%	0.48%	0.35%	0.28%
% Asian	1.78%	1.23%	0.93%	0.7%
% Other	0.85%	0.5%	0.4%	0.31%
% Hispanic	88.41%	90.95%	91.97%	93.05%
Income & Education				
Median Household Income	44,890	46,748	42,340	37,514
Average Household Income	\$62,363	\$59,652	\$56,803	\$52,286
% College Graduates	32.61%	35.21%	30.53%	25.94%
Age				
Median Age	33.9	32.4	31.3	31
% Age < 18	26.9%	27.37%	28.19%	28.45%
% Age 65 +	14.9%	12.59%	11.99%	11.99%
Households & Housing				
Households	3,365	15,345	29,577	47,870
Average Household Size	2.99	3.25	3.38	3.43
Median Housing Value	\$118,885	\$116,494	\$106,847	\$96,293
% Owner Occupied Housing	50.3%	59.19%	58.69%	57.2%
% Renter Occupied Housing	42.33%	34.48%	34.46%	35.4%
% Vacant Housing	7.38%	6.33%	6.85%	7.4%
Workplace & Workers				
Number of Businesses	311	913	1,660	2,936
% White Collar	60.89%	65.11%	62.27%	59.23%
% Blue Collar	39.11%	34.89%	37.73%	40.77%

