

5304 Ruben M Torres Blvd (FM 802)  
5304 Ruben Torres Sr Blvd, Suite None - 3 | Brownsville, TX | US | Cameron  
County  
Available SF: 5,746



Building Type:	Industrial
Available SF:	5,746
Total SF:	5,746
Year Built:	2005
Last Updated:	May 19, 2025

Realtor/Owner Contact

Jaboney Rodriguez  
| jrodriguez@nairgv.com

Property and Area Description

5304 Ruben M. Torres is a 27,427 SF Class B+ Industrial building available in Brownsville, Texas. Designed for both single or multiple tenants with an abundance of room for trailer staging as well as car parking. Recently remodeled with a property manager on site, and is move-in ready condition. The space yields 1,891 SF of in-place office, seven dock high loading doors, one concrete ramp and trailer staging area that could yield +/-36 (Vacant lot next to building +/-1 AC). On Ruben M. Torres Boulevard, one of the busiest thoroughfares in Brownsville, Texas between the International bridges and the Port of Brownsville. The location has great visibility, is only 7.5 miles from the primary commercial port of entry Veterans International Bridge, and 3.7 miles from the Brownsville International Airport. Retail/Showroom front, close to Walmart 2.9 miles and HEB 3.3.

Population

	<b>413,424</b> 10 Mile Radius	<b>527,011</b> 20 Mile Radius	<b>566,159</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>122,426</b> 10 Mile Radius	<b>154,659</b> 20 Mile Radius	<b>166,219</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: Cherramiee Peterson  
Rail Contact Phone: 281-350-7496  
Rail Contact Email: capeter2@up.com

Utilities

Electric: American Electric Power