

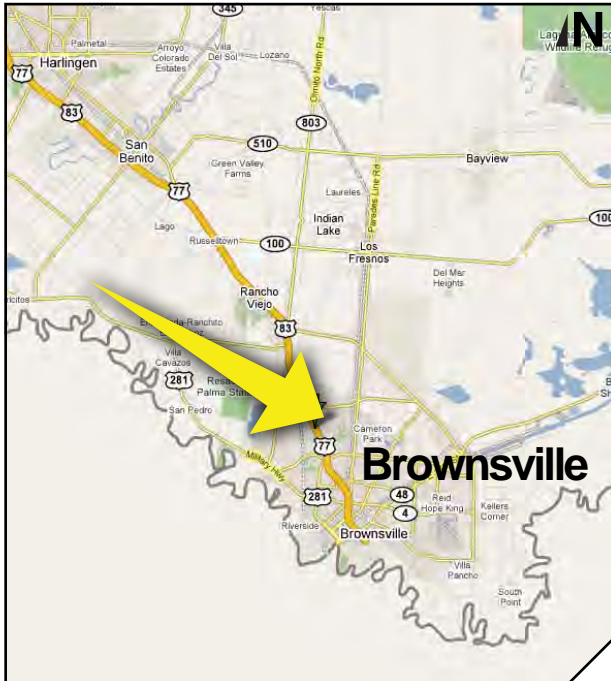


Las Tiendas Plaza Brownsville, Texas

Anchors: Target, Burlington Coat Factory, TJ Maxx, Michael's, & Petsmart

Clay Trozzo
W 832-804-8524
ctrozzo@propertycommerce.com

AVAILABLE: 2 Pads 5,053/sf Former Avenue Space & 7,000/sf of Lease Space



LEASE RATE

Please call for Lease Rate

NNN

Call for rate

FINISH OUT

Please call for Finish Out Allowance

TERM

Minimum 5 year primary term

Location/

NEC US Highway 77/83 & Morrison
Brownsville, Texas

Traffic Counts/

US Highway 77/83: 86,000 cpd

2007 Average Daily Traffic Counts

Facts/

Anchored by Target

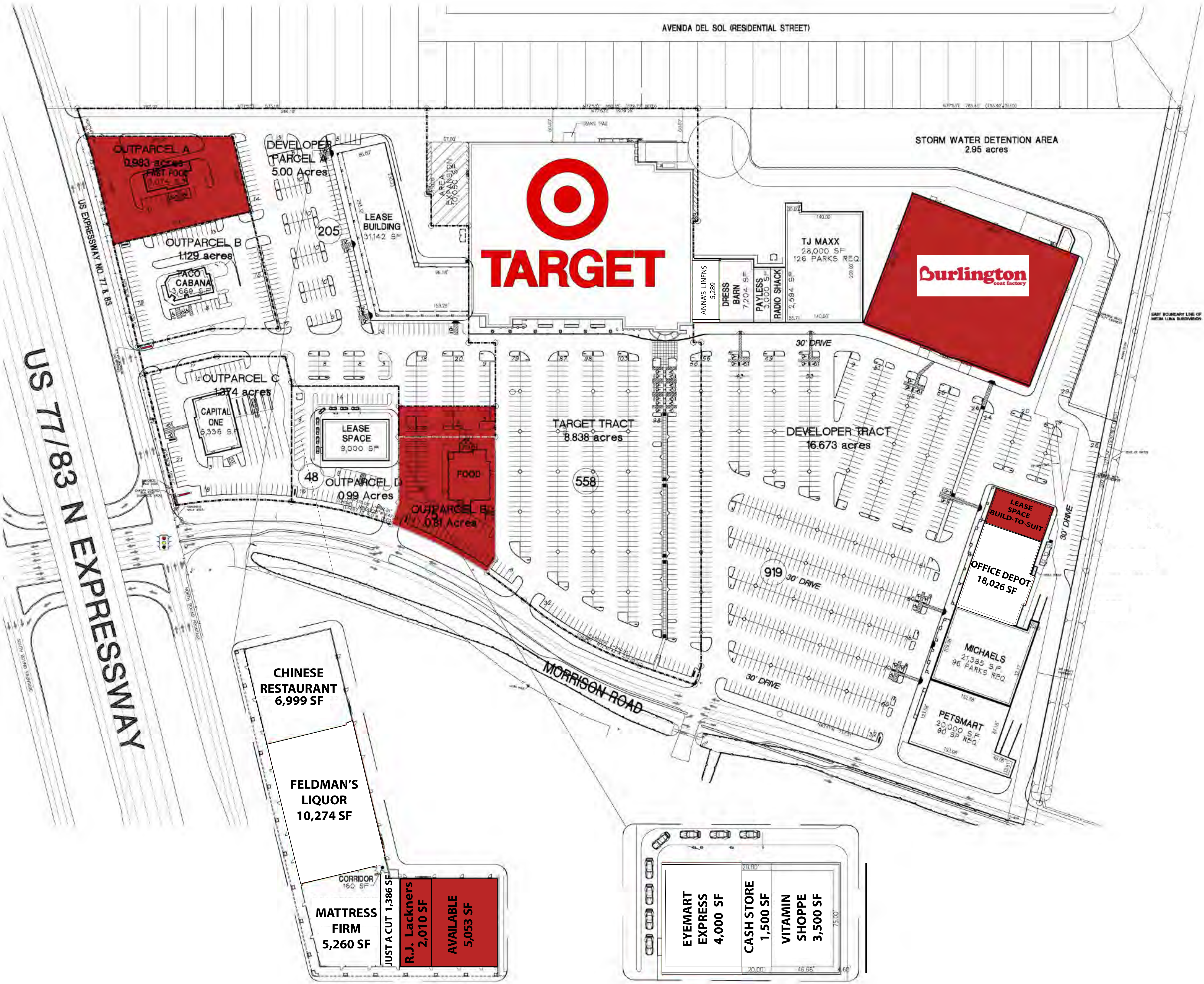
Outstanding Visibility & Access

Matamoros, Mexico Pop: 405,300

Demographics 2017/	3mi	5mi	10mi
Population	82,563	141,389	236,048
Avg. HH Income (\$)	59,638	52,848	49,345
Number of HH	23,632	41,339	66,312



This property is subject to price change, prior sale or withdrawal from the market at any time. this is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.



TARGET

LAS TIENDAS
US 77 / 83 EXPRESSWAY
BROWNSVILLE, TEXAS



11000 BRITTMOORE PARK DR, SUITE 100
 HOUSTON, TEXAS 77041
 281.668.3400
 FAX: 281.668.3450
 www.propertycommerce.com

THE THOMPSON ARCHITECTURE
 NELSON INTERIORS
 GROUP PLANNING
 INC.
 7660 WOODWAY, SUITE 580
 HOUSTON, TEXAS 77063-1529
 (713) 266-7250 FAX: (713) 782-0609

NORTH 10/13/10 csa

 SCALE: 1" = 80' GRAPHIC SCALE

SITE DEVELOPMENT PLAN
25056



Las Tiendas Plaza Brownsville, Texas Anchor: Target



Las Tiendas Plaza-Brownsville, TX

Description	US 77 S AT MORRISON, BROWNSVILLE, TX, 78520: Radius Analysis Area Group: Radius 3.0 mile(s)		US 77 S AT MORRISON, BROWNSVILLE, TX, 78520: Radius Analysis Area Group: Radius 5.0 mile(s)		US 77 S AT MORRISON, BROWNSVILLE, TX, 78520: Radius Analysis Area Group: Radius 10.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	88,540		149,719		249,200	
2017 Estimate	82,563		141,389		236,048	
2010 Census	74,824		131,721		221,592	
2000 Census	48,888		101,766		176,691	
Growth 2017 - 2022		7.24%		5.89%		5.57%
Growth 2010 - 2017		10.34%		7.34%		6.52%
Growth 2000 - 2010		53.05%		29.43%		25.41%
Households						
2022 Projection	25,231		43,728		70,048	
2017 Estimate	23,632		41,339		66,312	
2010 Census	21,686		38,611		62,138	
2000 Census	14,190		28,970		47,816	
Growth 2017 - 2022		6.77%		5.78%		5.63%
Growth 2010 - 2017		8.97%		7.07%		6.72%
Growth 2000 - 2010		52.83%		33.28%		29.95%
Family Households						
2022 Projection	20,794		35,581		58,434	
2017 Estimate	19,438		33,561		55,244	
2010 Census	17,772		31,200		51,622	
2000 Census	11,735		23,904		40,663	
Growth 2017 - 2022		6.97%		6.02%		5.77%
Growth 2010 - 2017		9.38%		7.57%		7.02%
Growth 2000 - 2010		51.44%		30.52%		26.95%

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	Total	%	Total	%	Total	%
Pop-Facts Population Quick Facts						
2017 Est. Population by Age	82,563		141,389		236,048	
Age 0 - 4	6,934	8.40%	12,087	8.55%	20,882	8.85%
Age 5 - 9	7,165	8.68%	12,117	8.57%	20,641	8.74%
Age 10 - 14	7,540	9.13%	12,608	8.92%	21,613	9.16%
Age 15 - 17	4,309	5.22%	7,320	5.18%	12,656	5.36%
Age 18 - 20	3,856	4.67%	6,656	4.71%	11,423	4.84%
Age 21 - 24	5,074	6.15%	8,691	6.15%	14,770	6.26%
Age 25 - 34	10,419	12.62%	17,865	12.64%	30,179	12.79%
Age 35 - 44	11,136	13.49%	18,370	12.99%	29,805	12.63%
Age 45 - 54	9,709	11.76%	15,944	11.28%	26,352	11.16%
Age 55 - 64	7,666	9.29%	13,118	9.28%	21,466	9.09%
Age 65 - 74	5,023	6.08%	9,249	6.54%	15,061	6.38%
Age 75 - 84	2,674	3.24%	5,240	3.71%	8,165	3.46%
Age 85 and over	1,057	1.28%	2,124	1.50%	3,035	1.29%
Age 16 and over	59,512	72.08%	102,180	72.27%	168,768	71.50%
Age 18 and over	56,615	68.57%	97,257	68.79%	160,255	67.89%
Age 21 and over	52,759	63.90%	90,601	64.08%	148,832	63.05%
Age 65 and over	8,754	10.60%	16,613	11.75%	26,260	11.13%
2017 Est. Median Age	31.1		31.3		30.3	
2017 Est. Average Age	33.7		34.2		33.5	

2017 Est. Population by Single-Classification Race	82,563		141,389		236,048	
White Alone	73,368	88.86%	123,870	87.61%	205,013	86.85%
Black or African American Alone	450	0.55%	779	0.55%	1,226	0.52%
American Indian and Alaska Native Alone	289	0.35%	508	0.36%	914	0.39%
Asian Alone	1,065	1.29%	1,345	0.95%	1,544	0.65%
Native Hawaiian and Other Pacific Islander Alone	26	0.03%	46	0.03%	72	0.03%
Some Other Race Alone	6,214	7.53%	12,774	9.03%	23,679	10.03%
Two or More Races	1,151	1.39%	2,067	1.46%	3,600	1.53%

2017 Est. Population by Ethnicity (Hispanic or Latino)	82,563		141,389		236,048	
Hispanic or Latino	76,393	92.53%	131,297	92.86%	220,772	93.53%
Not Hispanic or Latino	6,170	7.47%	10,092	7.14%	15,276	6.47%

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	Total	%	Total	%	Total	%

2017 Est. Population by Sex	82,563		141,389		236,048	
Male	39,167	47.44%	67,144	47.49%	112,875	47.82%
Female	43,396	52.56%	74,245	52.51%	123,173	52.18%

Las Tiendas Plaza-Brownsville, TX

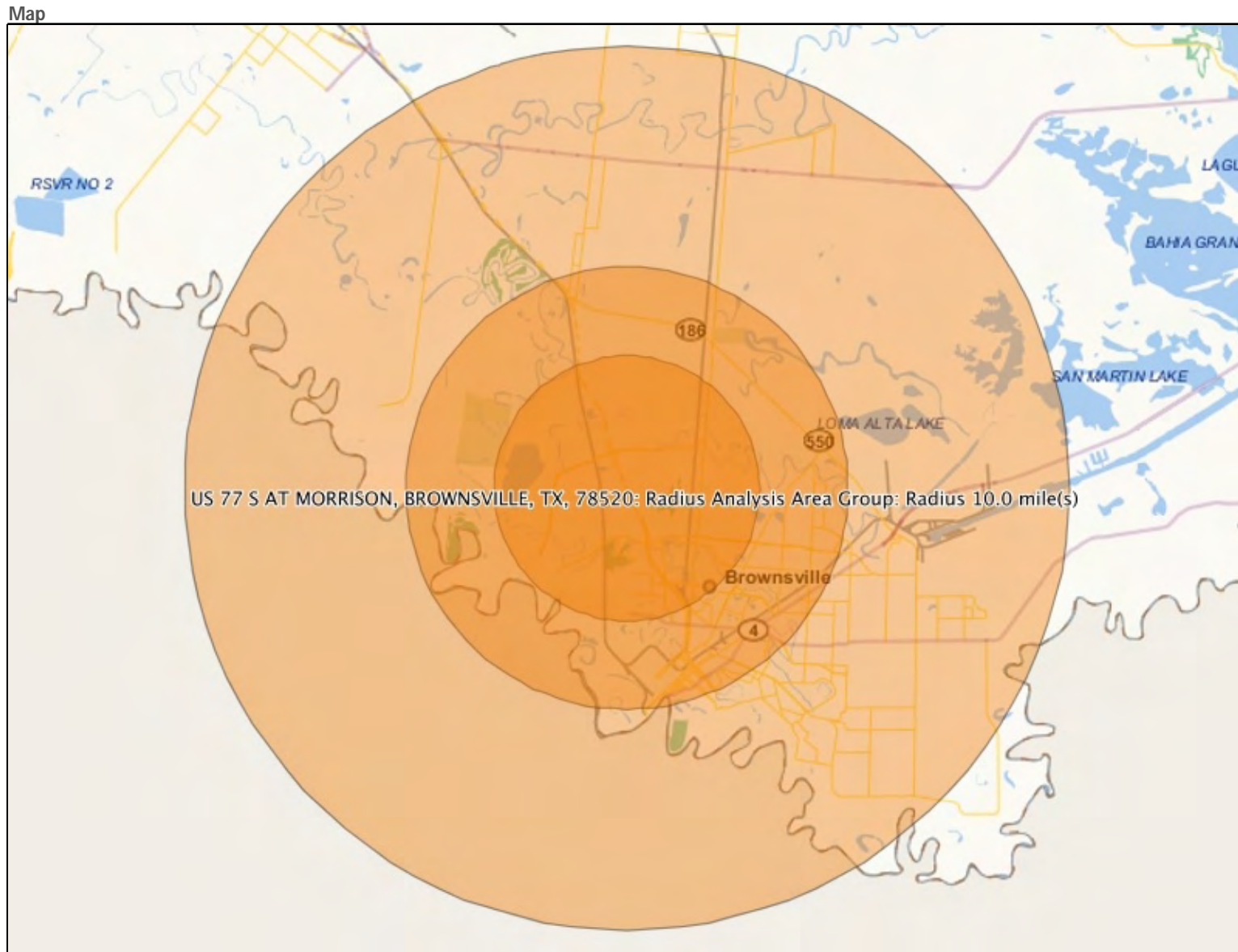
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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	23,632		41,339		66,312	
Income < \$15,000	4,328	18.31%	9,623	23.28%	15,765	23.77%
Income \$15,000 - \$24,999	2,841	12.02%	5,879	14.22%	10,469	15.79%
Income \$25,000 - \$34,999	2,570	10.88%	4,677	11.31%	8,059	12.15%
Income \$35,000 - \$49,999	3,436	14.54%	5,576	13.49%	9,042	13.64%
Income \$50,000 - \$74,999	3,994	16.90%	6,362	15.39%	9,847	14.85%
Income \$75,000 - \$99,999	2,270	9.61%	3,261	7.89%	4,996	7.53%
Income \$100,000 - \$124,999	1,816	7.68%	2,527	6.11%	3,456	5.21%
Income \$125,000 - \$149,999	1,014	4.29%	1,410	3.41%	2,007	3.03%
Income \$150,000 - \$199,999	794	3.36%	1,166	2.82%	1,557	2.35%
Income \$200,000 - \$249,999	307	1.30%	440	1.07%	558	0.84%
Income \$250,000 - \$499,999	224	0.95%	346	0.84%	450	0.68%
Income \$500,000+	38	0.16%	72	0.17%	107	0.16%
2017 Est. Average Household Income	\$59,638		\$52,848		\$49,345	
2017 Est. Median Household Income	\$44,068		\$36,322		\$33,589	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$43,281		\$35,508		\$33,090	
Black or African American Alone	\$36,413		\$38,350		\$33,079	
American Indian and Alaska Native Alone	\$38,860		\$40,250		\$41,888	
Asian Alone	\$87,524		\$85,828		\$88,290	
Native Hawaiian and Other Pacific Islander Alone	\$78,140		\$39,887		\$26,051	
Some Other Race Alone	\$52,283		\$38,818		\$34,957	
Two or More Races	\$39,926		\$44,354		\$38,912	
Hispanic or Latino	\$41,765		\$33,833		\$31,745	
Not Hispanic or Latino	\$66,067		\$61,317		\$56,692	
2017 Est. Households by Household Type	23,632		41,339		66,312	
Family Households	19,438	82.26%	33,561	81.18%	55,244	83.31%
Nonfamily Households	4,193	17.74%	7,778	18.82%	11,068	16.69%
2017 Est. Group Quarters Population	596		1,525		1,761	
2017 Est. Households by Household Size	23,632		41,339		66,312	
1-person	3,631	15.36%	6,885	16.65%	9,778	14.75%

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	Total	%	Total	%	Total	%
2-person	4,860	20.57%	8,890	21.50%	13,804	20.82%
3-person	4,190	17.73%	7,309	17.68%	11,536	17.40%
4-person	4,588	19.41%	7,667	18.55%	12,321	18.58%
5-person	3,343	14.15%	5,476	13.25%	9,308	14.04%
6-person	1,666	7.05%	2,875	6.95%	5,141	7.75%
7-or-more-person	1,353	5.72%	2,238	5.41%	4,424	6.67%
2017 Est. Average Household Size	3.47		3.38		3.53	

2017 Est. HHs by Type by Presence of Own Children	19,438		33,561		55,244	
Married-Couple Family, own children	8,042	41.37%	12,807	38.16%	21,042	38.09%
Married-Couple Family, no own children	5,458	28.08%	9,641	28.73%	16,043	29.04%
Male Householder, own children	523	2.69%	926	2.76%	1,600	2.90%
Male Householder, no own children	581	2.99%	1,188	3.54%	1,966	3.56%
Female Householder, own children	2,849	14.66%	5,110	15.23%	8,363	15.14%
Female Householder, no own children	1,984	10.21%	3,888	11.59%	6,231	11.28%

Las Tiendas Plaza-Brownsville, TX



2017 Population (2017 Population) : Index: Descending by Equal Ranges

List of Report Areas by Radius Analysis Area Group

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

