

1.19 Acres For Sale

2721 BOCA CHICA BOULEVARD, BROWNSVILLE, TX 78521

ASKING \$1,010,810 (\$19.50/SF)



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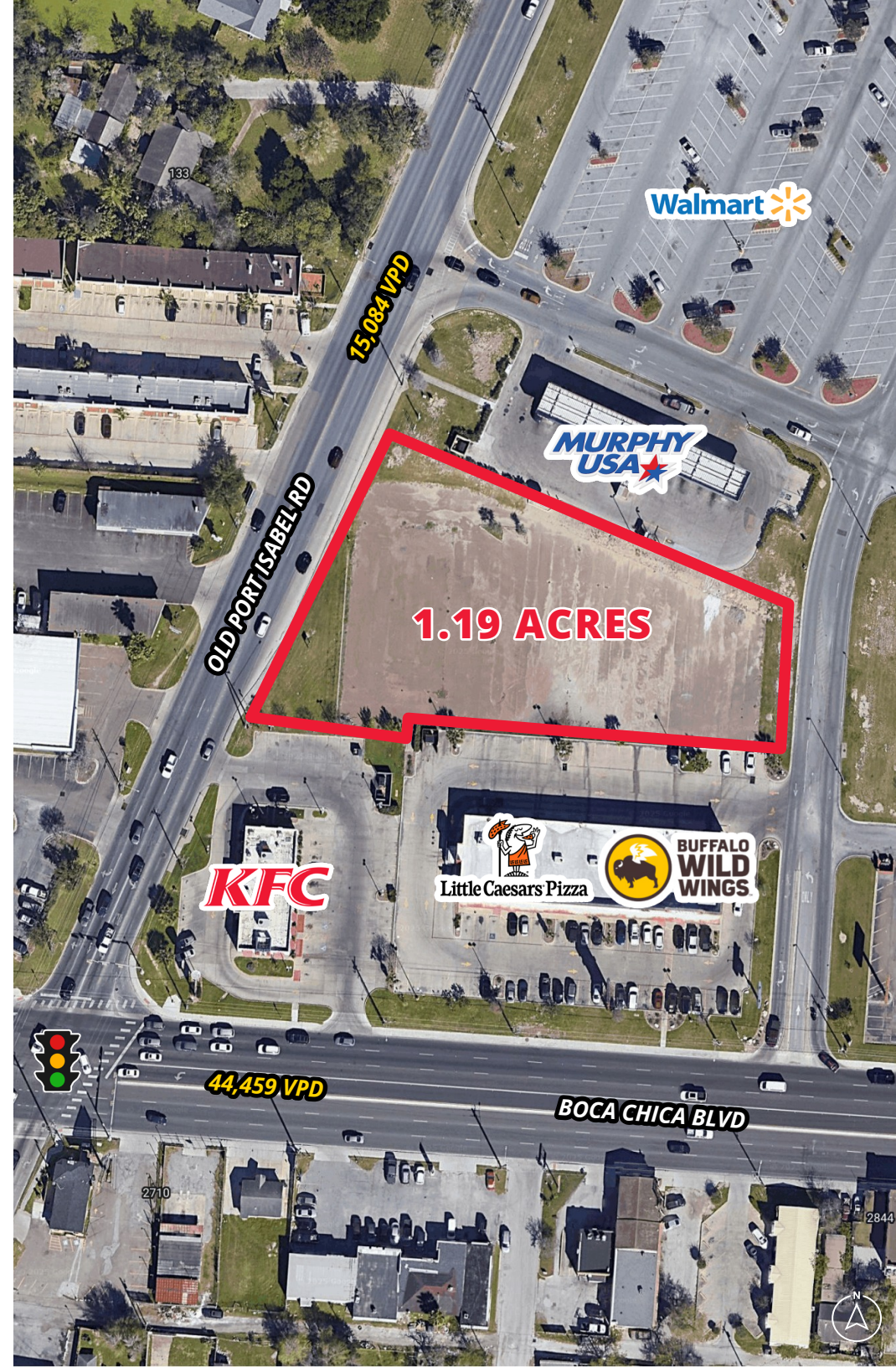
Houston, TX 77027

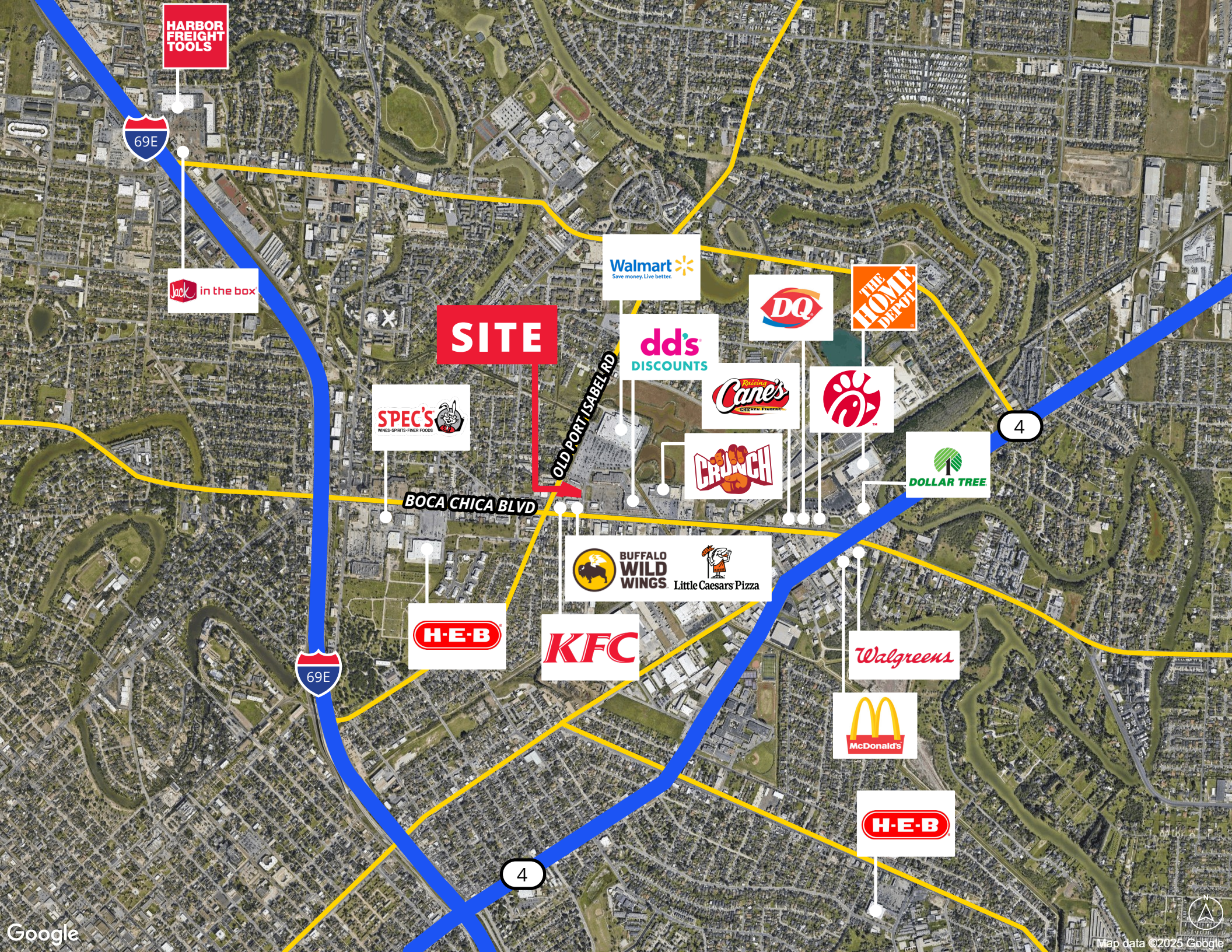
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Property Overview

Address	2721 Boca Chica Boulevard Brownsville, TX 78521
Property Type	Walmart-anchored pad
Lot Size	1.19 AC (51,967 SF)
Zoning	CC, Commercial Corridor
Visitors	Approximately 3 million visits to Walmart Supercenter annually (Placer.ai)
Traffic	44,459 VPD on Boca Chica Boulevard and 15,084 VPD on Old Port Isabel Road)
Demographics (5 Miles)	<ul style="list-style-type: none">• High population density• High Hispanic population
Area Overview	<ul style="list-style-type: none">• Approximately 2.7 million visits to the Brownsville-Harlingen CBSA annually (Placer.ai)• Close proximity to:<ul style="list-style-type: none">- Port of Brownsville- Rio Grande LNG Project- SpaceX/Starbase facilities- Brownsville-South Padre Island International Airport

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For More Information





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4

SPEC'S
WINES-SPRITS-FINE FOODS

OLD PORT ISABEL RD



BOCA CHICA BLVD



4





Demographic Summary Report

2721 Boca Chica Blvd, Brownsville, Texas, 78521

Prepared by Colliers
Latitude: 25.921525
Longitude: -97.477233

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	14,698	103,502	152,455
2010 Total Population	14,069	107,863	183,363
2024 Total Population	13,415	106,634	187,205
2024 Group Quarters	110	970	1,228
2029 Total Population	13,672	107,005	187,743
2023-2028 Annual Rate (CAGR)	0.38%	0.07%	0.06%
2000 to 2010 Population Change	-4.3%	4.2%	20.3%
2000 to 2024 Population Change	-8.7%	3.0%	22.8%
2010 to 2029 Population Change	-2.8%	-0.8%	2.4%
2024 to 2029 Population Change	1.9%	0.3%	0.3%
2024 Total Daytime Population	19,349	118,299	187,099
Workers	10,381	52,452	74,484
Residents	8,968	65,847	112,615
2024 Workers % of Daytime Population	53.6%	44.3%	39.8%
2024 Residents % of Daytime Population	46.4%	55.7%	60.2%
Household Summary			
2000 Households	4,245	29,145	40,978
2010 Households	4,371	32,452	51,514
2024 Households	4,656	36,018	59,246
2024 Average Household Size	2.86	2.93	3.14
2029 Households	4,930	37,425	61,558
2023-2028 Annual Rate	1.15%	0.77%	0.77%
2000 to 2010 Household Change	3.0%	11.3%	25.7%
2000 to 2024 Household Change	9.7%	23.6%	44.6%
2010 to 2029 Household Change	12.8%	15.3%	19.5%
2024 to 2029 Household Change	5.9%	3.9%	3.9%
2010 Families	3,418	25,547	42,561
2024 Families	3,348	26,144	45,669
2029 Families	3,525	26,993	47,192
2023-2028 Annual Rate	1.04%	0.64%	0.66%
Housing Unit Summary			
2024 Housing Units	5,060	40,709	65,408
Owner Occupied Housing Units	41.3%	51.1%	59.4%
Renter Occupied Housing Units	58.7%	48.9%	40.6%
Vacant Housing Units	8.0%	11.5%	9.4%
Owner Occupied Median Home Value			
2024 Median Home Value	\$99,158	\$126,215	\$136,848
2029 Median Home Value	\$169,388	\$210,229	\$211,952
Income			
2024 Per Capita Income	\$15,825	\$20,259	\$20,588
2024 Median Household Income	\$31,976	\$43,580	\$50,096
2024 Average Household Income	\$46,412	\$60,125	\$64,933
Household Income Base	4,656	36,018	59,243
<\$15,000	25.1%	17.7%	15.4%
\$15,000 - \$24,999	16.1%	13.7%	12.3%
\$25,000 - \$34,999	11.6%	11.1%	11.0%
\$35,000 - \$49,999	11.7%	11.7%	11.2%
\$50,000 - \$74,999	19.0%	17.6%	18.4%
\$75,000 - \$99,999	7.9%	12.1%	13.6%
\$100,000 - \$149,999	5.0%	10.0%	11.4%
\$150,000 - \$199,999	3.0%	4.5%	4.5%
\$200,000+	0.6%	1.6%	2.3%



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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