

FOR SALE

Excess Walgreens Parcel Development Site

1525 Central Blvd | Brownsville, TX



Overview

SALE PRICE \$2,285,000

LOT SIZE 7.5 Acres



Description

Prime development site at grocery anchored intersection

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	13,336	85,811	168,481
2020 Total Households	4,380	26,229	48,718
Average HH Income	\$52,046	\$49,691	\$51,859

Year: 2020 | Source: Esri

Contact

WEBB SELLERS

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Traffic Counts

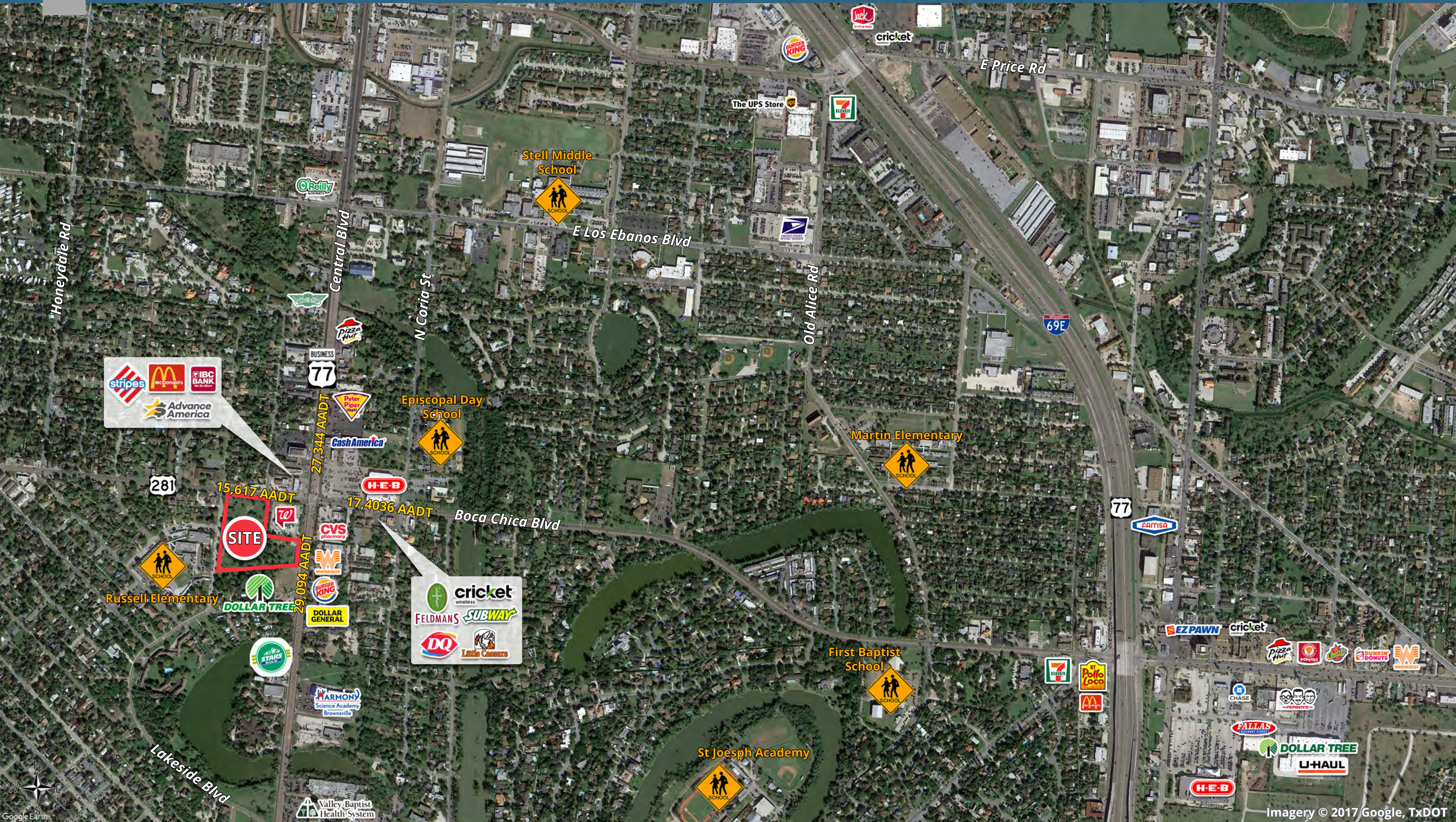
Boca Chica Blvd E. of Central Blvd	18,111 AADT VPD
Boca Chica Blvd W. of Central Blvd	17,977 AADT VPD

Year: 2017 | Source: Esri

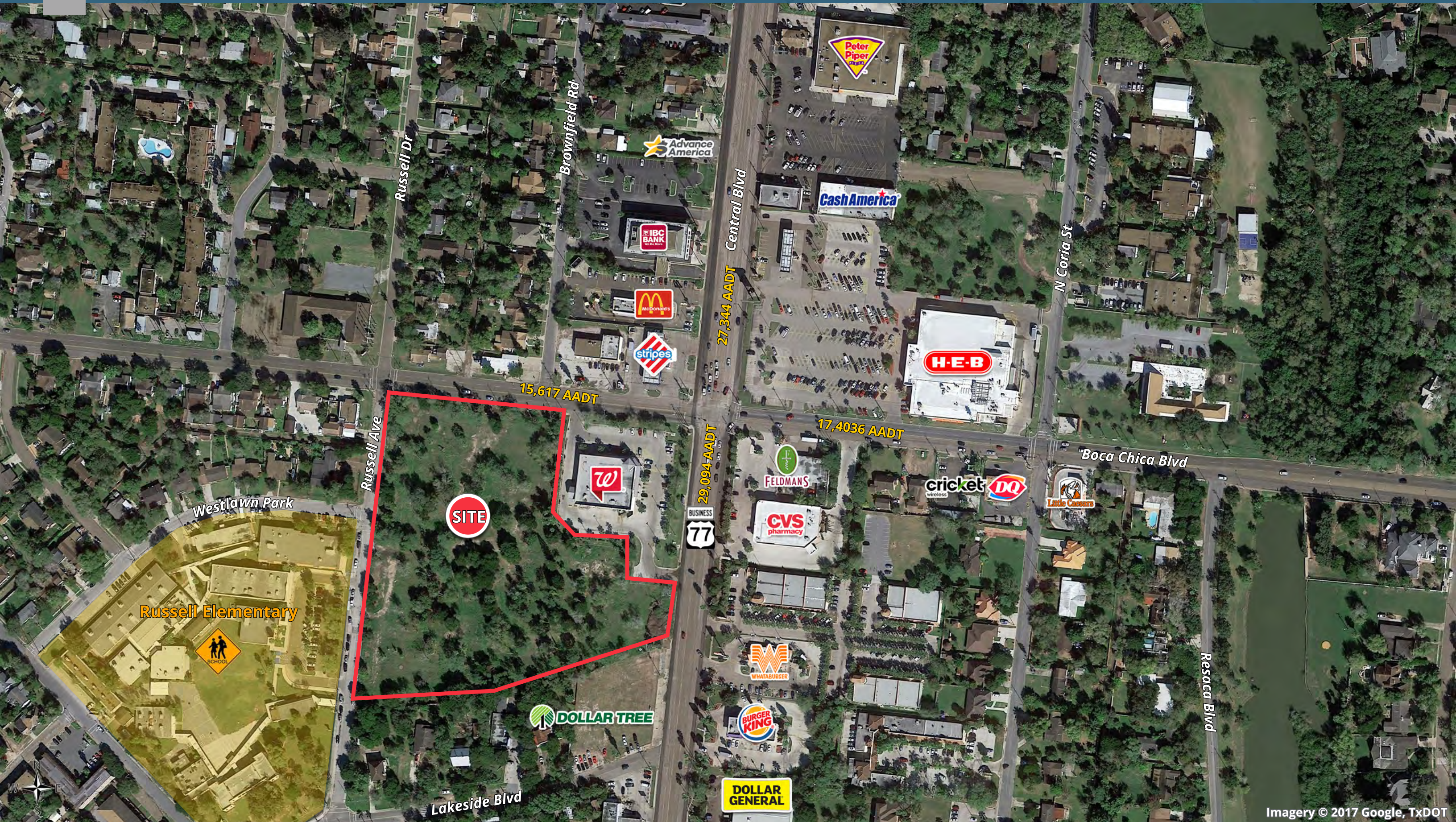
SRS REAL ESTATE PARTNERS | 3511 Broadway Street, | San Antonio, TX 78209 | 210.504.2782

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Excess Walgreens Parcel - Brownsville, TX

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	1 mile	3 miles	5 miles
Population			
2000 Population	13,961	75,147	130,862
2010 Population	13,195	81,968	155,134
2020 Population	13,336	85,811	168,481
2025 Population	13,471	87,515	174,312
2000-2010 Annual Rate	-0.56%	0.87%	1.72%
2010-2020 Annual Rate	0.10%	0.45%	0.81%
2020-2025 Annual Rate	0.20%	0.39%	0.68%
2020 Male Population	47.1%	47.1%	47.5%
2020 Female Population	52.9%	52.9%	52.5%
2020 Median Age	35.0	31.9	30.8

In the identified area, the current year population is 168,481. In 2010, the Census count in the area was 155,134. The rate of change since 2010 was 0.81% annually. The five-year projection for the population in the area is 174,312 representing a change of 0.68% annually from 2020 to 2025. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	88.5%	87.6%	87.5%
2020 Black Alone	0.4%	0.6%	0.6%
2020 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2020 Asian Alone	0.4%	0.9%	0.8%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	8.9%	9.0%	9.3%
2020 Two or More Races	1.4%	1.5%	1.5%
2020 Hispanic Origin (Any Race)	93.1%	93.9%	94.4%

Persons of Hispanic origin represent 94.4% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	45	40	42
2000 Households	4,245	21,913	36,169
2010 Households	4,307	25,143	44,909
2020 Total Households	4,380	26,229	48,718
2025 Total Households	4,428	26,729	50,389
2000-2010 Annual Rate	0.15%	1.38%	2.19%
2010-2020 Annual Rate	0.16%	0.41%	0.80%
2020-2025 Annual Rate	0.22%	0.38%	0.68%
2020 Average Household Size	2.99	3.21	3.42

The household count in this area has changed from 44,909 in 2010 to 48,718 in the current year, a change of 0.80% annually. The five-year projection of households is 50,389, a change of 0.68% annually from the current year total. Average household size is currently 3.42, compared to 3.42 in the year 2010. The number of families in the current year is 39,483 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.1%	12.2%	11.0%
Median Household Income			
2020 Median Household Income	\$34,862	\$32,473	\$35,996
2025 Median Household Income	\$36,077	\$34,270	\$37,903
2020-2025 Annual Rate	0.69%	1.08%	1.04%
Average Household Income			
2020 Average Household Income	\$52,046	\$49,691	\$51,859
2025 Average Household Income	\$55,308	\$53,761	\$56,653
2020-2025 Annual Rate	1.22%	1.59%	1.78%
Per Capita Income			
2020 Per Capita Income	\$17,149	\$15,320	\$14,971
2025 Per Capita Income	\$18,233	\$16,562	\$16,339
2020-2025 Annual Rate	1.23%	1.57%	1.76%

Households by Income

Current median household income is \$35,996 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$37,903 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$51,859 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$56,653 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$14,971 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$16,339 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	171	155	172
2000 Total Housing Units	4,744	24,152	40,011
2000 Owner Occupied Housing Units	2,305	11,898	21,742
2000 Renter Occupied Housing Units	1,940	10,015	14,427
2000 Vacant Housing Units	499	2,239	3,842
2010 Total Housing Units	4,741	27,277	48,615
2010 Owner Occupied Housing Units	2,221	13,221	26,940
2010 Renter Occupied Housing Units	2,086	11,922	17,969
2010 Vacant Housing Units	434	2,134	3,706
2020 Total Housing Units	4,925	28,895	53,433
2020 Owner Occupied Housing Units	2,166	13,587	28,903
2020 Renter Occupied Housing Units	2,214	12,642	19,815
2020 Vacant Housing Units	545	2,666	4,715
2025 Total Housing Units	5,042	29,752	55,797
2025 Owner Occupied Housing Units	2,183	13,938	30,013
2025 Renter Occupied Housing Units	2,245	12,791	20,376
2025 Vacant Housing Units	614	3,023	5,408

Currently, 54.1% of the 53,433 housing units in the area are owner occupied; 37.1%, renter occupied; and 8.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 48,615 housing units in the area - 55.4% owner occupied, 37.0% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 4.29%. Median home value in the area is \$94,701, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.13% annually to \$100,192.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
-
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY:

agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
-
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- - that the owner will accept a price less than the written asking price;
 -
 -
- disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date