



# North Towne Plaza - Brownsville

Brownsville, TX

Brownsville-Harlingen (TX)



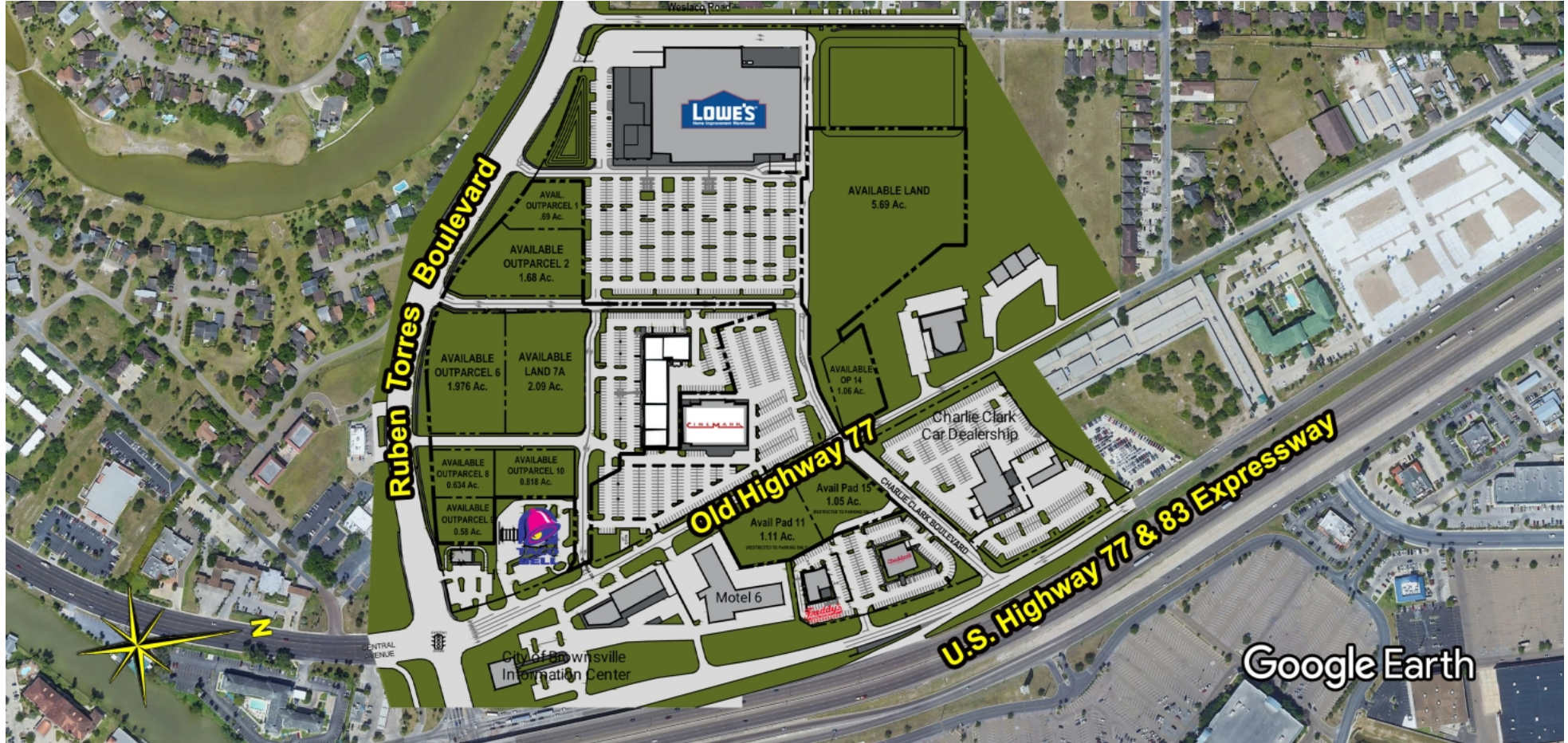
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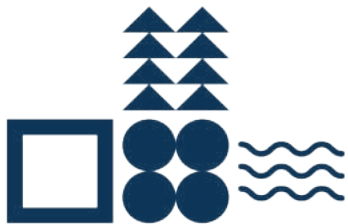
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Brownsville, TX

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



AERIAL



GROSS LEASABLE AREA (GLA)	51,146 SF
PARKING SPACES	1,119
PARKING RATIO	21.88 per 1,000 SF

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DENSITY AERIAL



## Property Overview

North Towne Plaza is strategically located at the key intersection of US Highway 77 and FM 802, the focal point for retail for the region. The center serves the Brownsville area and Matamoros, Mexico. It is located across the freeway from Sunrise Mall and just southwest of Sunrise Commons, the largest shopping center in Brownsville. Anchors include Lowe's Home Improvement and Cinemark Theater. This center is also located near Highway 281 - the region's primary regional retail corridor.

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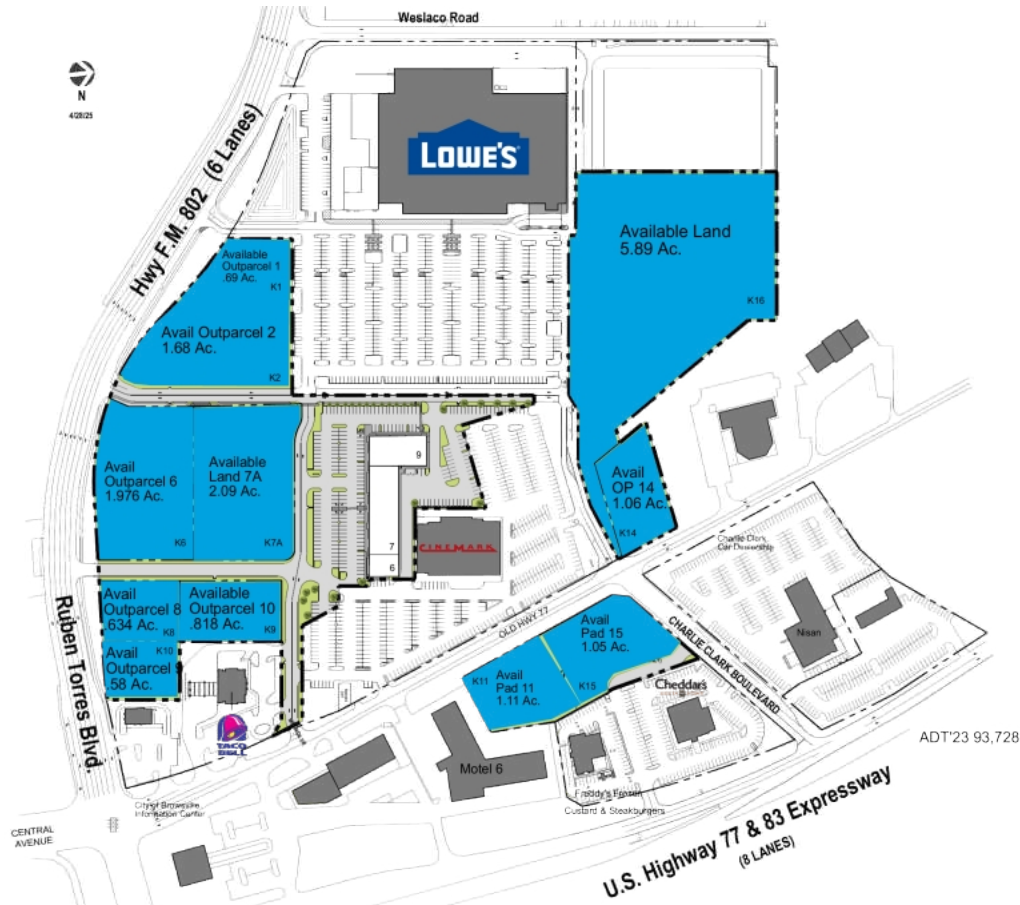


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Available Non-Controlled



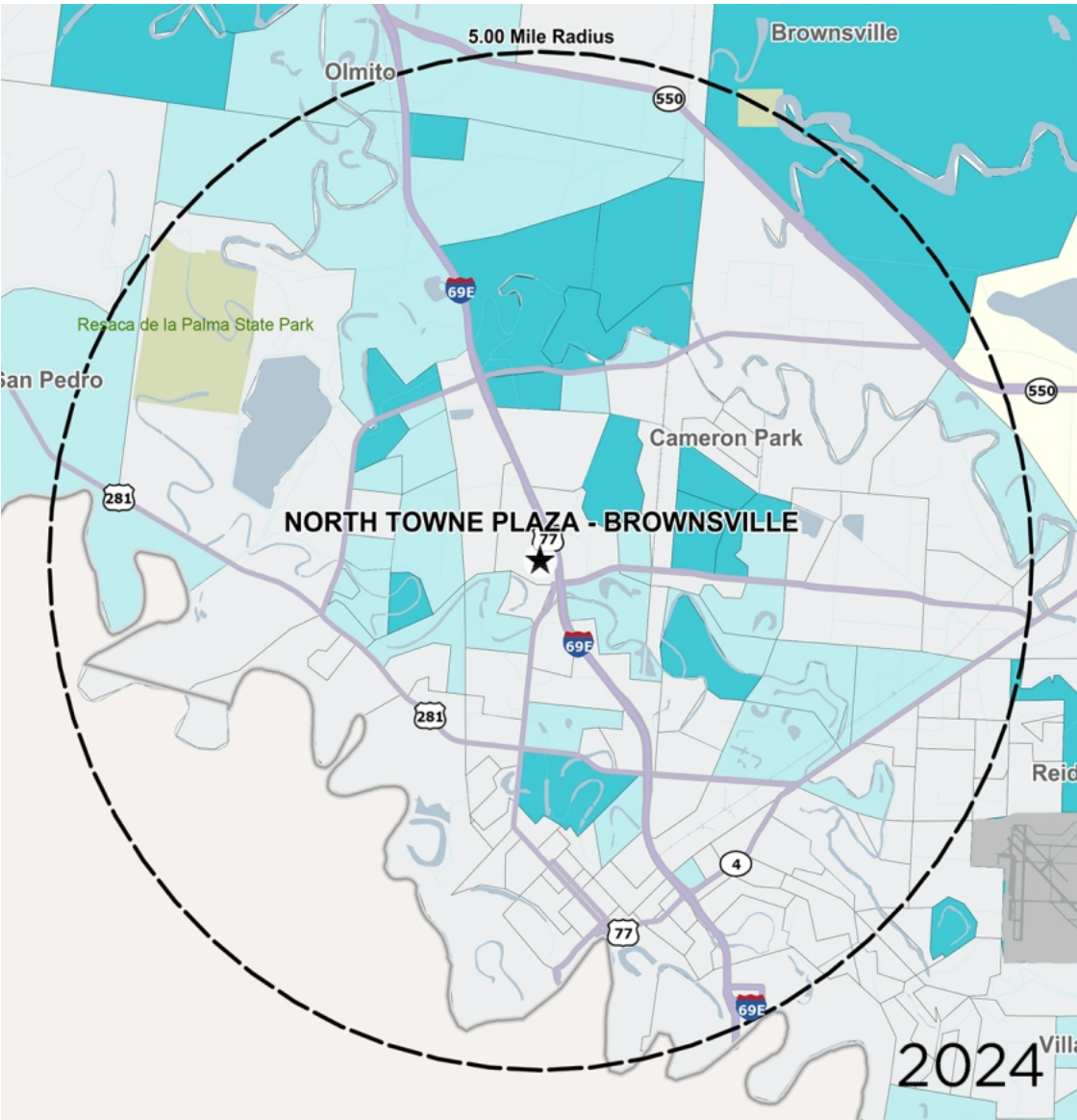
	TENANT	SQ FT
5	Confidential Grocer	23,300
6	Cinco de Mayo Bar & Grill	3,600
7	First National Bank Texas	14,680
9	Action Behavior Center	9,566
K1	Available	0.69 ac
K2	Available	1.68 ac
K6	Available	1.98 ac
K8	Available	0.63 ac
K9	Available	0.82 ac
K10	Available	0.58 ac
K11	Available	1.11 ac
K14	Available	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

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,531	102,938	169,948
Daytime Pop	13,008	112,294	186,261
Households	3,783	32,918	53,399
Average HH Income	\$73,247	\$75,829	\$70,227
Median HH Income	\$55,338	\$59,380	\$53,150
Per Capita Income	\$26,743	\$24,364	\$22,237

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems

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



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US Hwy 77 & State Hwy 802, Brownsville, TX



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