

▼ **MORRISON CROSSING**
Brownsville, Cameron County, TX 78520



Morrison Crossing is a 300,000+ square foot shopping center anchored by Home Depot, Petco, Academy Sports, and Dollar Tree. Located along S. Expressway 77/83, the center represents a substantial addition to the retail base in Brownsville's new shopping district.

Several big box retailers previously attempted to develop the Morrison Crossing site independently. The land cost, however, proved to be prohibitive. P.O'B. Montgomery subsequently identified the site as a potential expansion opportunity for Home Depot and closed its acquisition in February of 2005. In addition to Home Depot and several other anchor tenants, P.O'B. Montgomery developed in-line retail shops to create an attractive tenant mix for the shopping center.

The success of this development is, in part, due to P.O'B. Montgomery's ability to work with both the tenants and the City to deliver a project which met the objectives of all parties involved. In working with the City, P.O'B. Montgomery was able to secure offsite improvements necessary for the project to work for the retailers.

P.O'B. Montgomery also actively worked with tenants to achieve their goals for store delivery. Initially, P.O'B. Montgomery committed to delivering the Petco store in the spring of 2006. But when Petco subsequently requested an opening prior to Thanksgiving 2005, P.O'B. Montgomery successfully accelerated the construction schedule to meet Petco's request. The Petco store was delivered within five months of the commencement of the sitework, with the entire center completed shortly thereafter.