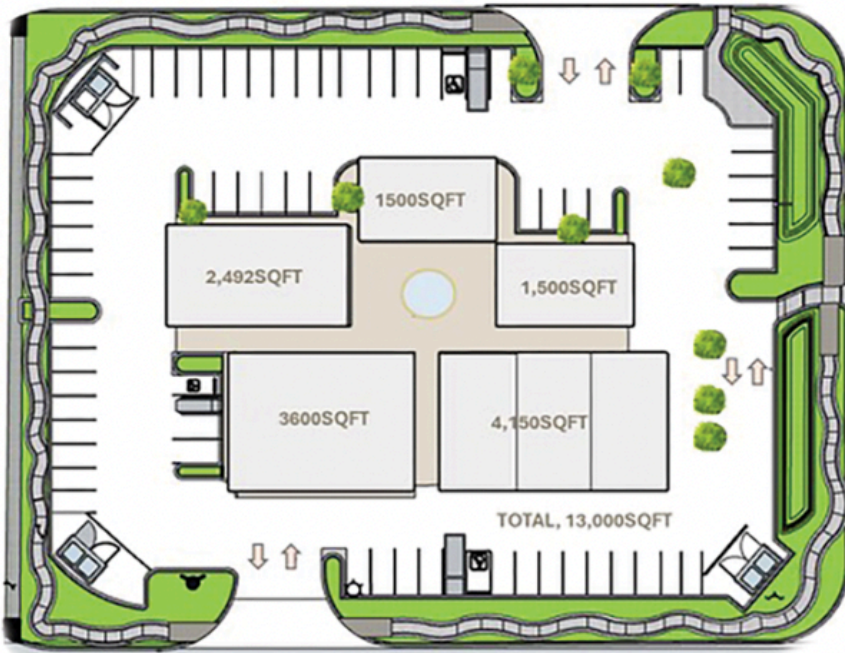


NEW RETAIL PROJECT BROWNSVILLE, TEXAS

THE SHOPS AT LAUNCHPAD CROSSING



This proposed retail center is seeking tenants to support the rapidly expanding east side of Brownsville. There are over 1,500 platted lots in the surrounding 1.5 mile radius. This location. This location has a daily traffic count of 25,700 ADT vehicles and is the primary interstetion for all of East Brownsville. The majority of this traffic reflects the workforce traveling to and from "The Big 3" primary economic generators: The Port of Brownsville, the Airport's Industrial Incubator Space 1.5M SF, and **SpaceX**.



ZEIGLER
PLANNING
BROKERAGE
DEVELOPMENT

956-453-5211

kzeigler@zeiglerco.com

956-364-9088

info@HodgsonProperties.com

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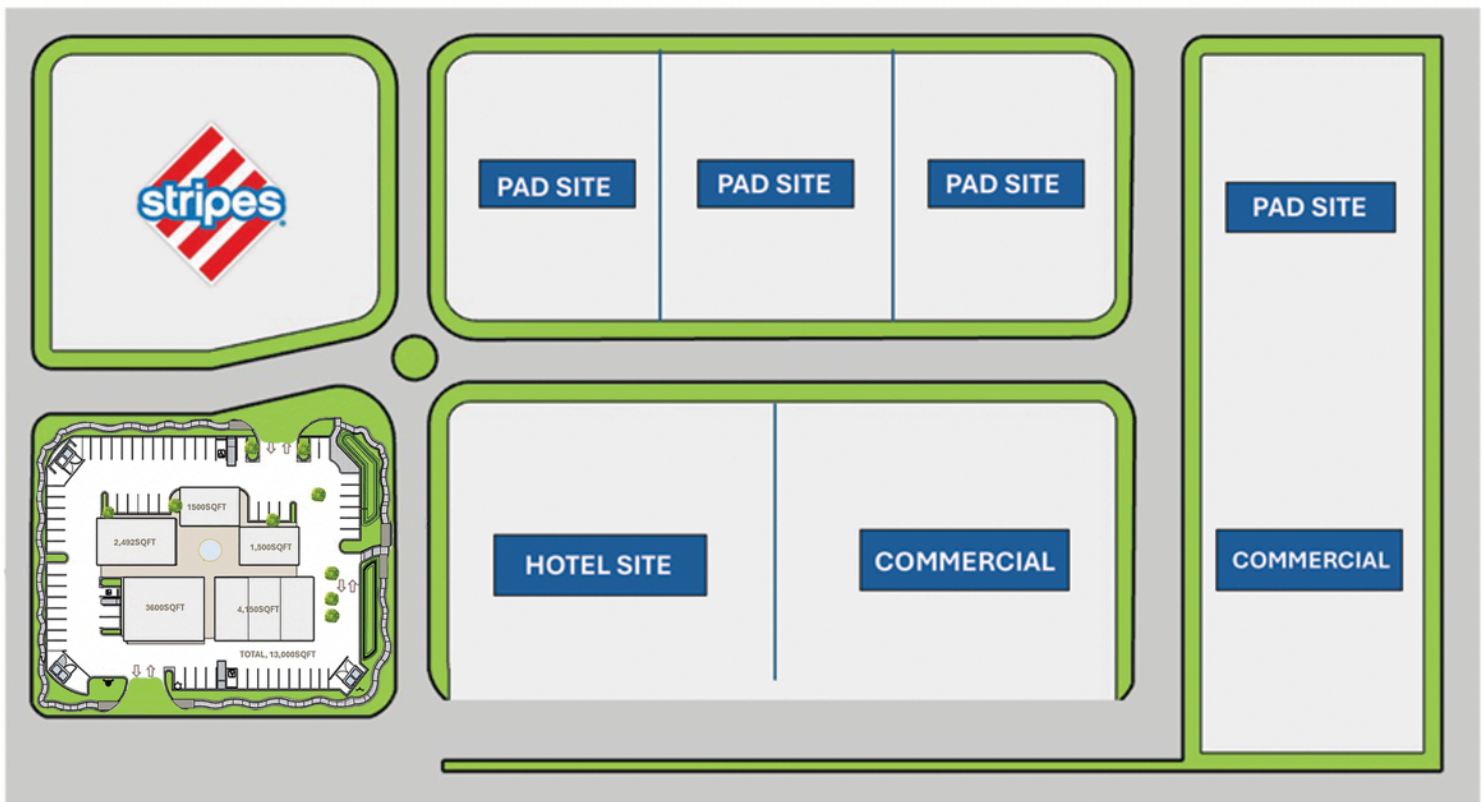


- ★ Ideally located between the TOP 3 economic generators in South Texas
- ★ 25,700 vehicles daily (ADT) and INCREASING
- ★ Over 1,500 platted residential lots in 1.5 mile radius
- ★ QSR Pad Sites for sale or ground lease



Boca Chica Blvd (Hwy 4)

Indiana Ave (FM 511)



FOR SALE OR GROUND LEASE

For more information...



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