

BOCA CHICA

2715-2921 Boca Chica Blvd., Brownsville, Texas 78521



- Anchored by Walmart, with national, regional and local tenant mix.
- Ideal location for apparel, restaurant and other service uses.
- Located at a “hard corner” with two traffic lights providing easy ingress and egress.

Reuben Bar Yadin
Reuben@cbgcre.com • (210) 424-8000

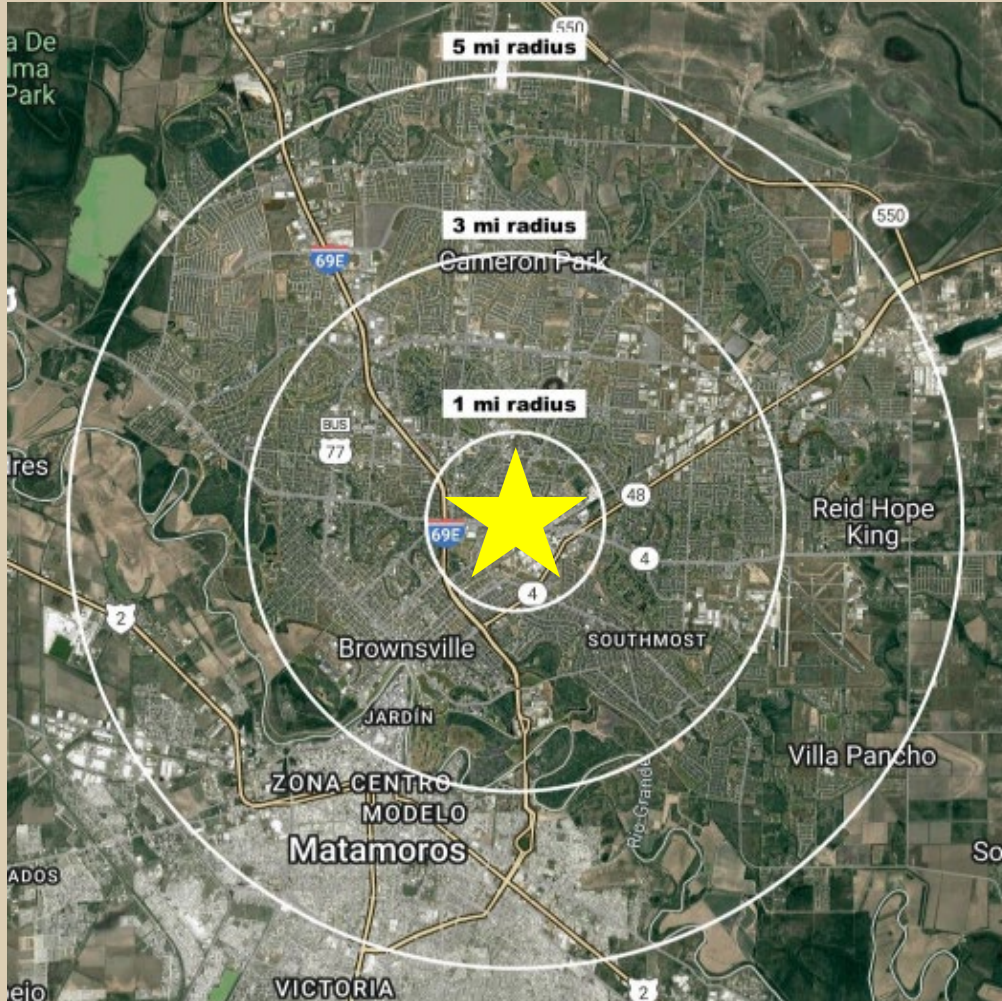
Greg Vasquez
GVasquez@cbgcre.com • (210) 424-8000

BOCA CHICA

2715-2921 Boca Chica Blvd., Brownsville, Texas 78521



CBG
REAL ESTATE
GROW WITH US



Demographic Highlights

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------------------------------------------------------|----------|----------|
| Population | 13,000 | 108,000 | 192,000 |
| Average Household Income | \$50,000 | \$66,000 | \$71,000 |
| Daytime Employees | 9,000 | 32,000 | 52,000 |
| Property Size: | +- 128,400 sf 6,000 sf 11,700 sf | | |
| Lat/Long | 25.92242 -97.47808 | | |
| Traffic Counts (VPD) | 46,000 – Boca Chica Blvd. 13,000 – Old Port Isabel Rd. | | |



CBG
REAL ESTATE
GROW WITH US

BOCA CHICA

2715-2921 Boca Chica Blvd., Brownsville, Texas 78521

✓ Call for Lease Rates

✓ Call for NNNs

| SUITE # | SIZE |
|-----------------|-----------|
| 2921 Boca Chica | |
| Suite 05 | 3,185 sf |
| Suite 07 | 20,000 sf |
| Suite 11/12 | 7,612 sf |
| Suite 18 | 1,393 sf |
| Suite 19 | 2,325 sf |
| Suite 20A | 1,004 sf |
| Suite 23B | 784 sf |



Boca Chica Square