



# North Towne Plaza - Brownsville

Brownsville, TX

Brownsville-Harlingen (TX)



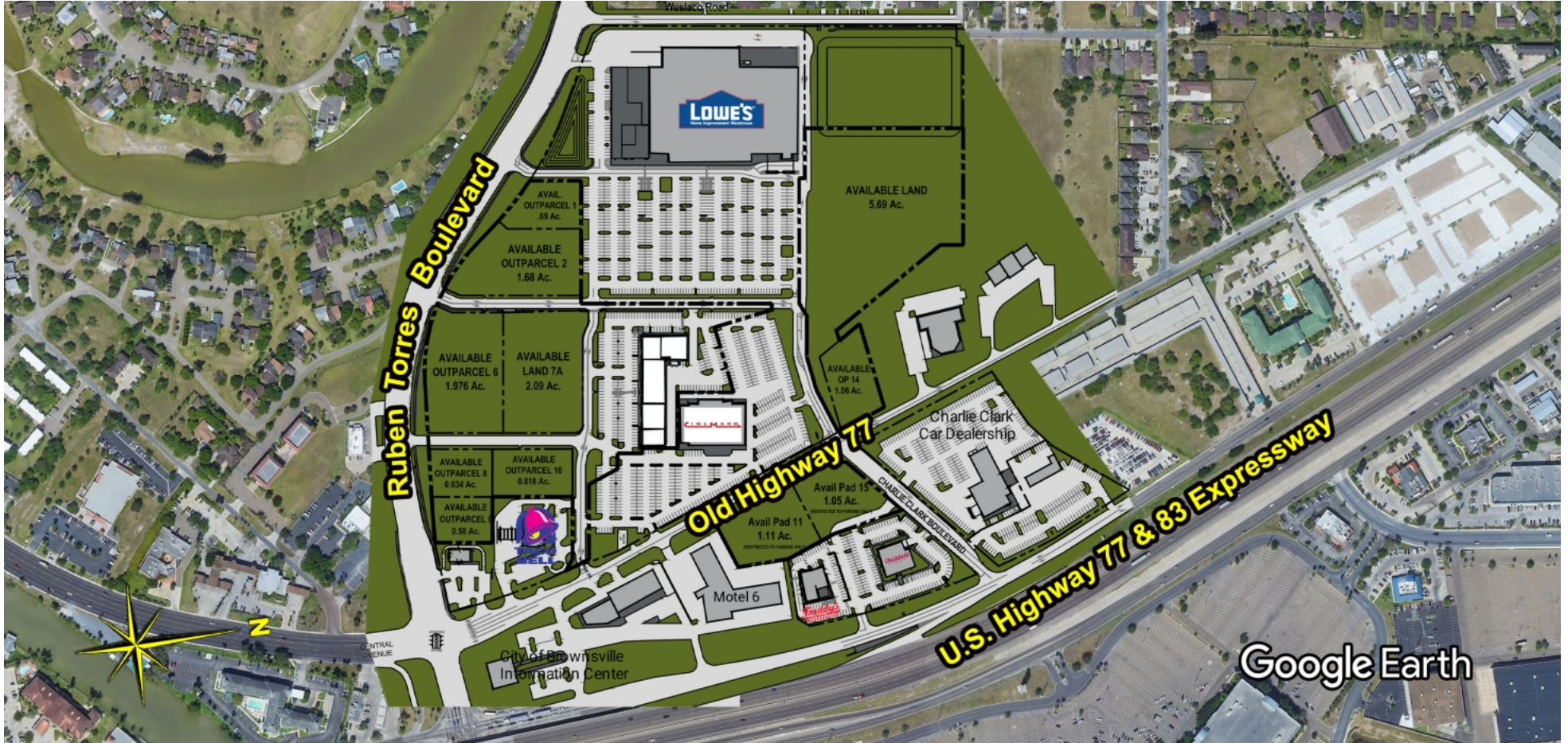
**Ali Runkel**  
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Brownsville, TX

[www.kimcorealty.com/120120](http://www.kimcorealty.com/120120)



AERIAL



GROSS LEASABLE AREA (GLA) 27,846 SF

PARKING SPACES 1,119

PARKING RATIO 40.19 per 1,000 SF

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Google Earth

DENSITY AERIAL

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■ Available ■ Non-Controlled



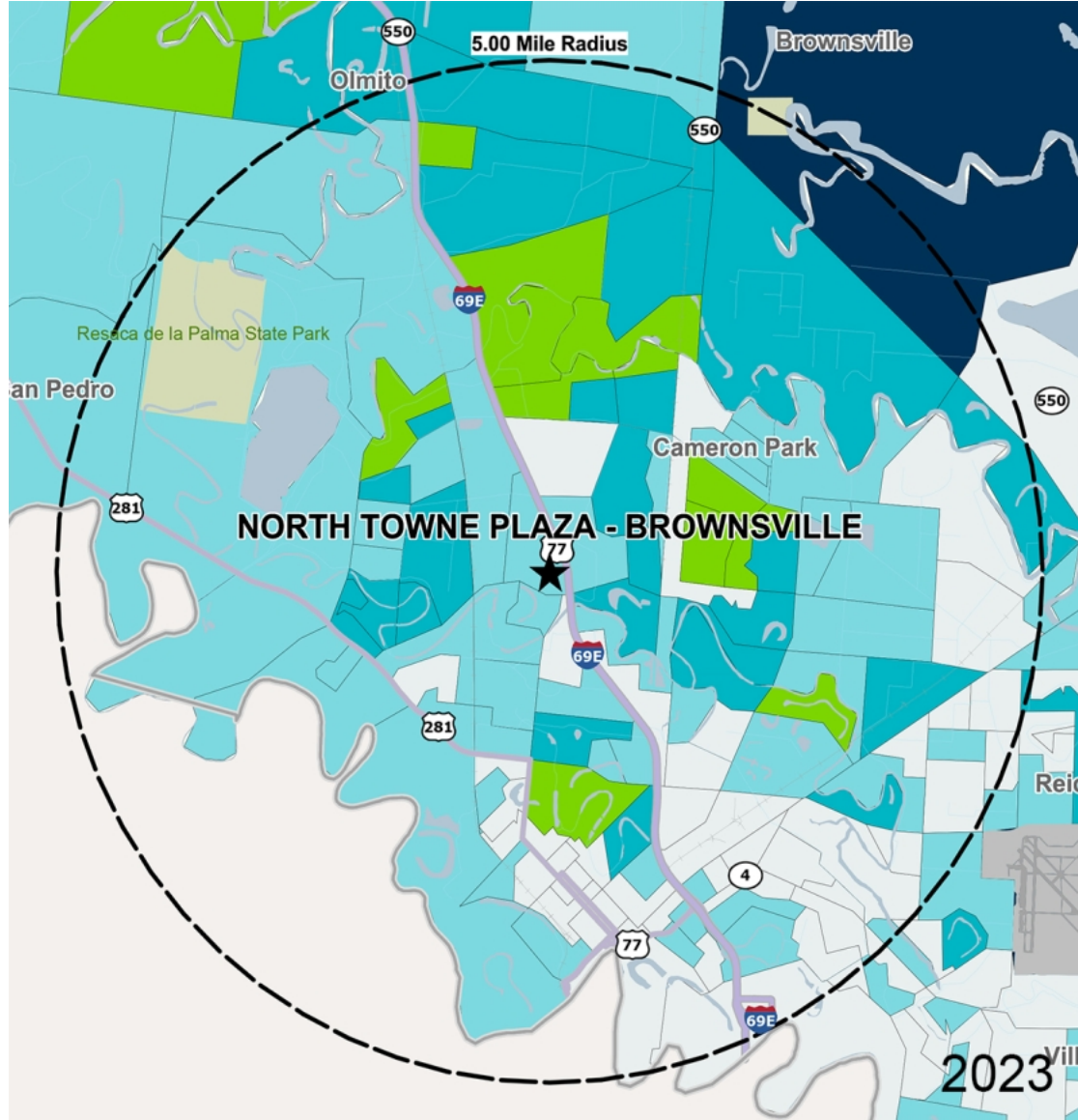
TENANT	SQ FT
6 Cinco de Mayo Bar & Grill	3,600
7 First National Bank Texas	14,680
9 Available	4,000
10 Available	5,566
K1 Available	0.69 ac
K2 Available	1.68 ac
K6 Available	1.98 ac
K8 Available	0.63 ac
K9 Available	0.82 ac
K10 Available	0.58 ac
K11 Available	1.11 ac
K14 Available	1.06 ac
K15 Available	1.05 ac
K16 Available	5.69 ac
K7A Available	2.09 ac

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 purposes 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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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,329	102,694	168,710
Daytime Pop	11,725	107,007	184,729
Households	3,351	30,169	48,784
Average HH Income	\$60,005	\$65,880	\$60,325
Median HH Income	\$55,222	\$53,224	\$45,368
Per Capita Income	\$20,058	\$19,500	\$17,573

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$0K - \$50K



# North Towne Plaza - Brownsville

US Hwy 77 & State Hwy 802, Brownsville, TX



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