

BOCA CHICA

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



CBG
REAL ESTATE
GROW WITH US



- 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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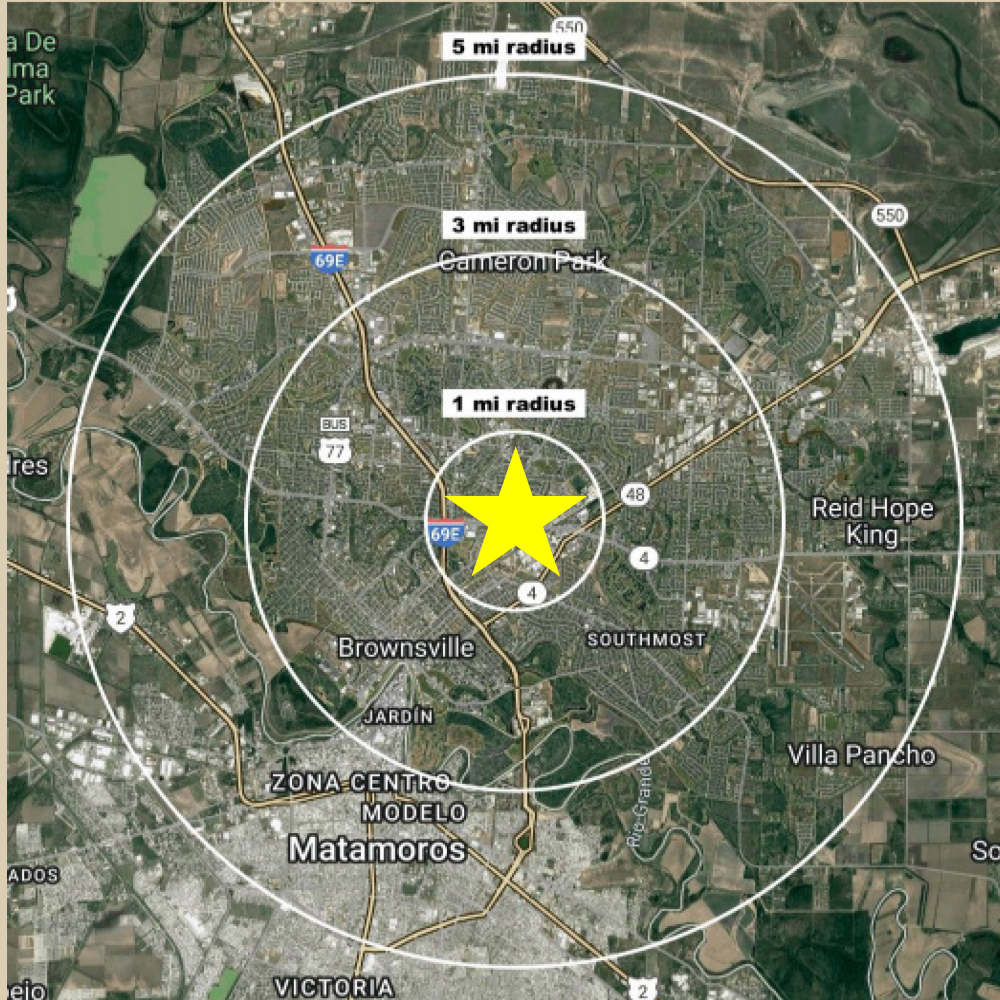
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Demographic Highlights



	1 Mile	3 Miles	5 Miles
Population	13,000	104,000	182,000
Average Household Income	\$54,000	\$63,000	\$68,000
Daytime Employees	9,000	39,000	53,000
Property Size:	+- 128,400 sf 6,000 sf 11,700 sf		
Lat/Long	25.92184 -97.47543		
Traffic Counts (VPD)	36,000 – Boca Chica Blvd. 10,000 – Old Port Isabel Rd.		

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 **Call for Lease Rates**

 **Call for NNNs**

AVAILABLE

Unit	SQFT
13	9,100
17	1,704
24	386

