



Las Tiendas Plaza

Brownsville, TX

Brownsville-Harlingen (TX)



Megan Salinas

Leasing Representative

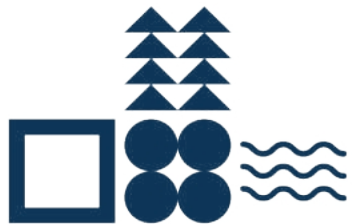
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AERIAL



GROSS LEASABLE AREA (GLA)	238,683 SF
PARKING SPACES	1,221
PARKING RATIO	5.12 per 1,000 SF

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DENSITY AERIAL



Property Overview

Las Tiendas Plaza is located at U.S. 77/83 and Morrison Rd. in the retail hub of Brownsville, Texas.

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■ Non-Controlled



TENANT	SQ FT
1 Asian Buffet	6,999
2 Spec's Wine and Spirits	10,000
3 Mattress Firm	5,260
4 Just-a-Cut	1,396
5 OneMain Financial	2,000
6 Valley Baptist Physicians [...]	5,053
8 Boot Barn	15,489
10 Nail Salon	2,500
11 TJ Maxx	28,460
12 Burlington	80,274
13 Ulta	10,000
14 Natural Grocers by [...]	18,100
15 Michaels	21,447
16 PetSmart	19,981
17 Raising Cane's Chicken Fingers	2,724
18 Vitamin Shoppe	3,500
19 Cash Store	1,500
20 Eyemart Express	4,000
21 Valvoline Instant Oil Change	0

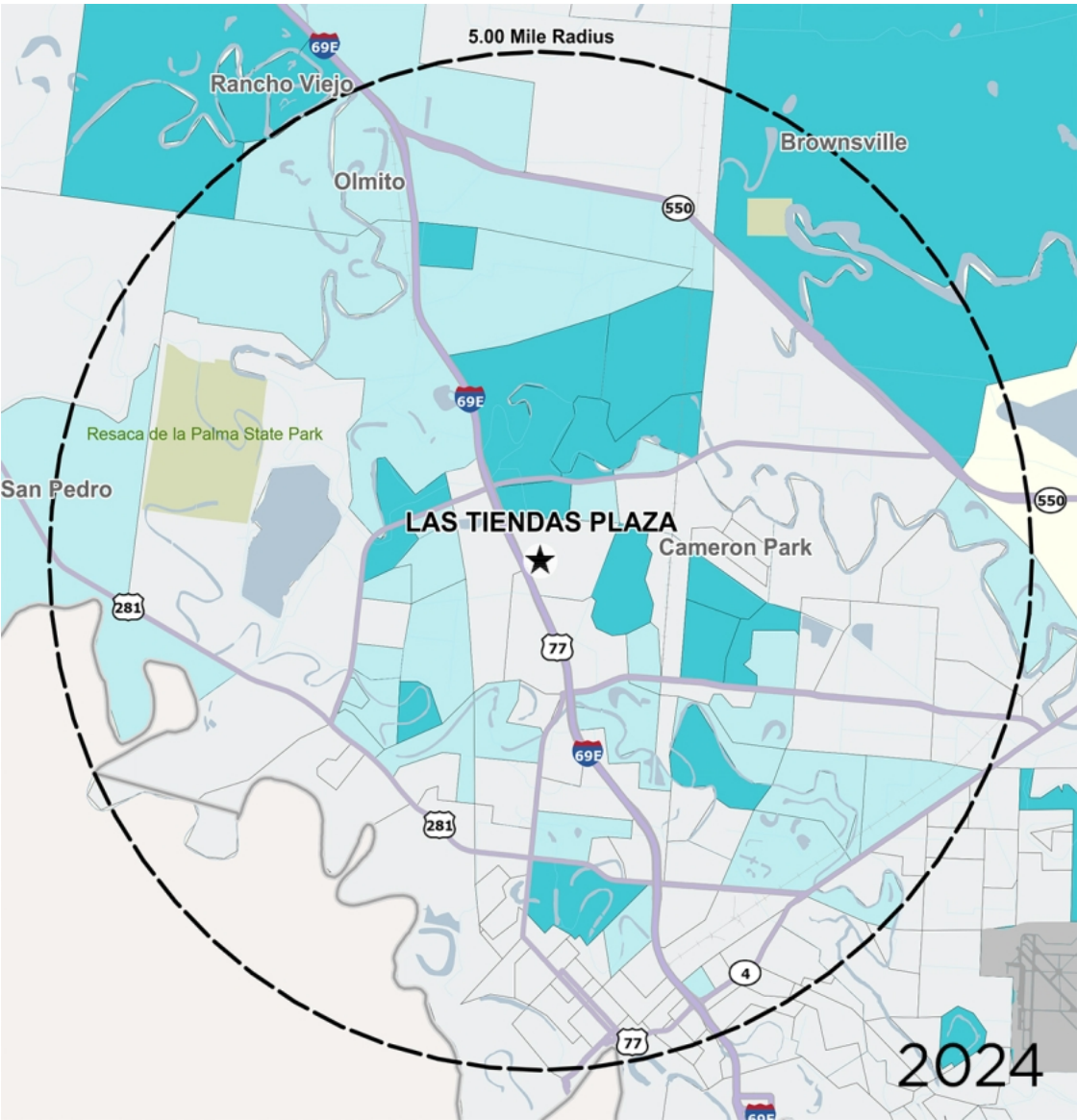
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,064	87,508	153,113
Daytime Pop	11,428	88,228	172,829
Households	3,179	27,286	48,110
Average HH Income	\$83,333	\$80,515	\$73,379
Median HH Income	\$72,547	\$64,816	\$56,828
Per Capita Income	\$26,478	\$25,208	\$23,312

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



Las Tiendas Plaza

US 77/83 Expwy. & Morrison Rd., Brownsville, TX



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