



**COLDWELL
BANKER
COMMERCIAL**

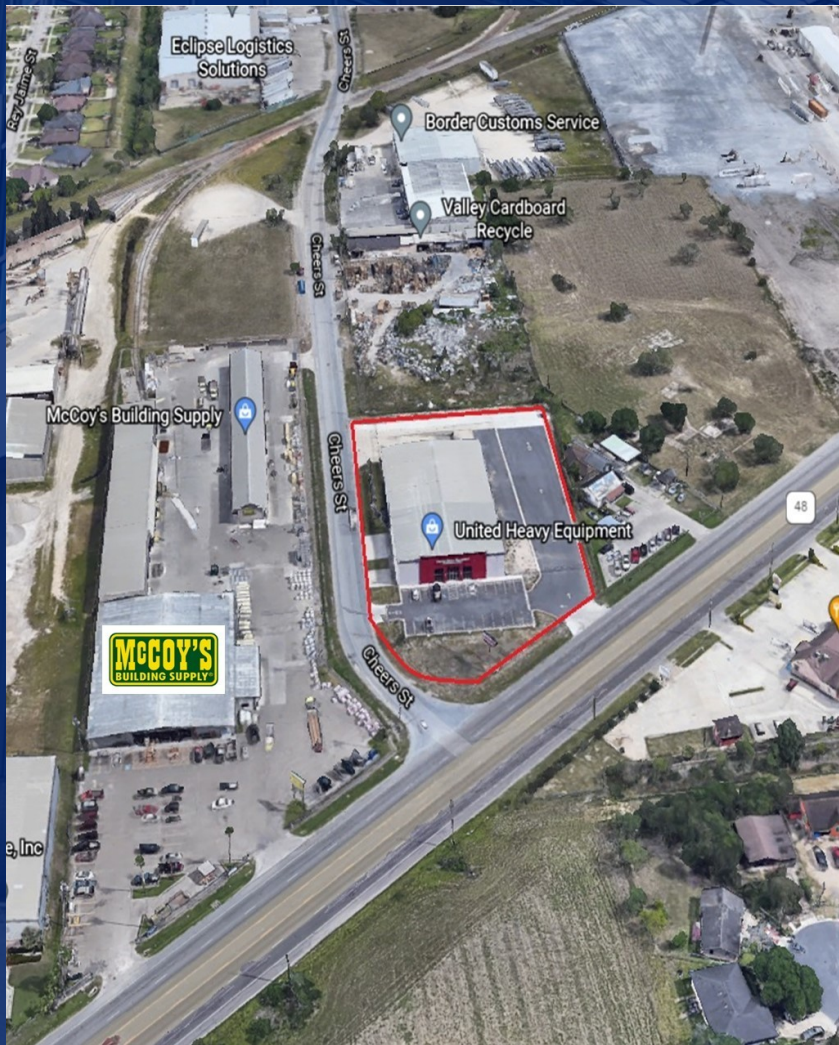
RIO GRANDE VALLEY

1050 CHEERS STREET

Brownsville, TX 78521

AVAILABLE SPACE
17,672 SF

ASKING PRICE
\$1,300,000



FOR SALE

CBCWORLDWIDE.COM

Industrial

Michael Pacheco
956 739 5172
michael.pacheco@cbcworldwide.com

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



1050 CHEERS STREET

Brownsville, TX 78521

SALE



OFFERING SUMMARY

Sale Price: \$1,300,000

Lot Size: 1.25 Acres

Year Built: 1993

Building Size: 17,672 SF

Market: Rio Grande Valley

Submarket: Brownsville

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PROPERTY OVERVIEW

+/- 17,000 SF warehouse facility in Brownsville, Texas conveniently situated less than 5 miles from the United States - Mexico Border and is perfect for any industrial operation. 1 dock high door, 1 drive in, and 20-foot clear height ceilings.

PROPERTY HIGHLIGHTS

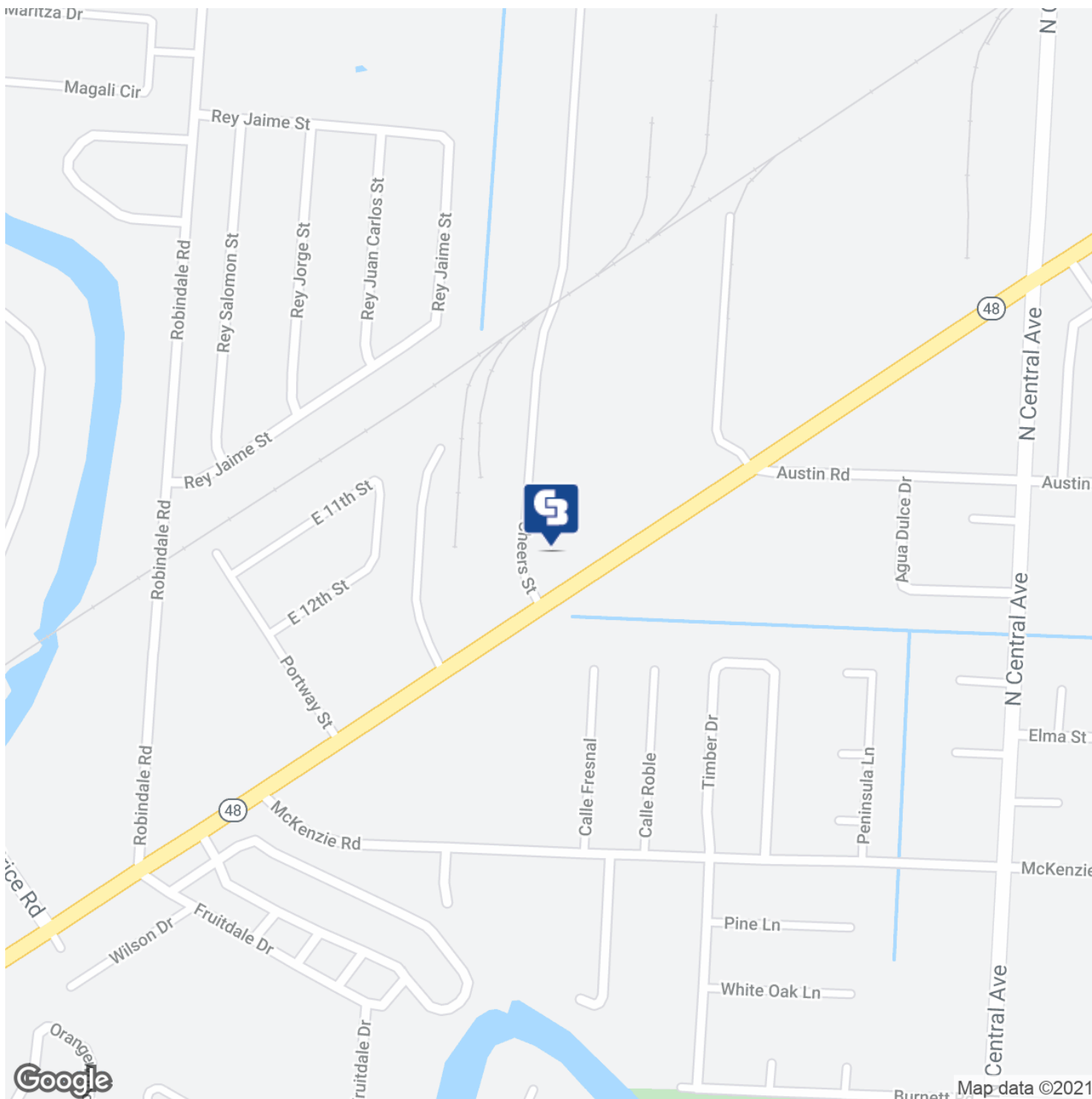
- Proximity to International Bridges
- Corner Site
- Excellent Highway Frontage



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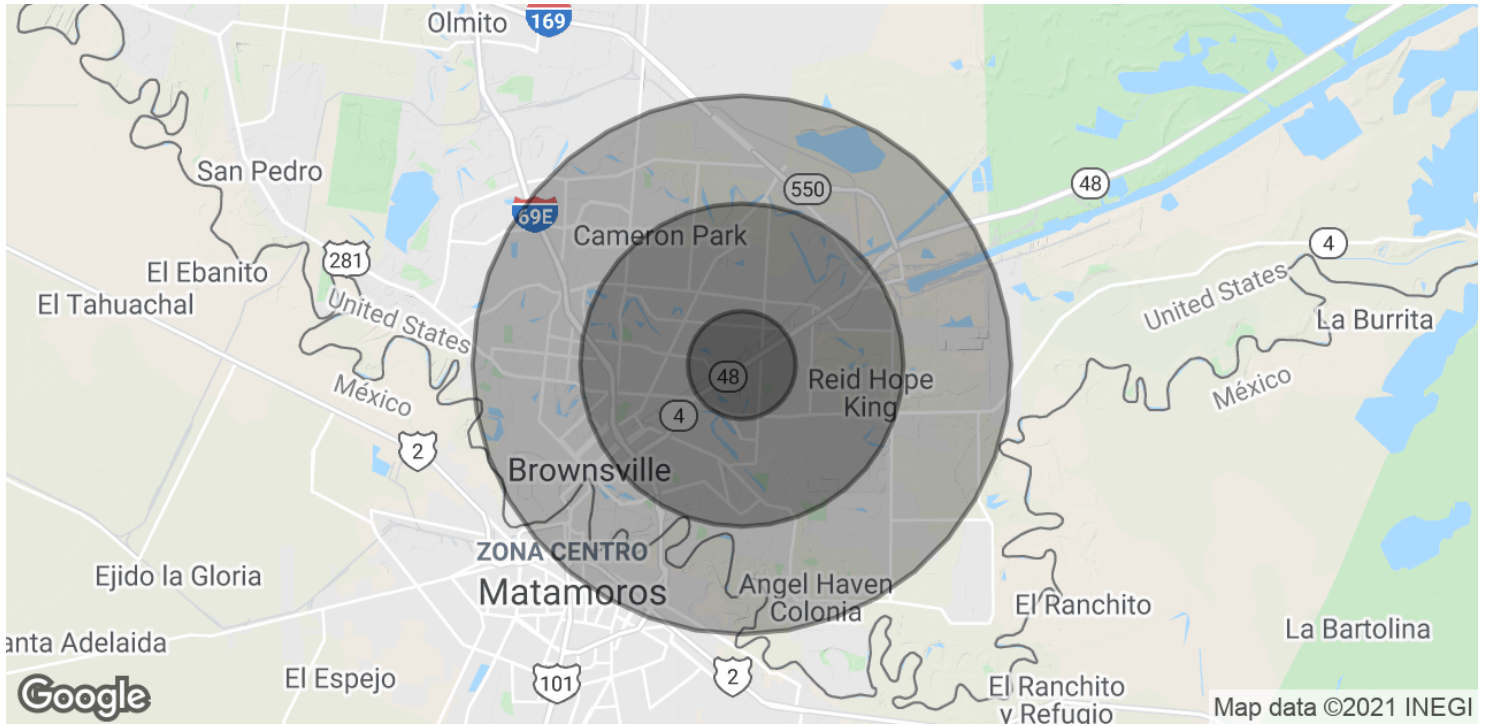




1050 CHEERS STREET

Brownsville, TX 78521

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,173	93,172	170,285
Average age	26.3	27.2	28.2
Average age (Male)	22.6	24.3	25.7
Average age (Female)	30.0	29.3	30.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,338	24,756	46,256
# of persons per HH	3.6	3.8	3.7
Average HH income	\$42,327	\$38,485	\$40,300
Average house value	\$103,787	\$86,861	\$91,640

* Demographic data derived from 2010 US Census

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