

1060 MACKINTOSH DR
BROWNSVILLE, TX 78521

OFFICE BUILDING FOR SALE / LEASE
18,320 SF AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Located on Mackintosh Drive with easy access to the frontage road, and US Highway 83 in Brownsville. This impressive 18,320 SF office building set on 2.25 acres features ample parking with 115 spaces. The property is versatile, ideal for a training school, call center, government office, or other professional facility.

OFFERING SUMMARY

Sale Price:	\$1,999,000
Lease Rate:	\$13.20 SF/YR (\$1.10 PSF MO.) + NNN
NNN	\$4.80 SF/YR (\$0.40 MO.)
Taxes:	\$22,254
Available SF:	18,320 SF
Lot Size:	2.25 Acres
Building Size:	18,320 SF
Year Built:	2009
Parking Spaces:	115

DEMOGRAPHICS

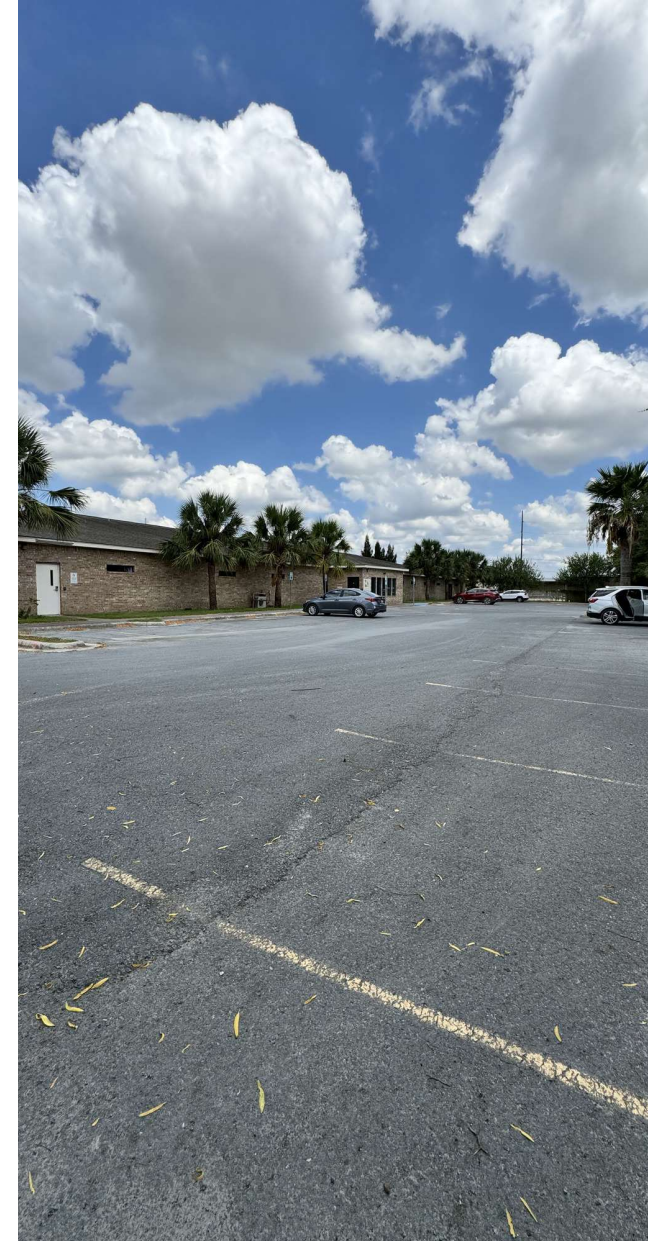
	1 MILE	3 MILES	5 MILES
Total Households	4,576	36,104	56,457
Total Population	12,157	107,659	177,754
Average HH Income	\$58,722	\$64,756	\$68,992

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FLOOR PLAN

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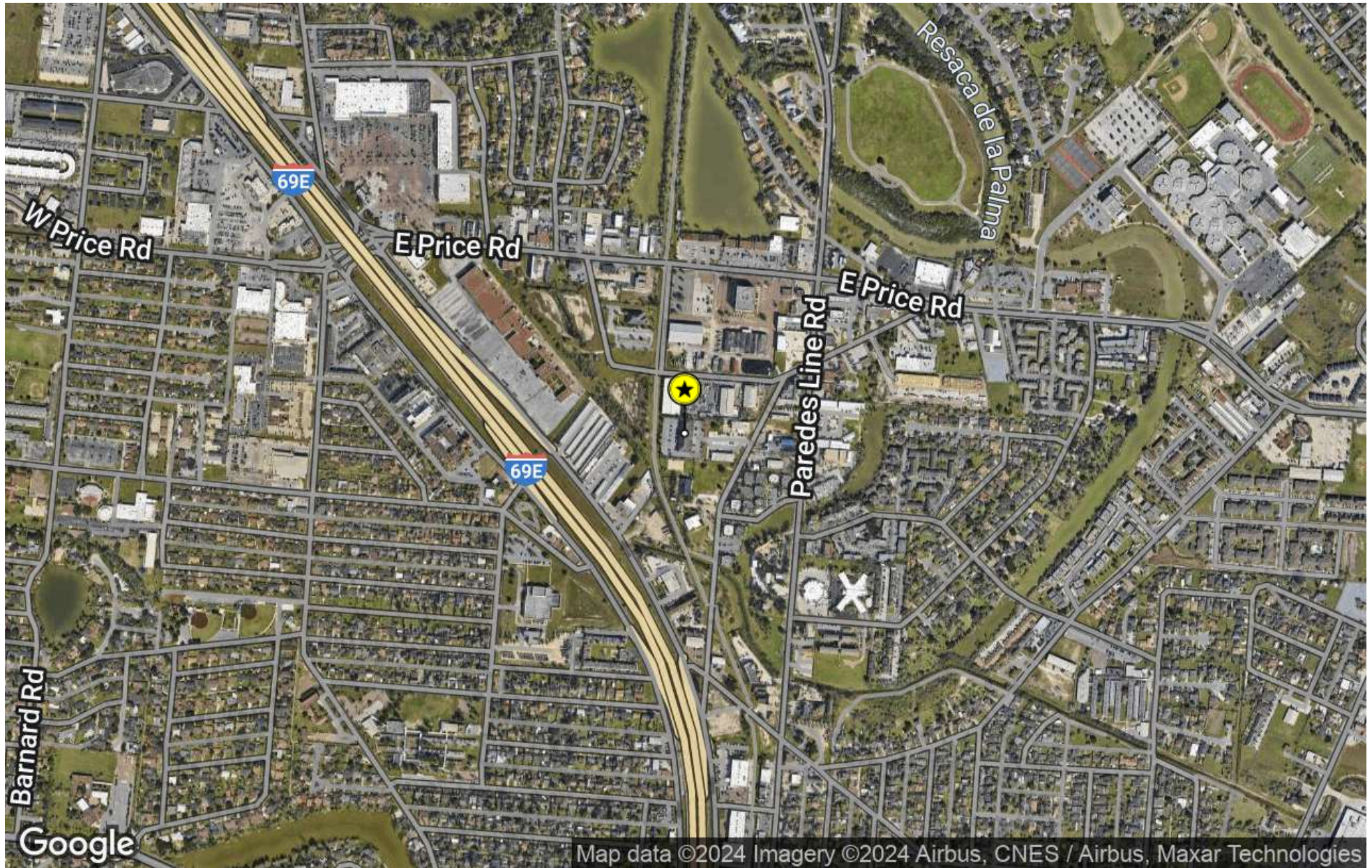


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AERIAL MAP

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