

Presenting BOCA CHICA



Leasing Opportunity

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

Site Plans



TENANT DIRECTORY

ADDRESS	SIZE	TENANT
2921 Boca Chica Blvd. (bystsq)		
Suite 01	1,520	Ace Cash Express
02	3,100	AVAILABLE
03	10,050	AVAILABLE
04	4,452	Muelle 37
05	3,185	AVAILABLE
06	3,654	Gavel Western Wear
07	20,000	Melrose
08	15,075	AVAILABLE
09	4,000	Rent-A Center
10	1,900	AVAILABLE
11	1,869	Buddy Rents
12	5,743	Buddy Rents
13	9,100	CitiTrends
14	24,339	dd's Discounts
15	5,280	Sweet Dental
16	1,778	Kenny Nails
17	1,704	AVAILABLE
18	1,393	Worth Finance
19	2,325	AVAILABLE
20A	1,004	The Protein Shoppe
20B	948	Boca Chica Gold & Silver
20C	662	Atlas Credit
21	1,250	H&R Block
22	1,250	100% Natural
23A	1,673	Sally's Beauty Supply
23B	784	Optica Eyewear
24	386	Repair Squad
Total Area	128,424 SF	
2821 Boca Chica Blvd (ppb2821)		
Suite 101	1,500	The Cash Store
102	1,500	Gamesotp
103	1,500	Cricket Wireless
104	1,500	Vape City
Total Area	6,000 SF	
2715 Boca Chica Blvd. (bystsqpd)		
Suite 01	2,220	Tropical Smoothie
02	1,320	AVAILABLE
03	1,500	Covington Credit
05	1,500	AVAILABLE
07	1,080	Oportun, INC.
08	1,080	Famsa Financial
10	3,000	T-Mobile
Total Area	11,700 SF	

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Boca Chica Square

WALMART SUPER CENTER

OLD PORT ISABEL ROAD

OUTLOT 2
1.193 Ac.

NOT A PART

NOT A PART

2921 Boca Chica Blvd.

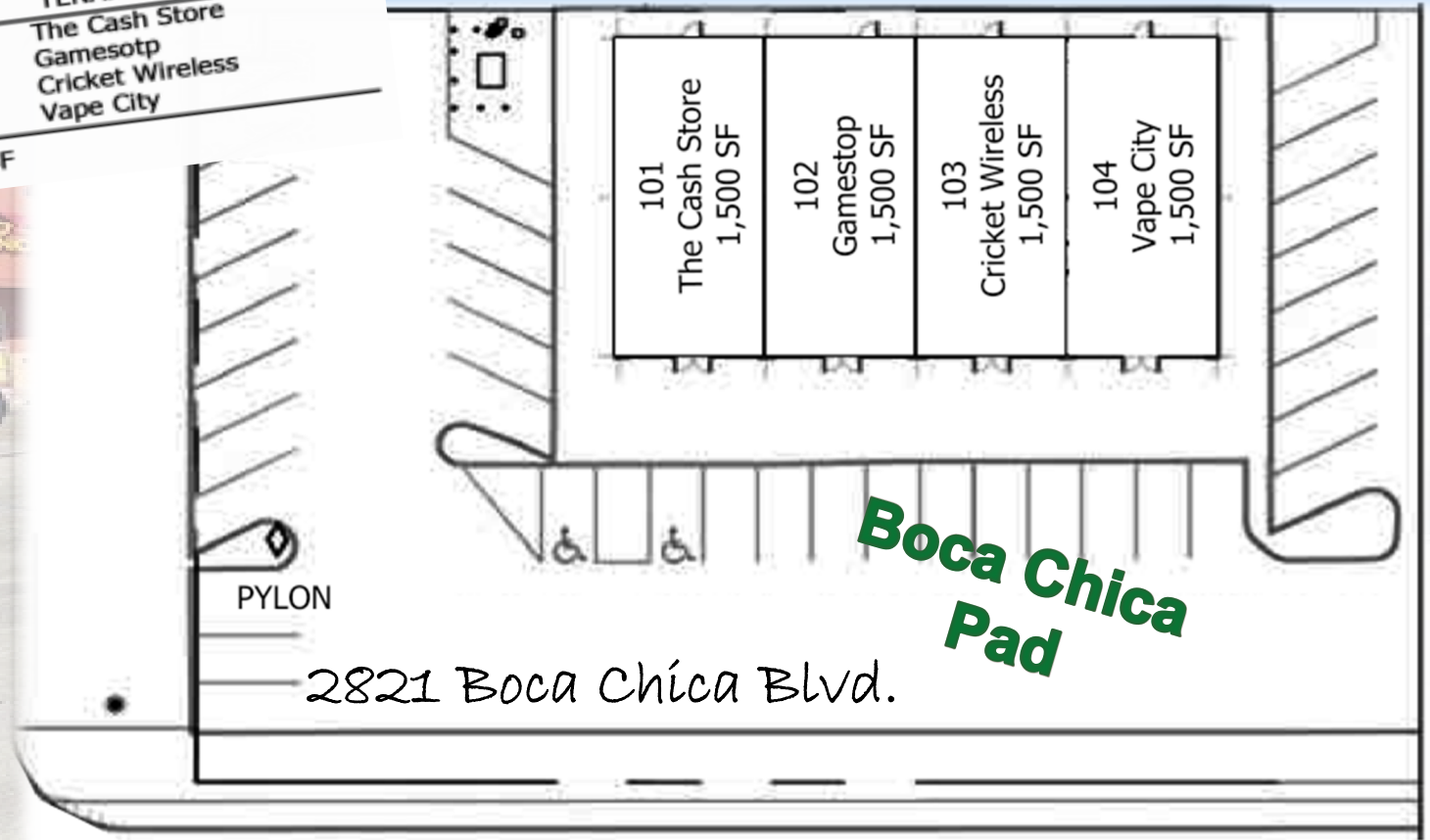
NNN's =
\$5.04 psf/year

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NNN_s = \$9.15 psf/year

TENANT DIRECTORY		
SUITE	SIZE	TENANT
101	1,500	The Cash Store
102	1,500	Gamesotp
103	1,500	Cricket Wireless
104	1,500	Vape City
Total Area		6,000 SF

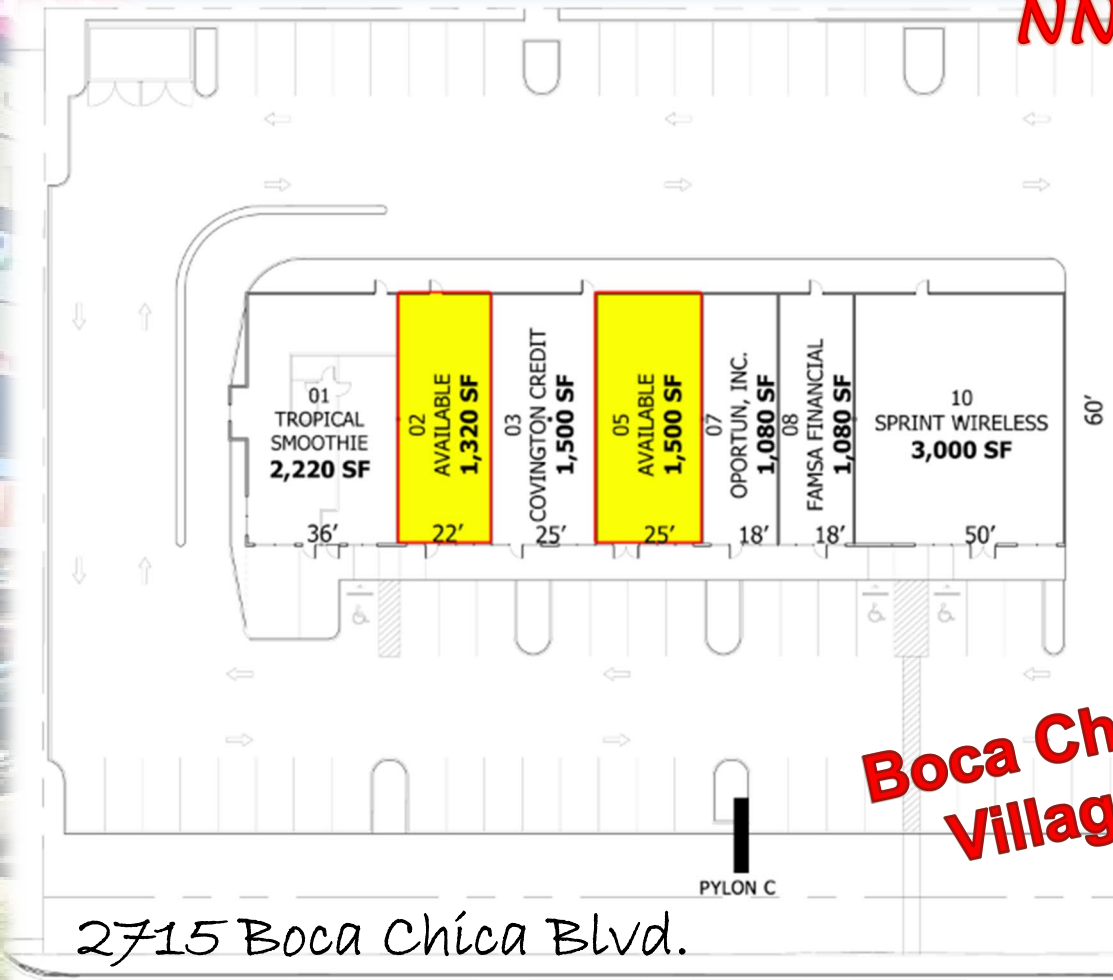


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NNN's = \$8.82 psf/year

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02	1,320	AVAILABLE
03	1,500	Covington Credit
05	1,500	AVAILABLE
07	1,080	Oportun, Inc.
08	1,080	Famsa Financial
10	3,000	Sprint Wireless
Total Area	11,700 SF	



Boca Chica Village

2715 Boca Chica Blvd.

BOCA CHICA BLVD.



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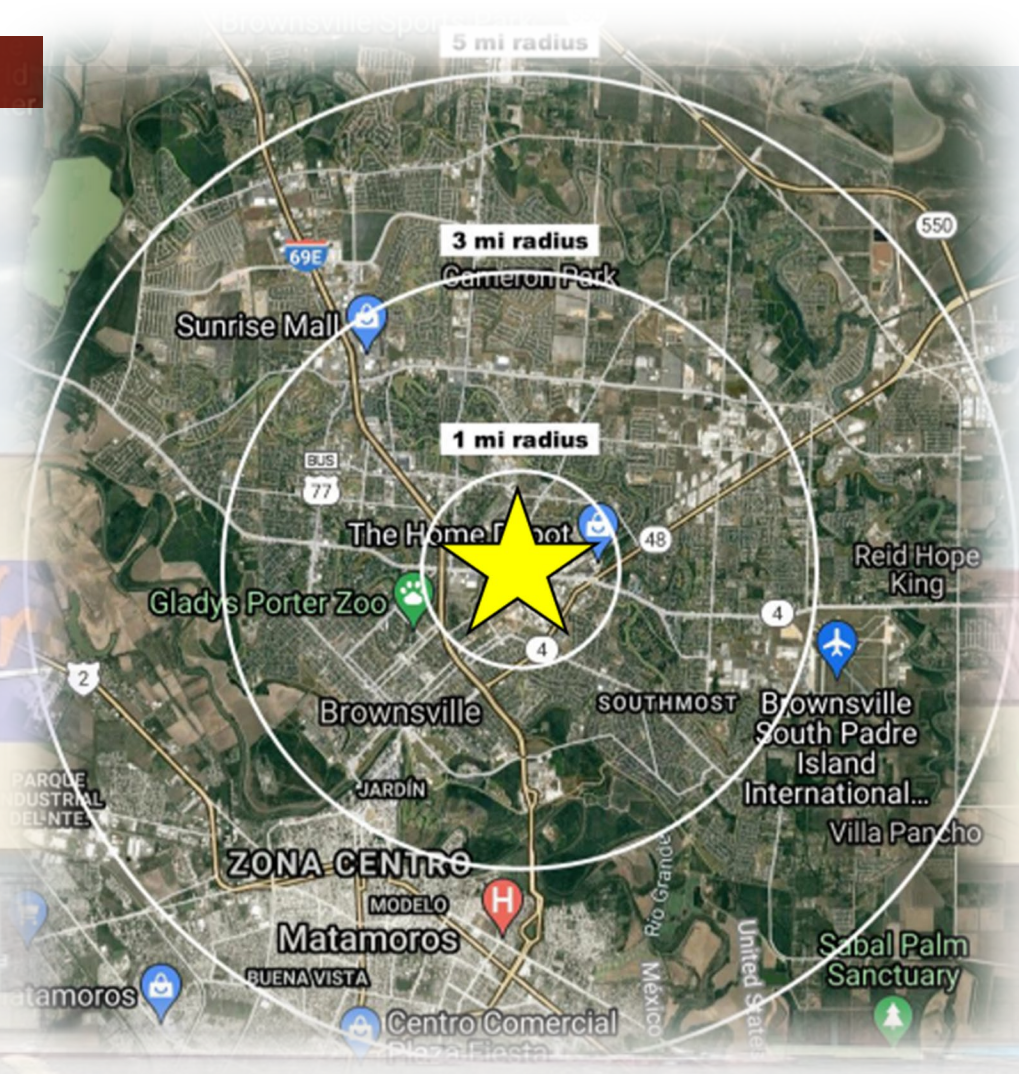


Pad Shops



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

	1 Mile	3 Miles	5 Miles
Population	13,000	110,000	192,000
Average Household Income	\$36,000	\$45,000	\$50,000
Daytime Employees	9,000	42,000	56,000
Traffic Count (VPD)	40,000 - Boca Chica Blvd. 13,000 - Old Port Isabel Rd.		



Area Demographics

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

✓ Call for Lease Rates

✓ NNNS: \$5.04-\$9.15



Leasing Information

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

Your Name Here




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BOCA CHICA

THANK YOU
for your
consideration!


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