

BROWNSVILLE EXPY 77 LOT

NWC OF LOS EBANOS BLVD & WOODRUFF AVE

705 N. EXPRESSWAY 77/83
BROWNSVILLE, TEXAS 78520



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	13,186	111,369	188,815
Daytime Population	16,861	120,715	191,668
Average HH Income	\$53,965	\$51,345	\$51,353

FOR SALE

\$525,000.00

LOT SIZE

32,407 SF

PROPERTY HIGHLIGHTS

- Great Corner lot location
- Highway 77/83 Frontage
- Great Visibility
- High Traffic
- Close to Hotels and lots of retail shops

TRAFFIC COUNTS

Expy 77/83: 55,986 VPD (TXDOT 2017)

AREA RETAILERS



API REAL ESTATE

Commercial • Residential • Industrial • Property Management

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The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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Population Summary			
2000 Total Population	13,174	95,021	146,793
2010 Total Population	13,021	106,276	175,486
2018 Total Population	13,186	111,369	188,815
2018 Group Quarters	200	1,764	1,854
2023 Total Population	13,423	115,094	196,998
2018-2023 Annual Rate	0.36%	0.66%	0.85%
2018 Total Daytime Population	16,861	120,715	191,668
Workers	8,787	49,473	70,579
Residents	8,074	71,242	121,089
Household Summary			
2000 Households	4,168	27,324	39,726
2000 Average Household Size	3.10	3.42	3.65
2010 Households	4,446	32,080	49,838
2010 Average Household Size	2.88	3.26	3.49
2018 Households	4,560	33,620	53,635
2018 Average Household Size	2.85	3.26	3.49
2023 Households	4,659	34,767	55,989
2023 Average Household Size	2.84	3.26	3.49
2018-2023 Annual Rate	0.43%	0.67%	0.86%
2010 Families	3,111	25,233	41,005
2010 Average Family Size	3.50	3.75	3.90
2018 Families	3,147	26,330	44,030
2018 Average Family Size	3.51	3.76	3.91
2023 Families	3,195	27,181	45,916
2023 Average Family Size	3.51	3.77	3.92
2018-2023 Annual Rate	0.30%	0.64%	0.84%
Housing Unit Summary			
2000 Housing Units	4,498	30,069	43,887
Owner Occupied Housing Units	43.6%	51.3%	55.5%
Renter Occupied Housing Units	49.0%	39.5%	35.0%
Vacant Housing Units	7.3%	9.1%	9.5%
2010 Housing Units	4,722	34,794	53,773
Owner Occupied Housing Units	37.1%	50.9%	56.5%
Renter Occupied Housing Units	57.1%	41.3%	36.2%
Vacant Housing Units	5.8%	7.8%	7.3%
2018 Housing Units	4,939	36,923	58,466
Owner Occupied Housing Units	34.4%	48.8%	55.2%
Renter Occupied Housing Units	58.0%	42.3%	36.6%
Vacant Housing Units	7.7%	8.9%	8.3%
2023 Housing Units	5,092	38,456	61,439
Owner Occupied Housing Units	34.9%	49.4%	55.8%
Renter Occupied Housing Units	56.6%	41.0%	35.3%
Vacant Housing Units	8.5%	9.6%	8.9%
Median Household Income			
2018	\$34,379	\$34,703	\$35,271
2023	\$39,058	\$39,034	\$39,545
Median Home Value			
2018	\$98,050	\$94,809	\$91,876
2023	\$120,858	\$116,781	\$112,703
Per Capita Income			
2018	\$19,749	\$15,892	\$14,832
2023	\$22,388	\$18,070	\$16,978
Median Age			
2010	31.9	30.6	29.3
2018	33.7	31.5	30.2
2023	35.0	32.5	31.1



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date