

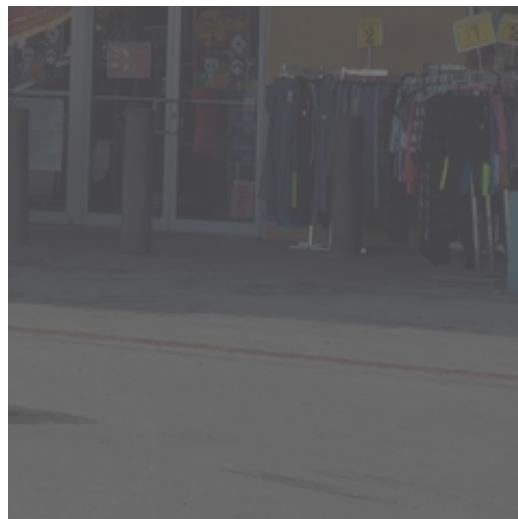
RETAIL PROPERTY FOR LEASE

HEB CENTER BOCA CHICA



2334

BOCA CHICA
BROWNSVILLE, TX

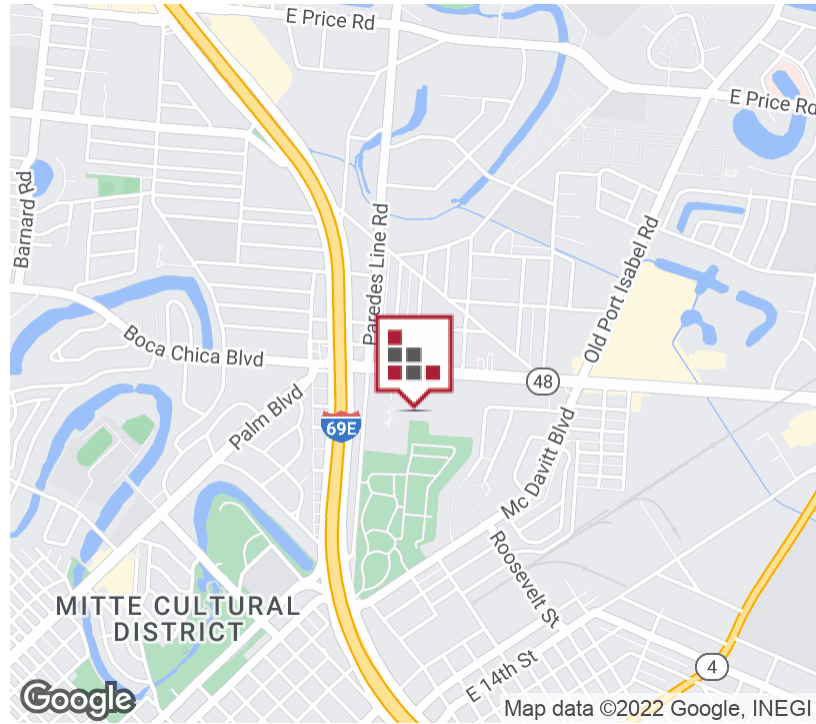


Just North of Expressway 83 next to HEB Grocery Store



FOR LEASE HEB CENTER BOCA CHICA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	20,000 - 40,000 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	12.78 Acres
Year Built:	1980
Building Size:	40,000 SF
Renovated:	2000
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Second Generation Fallas Paredes location. Store is an Open Concept with small storeroom in the rear and dock-high loading dock, as well. Typical Fallas condition throughout. Approximate Dimensions of 244' x 163 Single Floor. HEB would be open to subdividing the Building for creditworthy tenant. Great Location on Boca Chica with proximity to the Expressway and high traffic counts on this highly-travelled East/West Corridor. Proximity to Restaurants and Retail.

PROPERTY HIGHLIGHTS

- Freestanding Building in HEB Parking Field
- Dock High Loading Dock
- High Traffic Corridor
- Established Brownsville Corridor
- Space is Divisible
- 50' Freestanding Pole Sign for Advertising

FOR LEASE
HEB CENTER BOCA CHICA

ADDITIONAL PHOTOS



Exterior Photo



HEB located in Parking Field



Freestanding Pole Sign Available



CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550
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HEB CENTER BOCA CHICA

ADDITIONAL PHOTOS



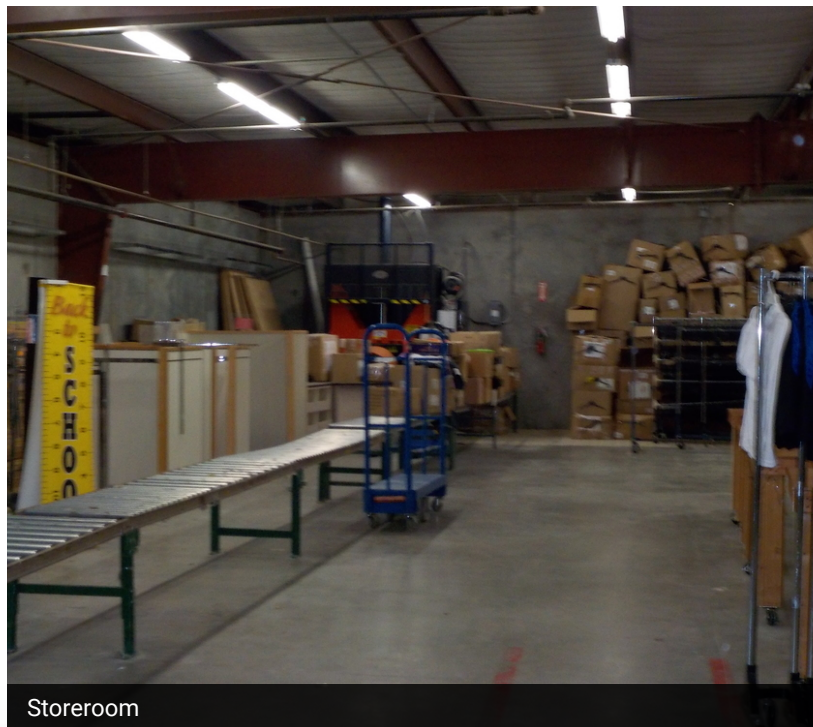
Interior photo - prior tenant



Interior Photo - prior tenant



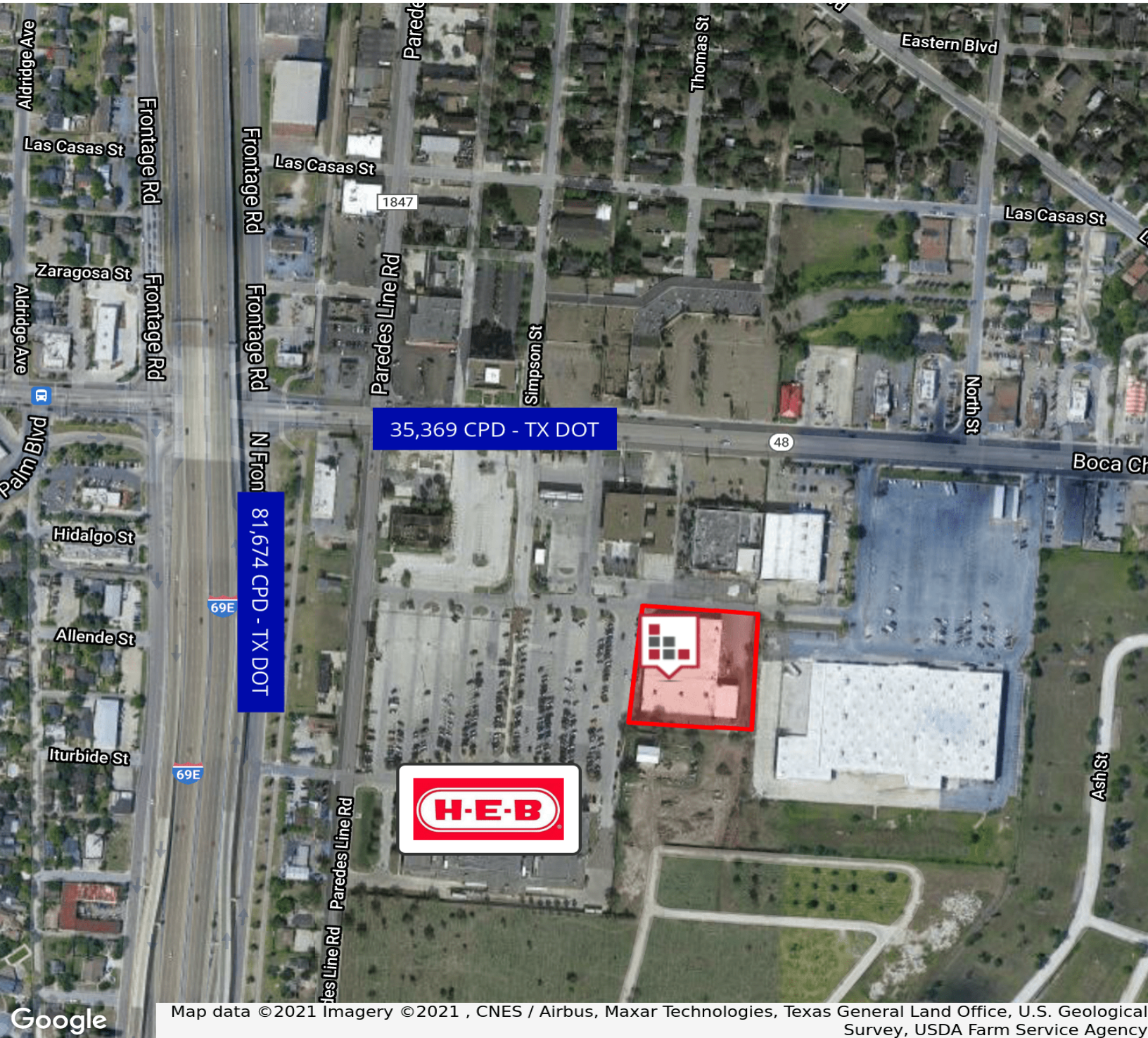
Dock High Loading Docks



Storeroom

FOR LEASE
HEB CENTER BOCA CHICA

AERIAL MAP



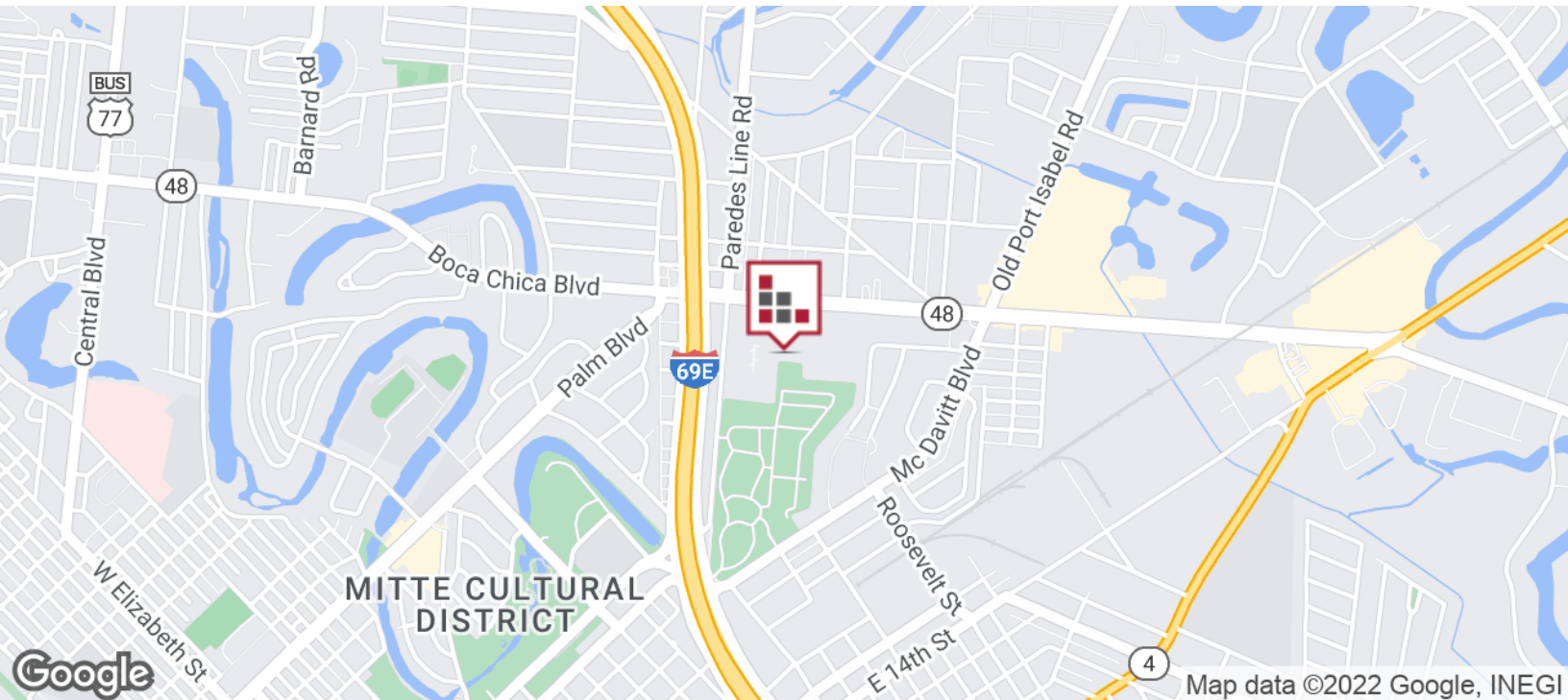
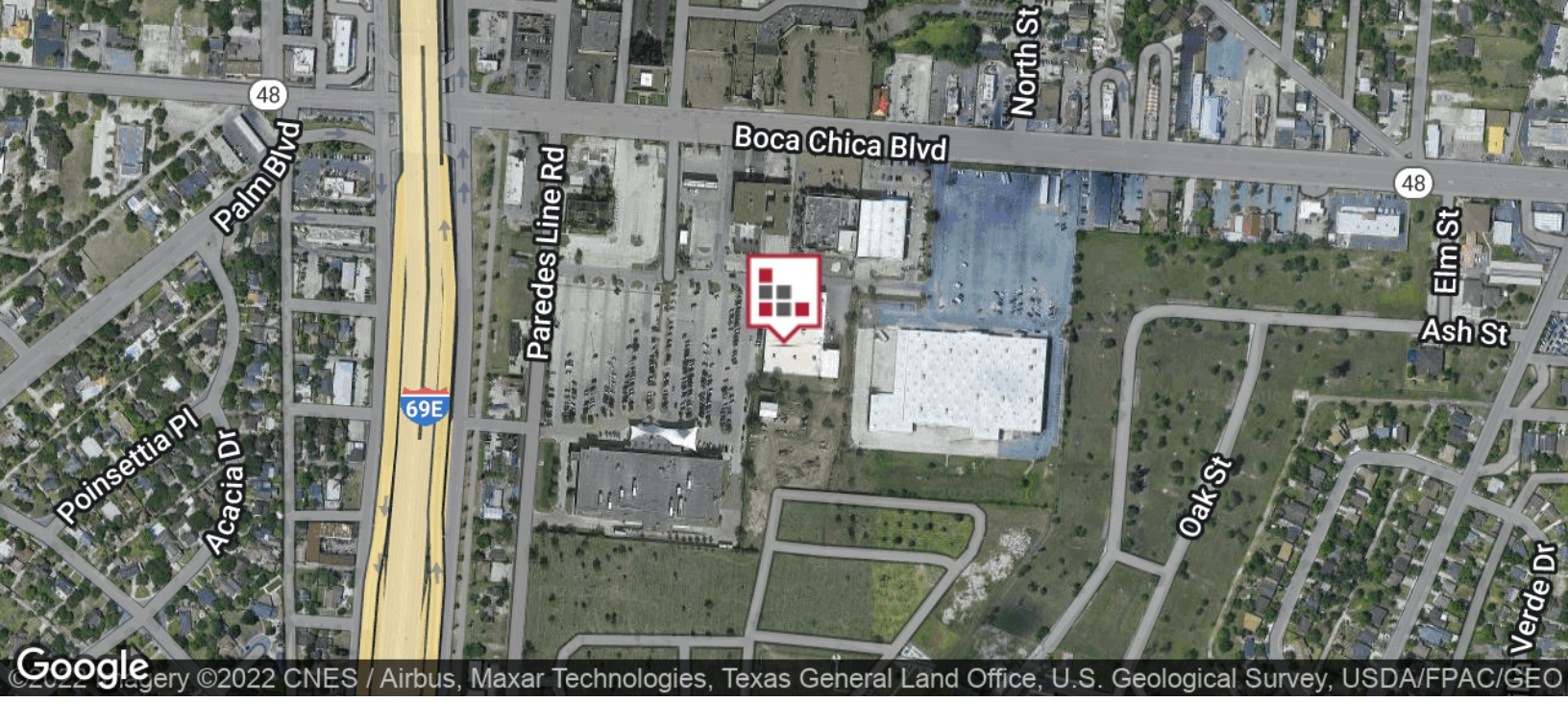
FOR LEASE HEB CENTER BOCA CHICA

RETAILER MAP



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LOCATION MAPS



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FOR LEASE
HEB CENTER BOCA CHICA

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	99,864	182,231	225,381
Median age	30.4	28.3	28.2
Median age (Male)	27.9	25.9	25.9
Median age (Female)	32.6	30.5	30.3

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	29,064	49,486	60,726
# of persons per HH	3.4	3.7	3.7
Average HH income	\$40,300	\$40,955	\$41,545
Average house value	\$94,343	\$92,658	\$99,256

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	92.2%	93.5%	93.2%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	89.8%	89.9%	90.0%
Black	0.3%	0.4%	0.4%
Asian	0.6%	0.6%	0.6%
Hawaiian	0.1%	0.1%	0.0%
American Indian	0.2%	0.2%	0.2%
Other	7.8%	7.8%	7.7%

* Demographic data derived from 2010 US Census



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