

# 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.



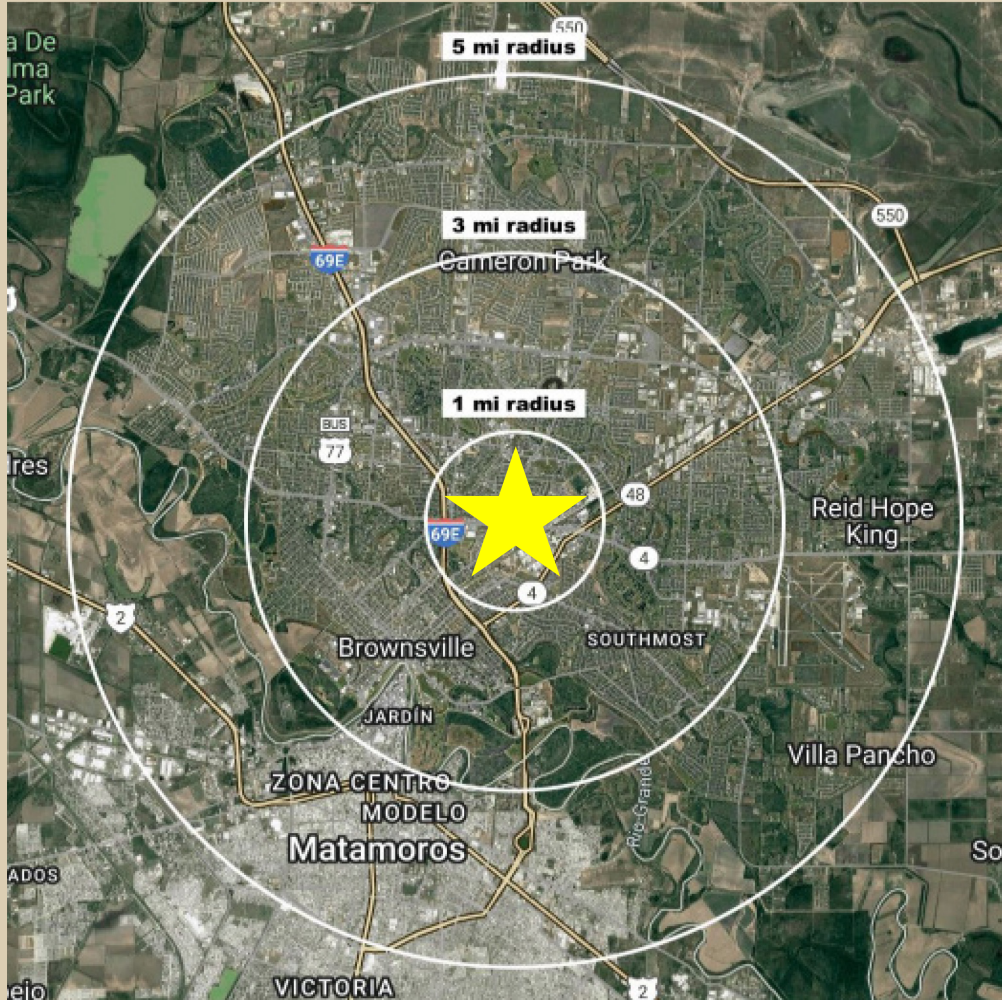
**CBG**  
REAL ESTATE  
GROW WITH US

Reuben Bar Yadin  
[Reuben@cbgcre.com](mailto:Reuben@cbgcre.com) • (210) 424-8000

Greg Vasquez  
[GVasquez@cbgcre.com](mailto:GVasquez@cbgcre.com) • (210) 424-8000

# BOCA CHICA

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



## 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.		

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFS 02-10-2026 08:15:39 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

# BOCA CHICA

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

✔ Call for Lease Rates

✔ Call for NNNs

**9,100 sf & 1,704 sf  
AVAILABLE**

