



## BOCA CHICA BLVD - RETAIL PAD AVAILABLE

3280 BOCA CHICA BLVD., BROWNSVILLE, TX 78521

### Features

- +/- 2.48 AC Total
- Site is divisible
- Located in a high-demand, high-density area
- +/-1.3 miles away from Interstate 69E

### FOR LEASE & SALE

**TOTAL SF:** 108,029  
**AVAILABLE SF:** 108,029  
**MIN CONTIGUOUS SF:** 43,560  
**MAX CONTIGUOUS SF:** 107,029  
**CONTACT FOR MORE INFORMATION**

### Traffic Counts

Boca Chica Blvd W of E 14th St	36,000 VPD
Boca Chica Blvd E of E 14th St	35,000 VPD
Intl. Blvd. S of Boca Chica	29,000 VPD

### Demographics

YEAR: 2019	1 MILE	3 MILE	5 MILE
Total Population	14,725	113,978	195,093
Total Households	4,418	33,796	54,797
Average HH Income	\$41,158	\$44,132	\$48,440

### Area Retailers & Businesses



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