

# BOCA CHICA PAD

2821 Boca Chica Blvd., Brownsville, Texas 78521



**CBG**  
REAL ESTATE  
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- 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.

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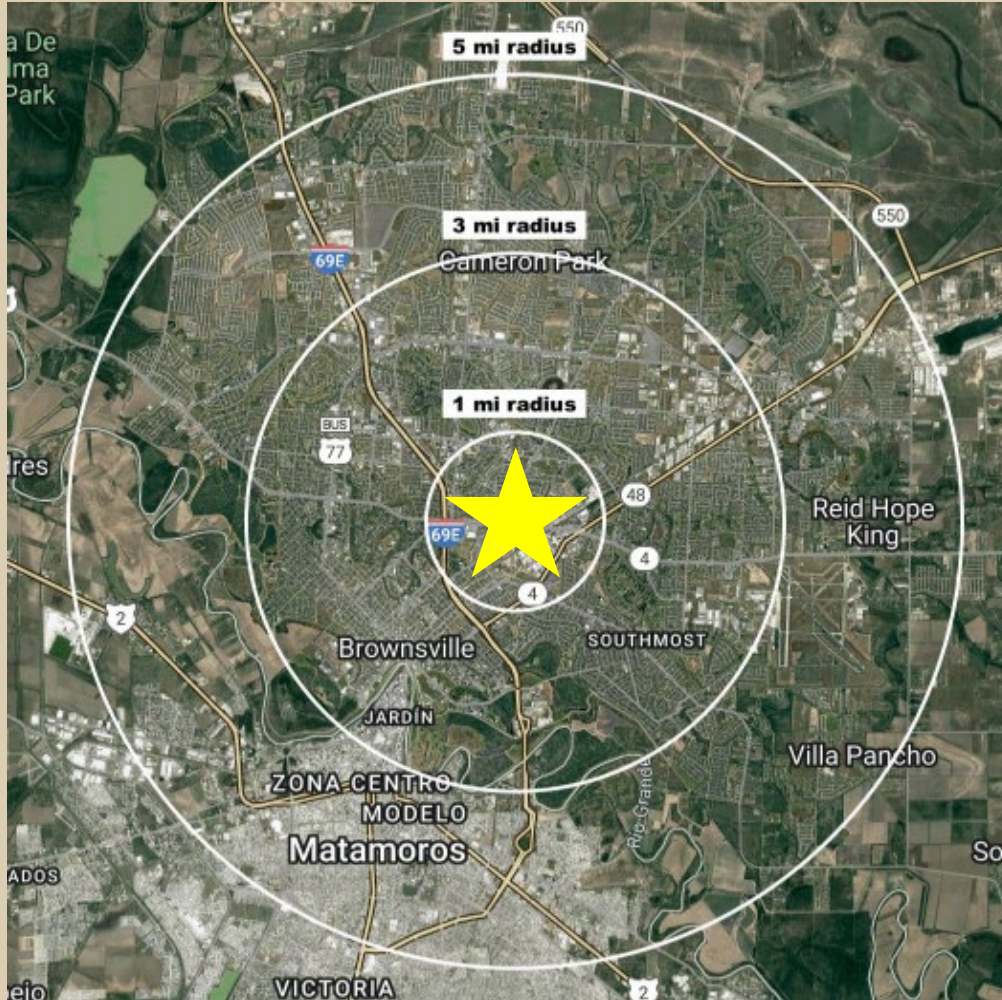
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## Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	13,000	104,000	180,000
Average Household Income	\$48,000	\$61,000	\$65,000
Daytime Employees	9,000	39,000	53,000
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. 15,000 – Old Port Isabel Rd.		

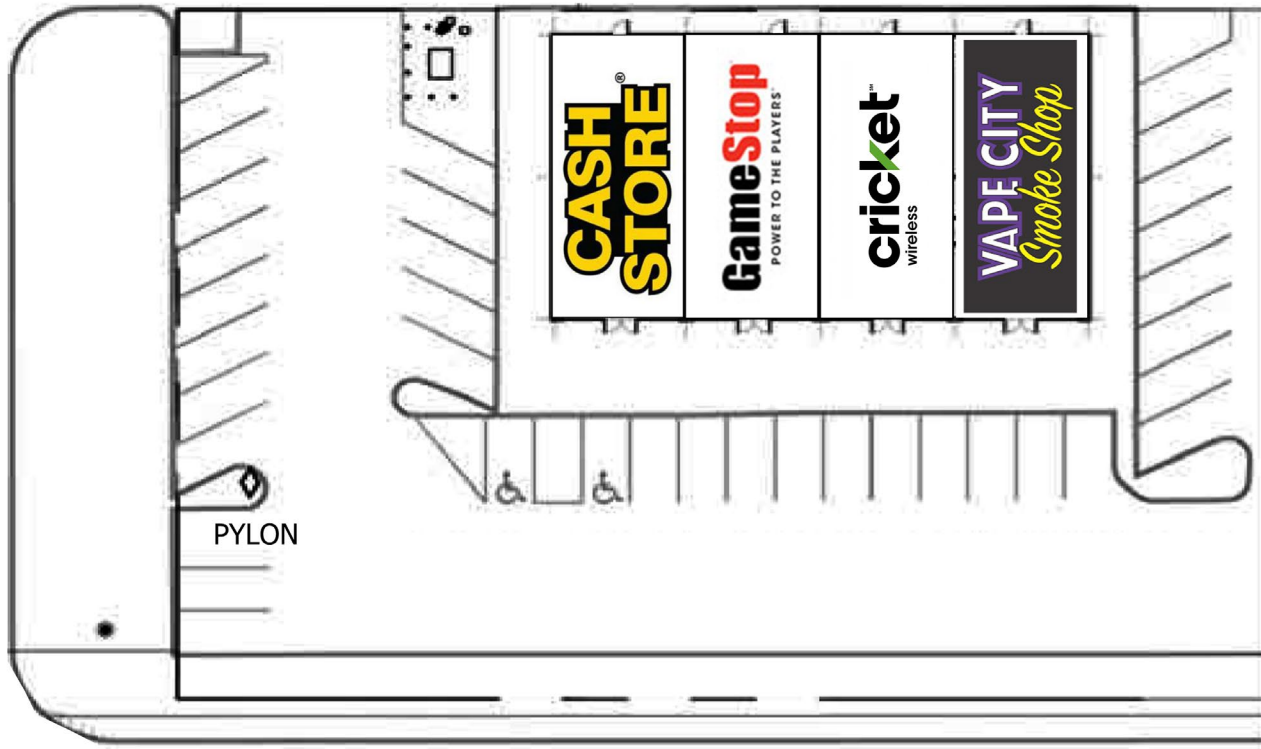


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- ✓ Call for Lease Rates
- ✓ Call for NNNs



BOCA CHICA BLVD