CAMERON COUNTY COMMERCIAL LAND

FOR SALE

Boca Chica Boulevard, Brownsville, TX 78521



ASKING PRICE $2,500,000

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
Rio Grande Valley

PROPERTY OVERVIEW

Boca Chica Boulevard

Brownsville, TX 78521

Asking Price	$2,500,000
Property Type	Land
Property Subtype	Retail-Pad
Traffic Count	42,793 VPD (Boca Chica Blvd)
Lot Size	4.04 Acres
Submarket	Brownsville
Market	Rio Grande Valley

Well-located pad site offering approximately 4.04 acres along Boca Chica Boulevard in Brownsville, Texas. The property benefits from excellent visibility and strong traffic exposure, with convenient access to major shopping destinations and surrounding commercial amenities. This site presents an attractive opportunity for commercial development or investment in a high-traffic corridor.



- Well-Located Retail Pad Site
- High-Visibility Location
- Strong Traffic Exposure
- Tenants include Home Depot, CVS, Dominos, Chik-Fil-A, Raising
- Cane's, Dairy Queen, Teleperformance
- Potential for Commercial Development
- Lot includes detention, possibility to expand pad site or parking
- 105-stall paved and lighted parking lot
- Transit gateway to SpaceX, LNG Terminals, seaport, airport,

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AERIAL FACING EAST

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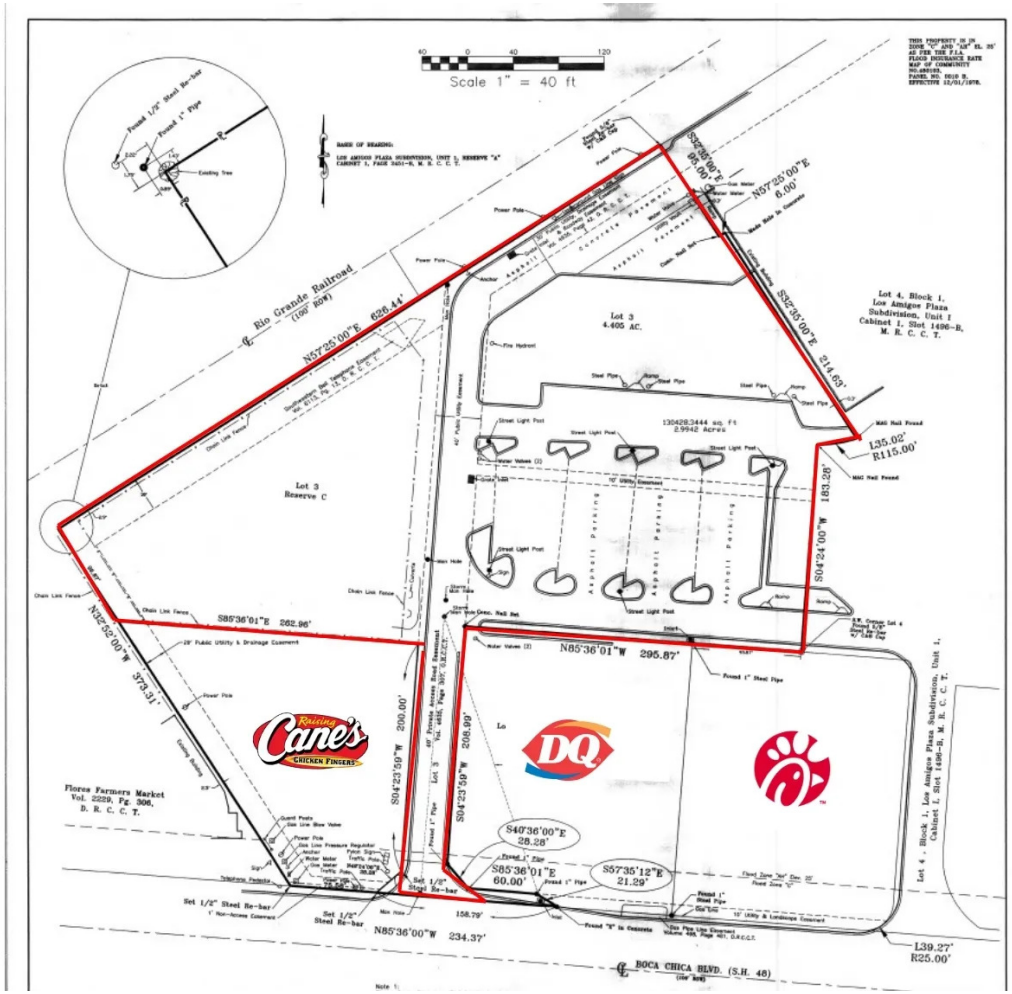
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SURVEY

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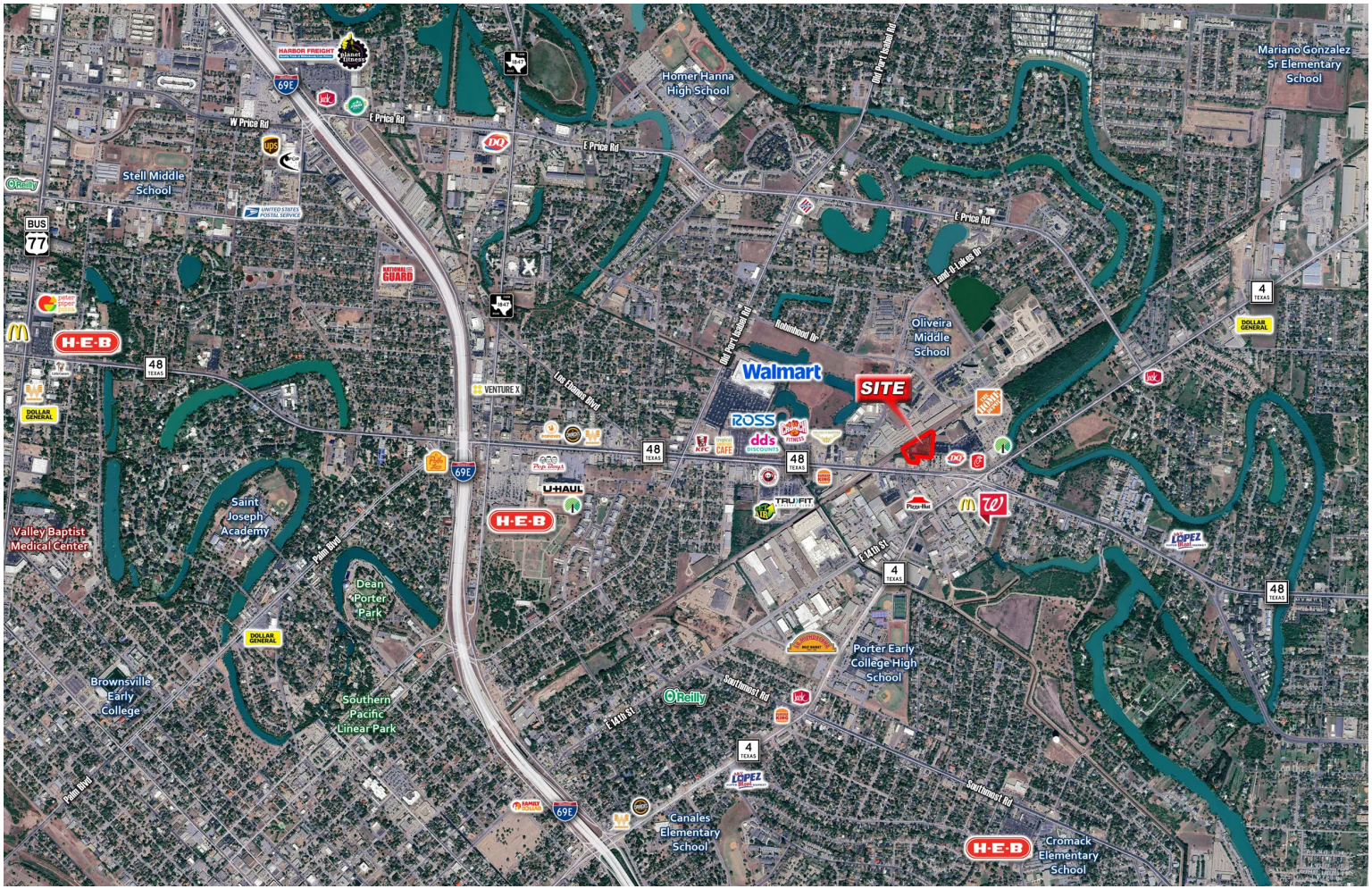
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AERIAL MAP

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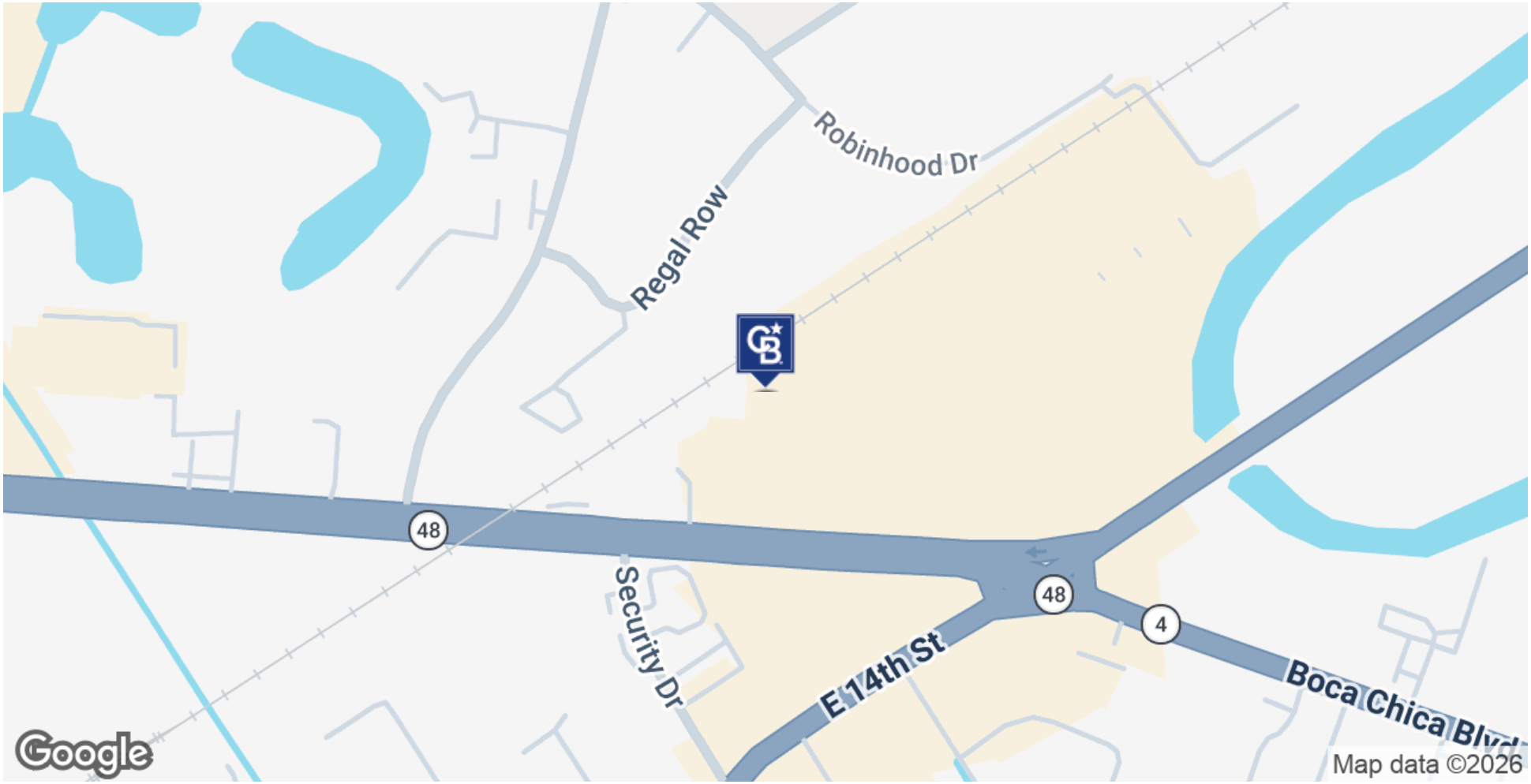
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LOCATION MAP

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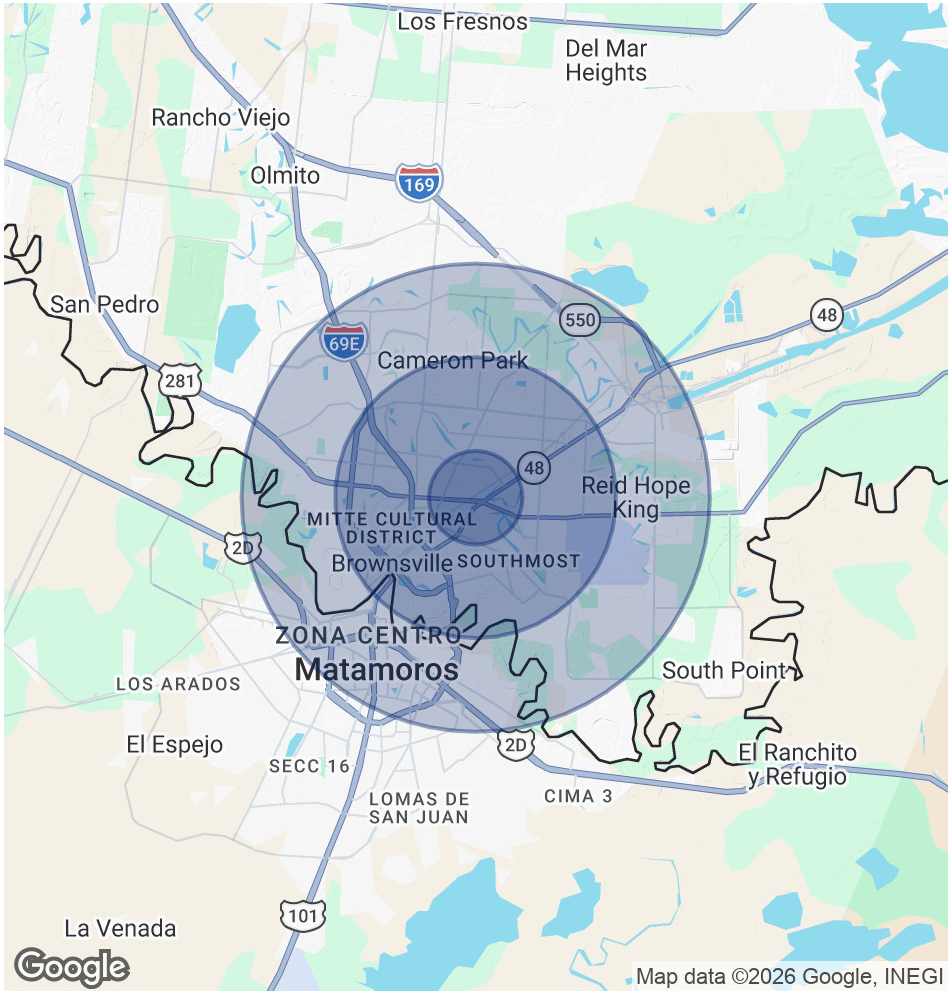
DEMOGRAPHICS

Boca Chica Boulevard
Brownsville, TX 78521

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,761	104,837	181,708
Average Age	32.2	32.1	31.9
Average Age (Male)	30.7	30.2	30.6
Average Age (Female)	36.8	34.8	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,708	34,170	56,419
# of Persons per HH	2.9	3.1	3.2
Average HH Income	$54,255	$58,733	$62,496
Average House Value	$124,541	$116,981	$124,622

2023 American Community Survey (ACS)



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