

# NOW LEASING

## Kingsville Professional Center

1700 S. Brahma Blvd.

Kingsville, Texas 78363



### 2023 POPULATION ESTIMATES

1 mile	8,063
3 mile	26,735
5 mile	27,405

### AVERAGE HOUSEHOLD INCOME

1 mile	\$61,665
3 mile	\$53,116
5 mile	\$53,692

### TRAFFIC COUNT:

Approx. 24,000 vehicles per day



Kingsville Professional Center is a neighborhood strip center anchored by Coastal Bend College and Asian Buffet. All spaces now face the street, offering great visibility. As home to Texas A&M Kingsville, the world-renowned King Ranch, and Kingsville Naval Air Station, the Kingsville area serves a large, diverse population. Kingsville Professional Center sits in close proximity to Kingsville High School, Wal-Mart, Lowe's, and Southgate Shopping Center.

**Jack Culpepper**

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1700 George Bush Dr. East #240

College Station, TX 77840

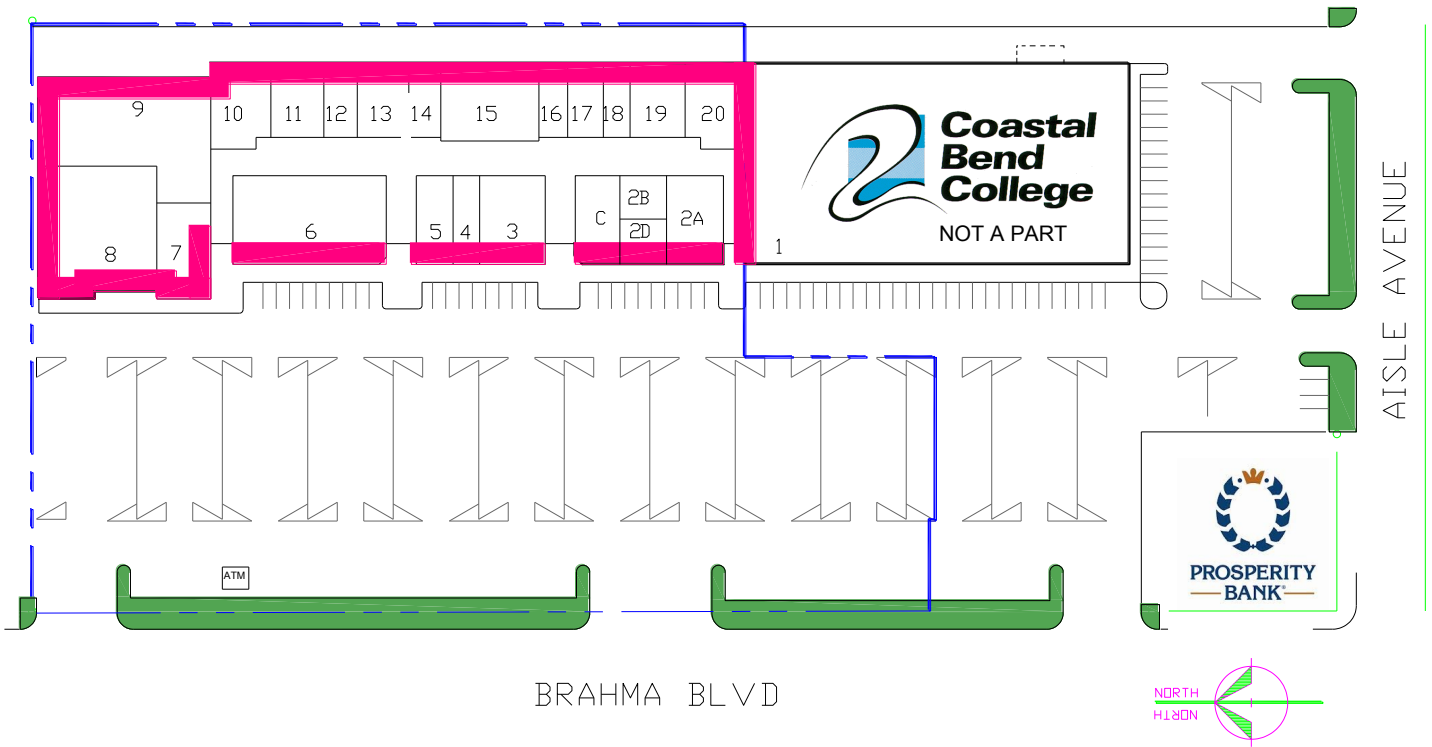
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# Kingsville Professional Center

Kingsville, Texas



## Tenants

1	Coastal Bend College	(Not a Part)		
2A	ReMax Gold	1,800 sf	13/14 available	2,050 sf
2B	Kidz Rehab Center	2,200 sf	15-18 <i>Fearless Batting Cages</i>	6,720 sf
2C	Kidz Rehab Center	1,800 sf	19 available	1,870 sf
2D	Kidz Rehab Center	500 sf	20 available	<u>2,318 sf</u>
3-4	Available	4,153 sf	Approx. Total	56,606 sf
5	Legends Cuts	1,540 sf		
6	Tot Spot	6,300 sf		
7	Big Events	2,844 sf		
8	Asian Buffet	7,200 sf		
9	storage	9,901 sf		
10	available	2,400 sf		
11	available	1,850 sf		
12	available	1,160 sf		