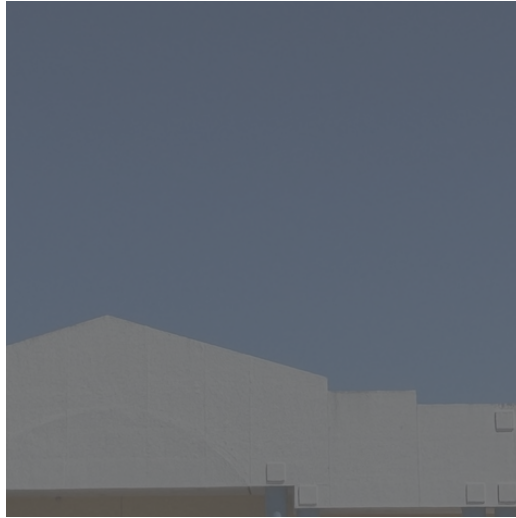


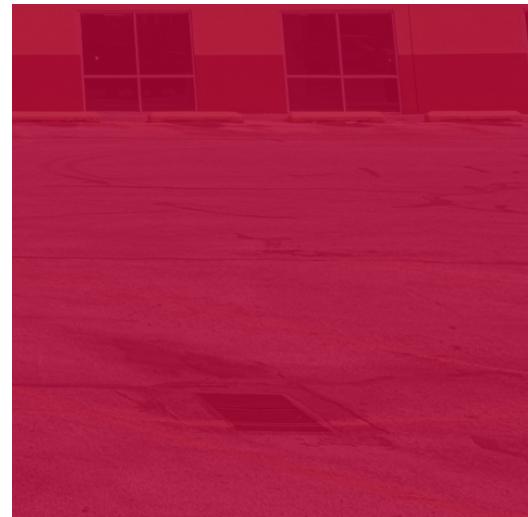
RETAIL PROPERTY FOR LEASE

# HEB CENTER BOCA CHICA



**2334**

BOCA CHICA  
BROWNSVILLE, TX

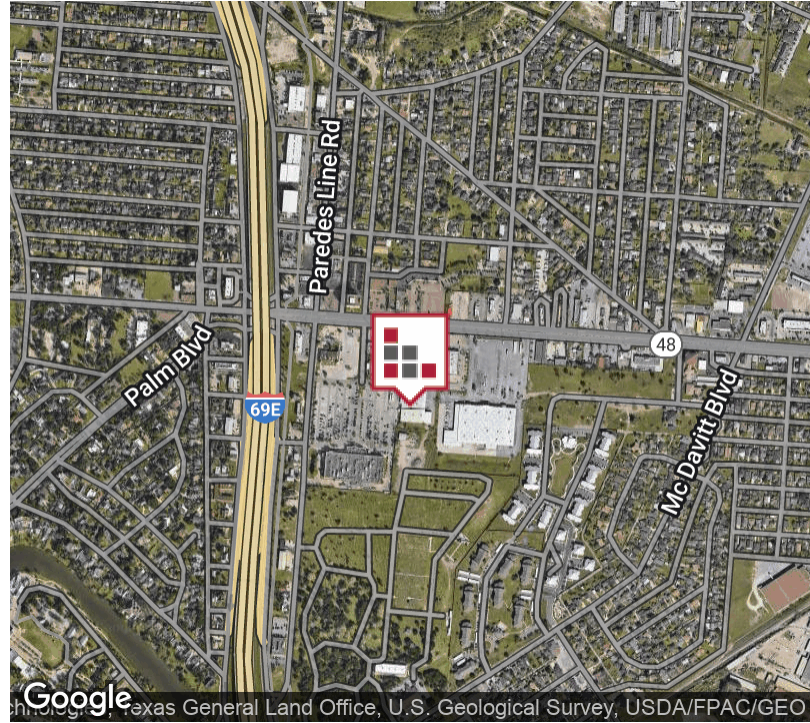


HEB-anchored large Second Generation Retail Store with an Open Concept and small storeroom in the rear with two (2) dock-high loading docks. Approximate Dimensions of 244' x 163 Single Floor. Great Location on Boca Chica with proximity to the Expressway and high traffic counts on this highly-travelled East/West Corridor. Ideal for a Furniture Store or Discount Clothing Store.



# FOR LEASE HEB CENTER BOCA CHICA

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

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

### PROPERTY OVERVIEW

HEB-anchored large Second Generation Retail Store with an Open Concept and small storeroom in the rear with two (2) dock-high loading docks. Approximate Dimensions of 244' x 163 Single Floor. Great Location on Boca Chica with proximity to the Expressway and high traffic counts on this highly-travelled East/West Corridor. Ideal for a Furniture Store or Discount Clothing Store. Proximity to Restaurants and Retail.

### PROPERTY HIGHLIGHTS

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



FOR LEASE  
HEB CENTER BOCA CHICA

ADDITIONAL PHOTOS



Exterior Photo



Two (2) Dock High Doors



Freestanding Pole Sign Available



**CINDY HOPKINS REAL ESTATE**  
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FOR LEASE  
HEB CENTER BOCA CHICA

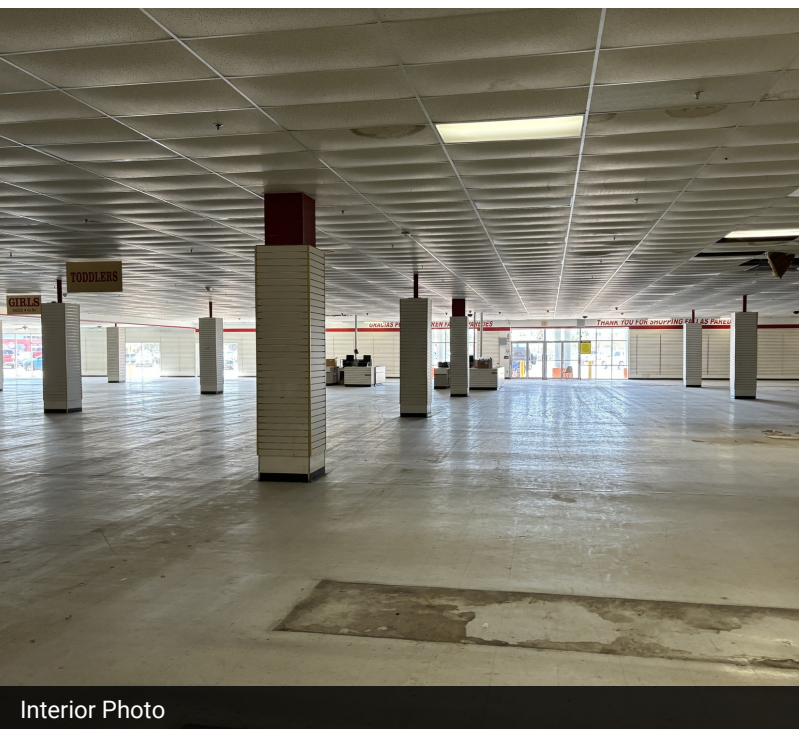
ADDITIONAL PHOTOS



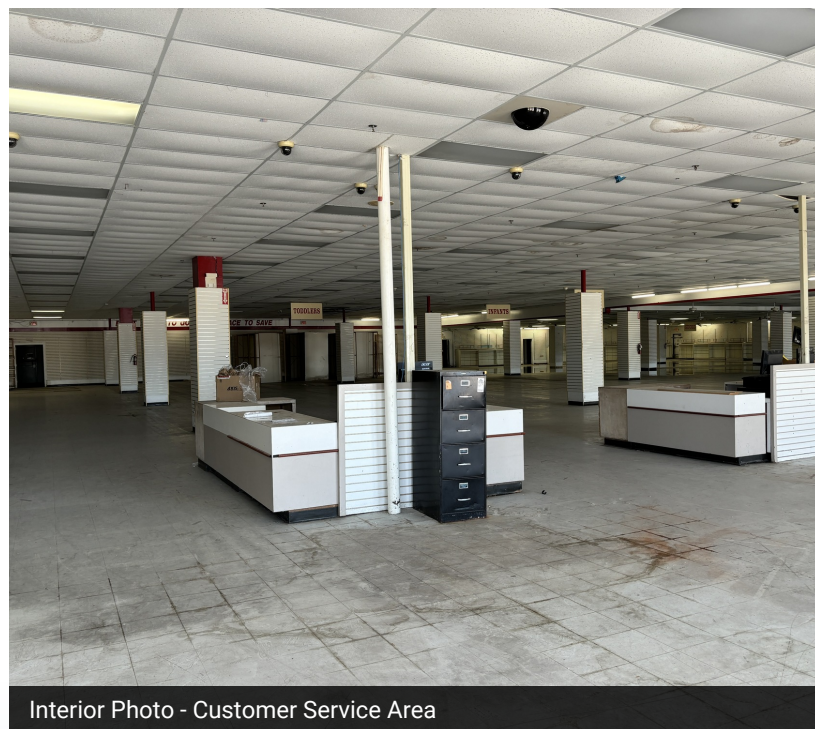
Interior photo



Interior Photo



Interior Photo



Interior Photo - Customer Service Area



**CINDY HOPKINS REAL ESTATE**

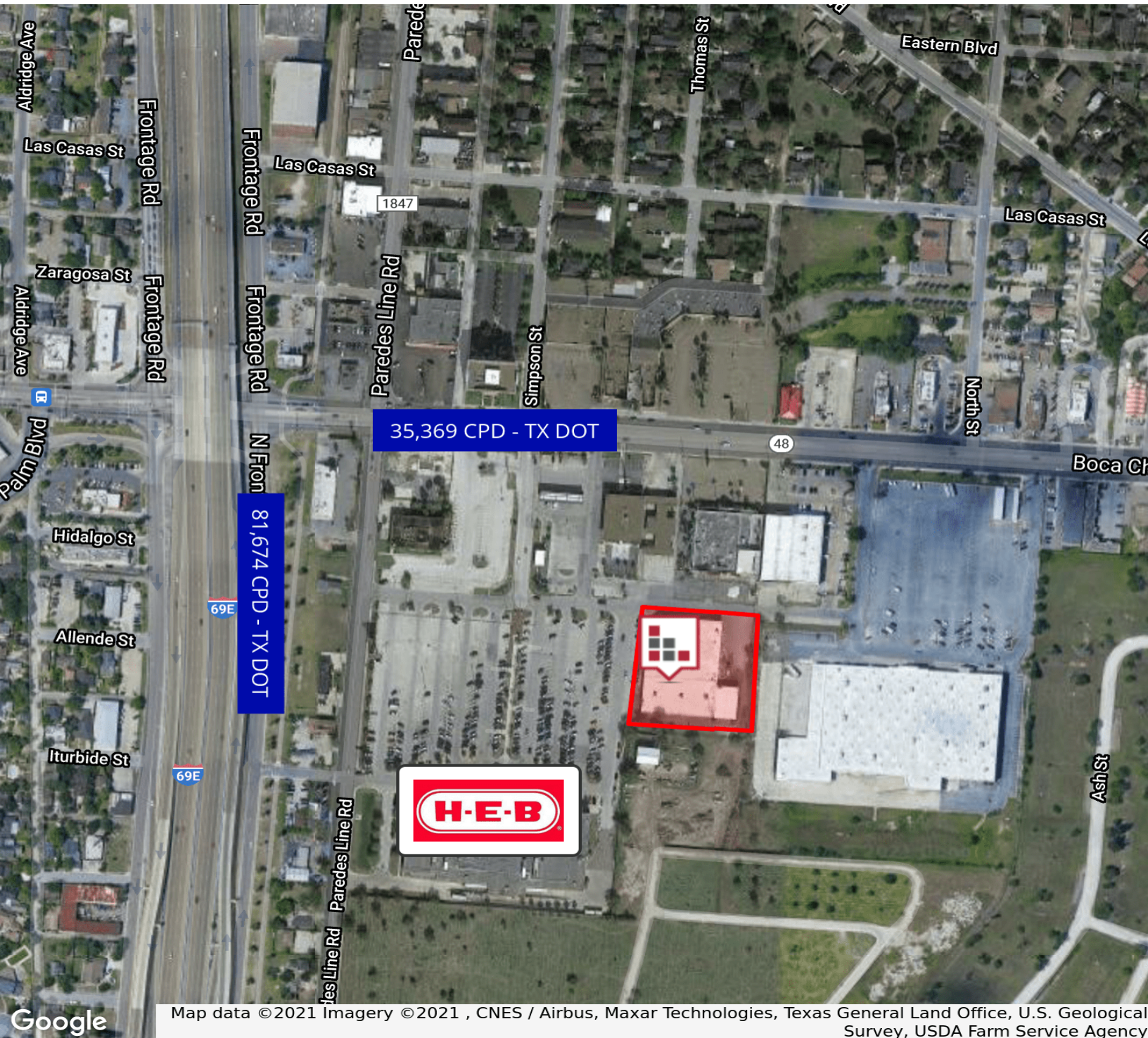
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956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)

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FOR LEASE  
HEB CENTER BOCA CHICA

## AERIAL MAP





# FOR LEASE HEB CENTER BOCA CHICA

## RETAILER MAP

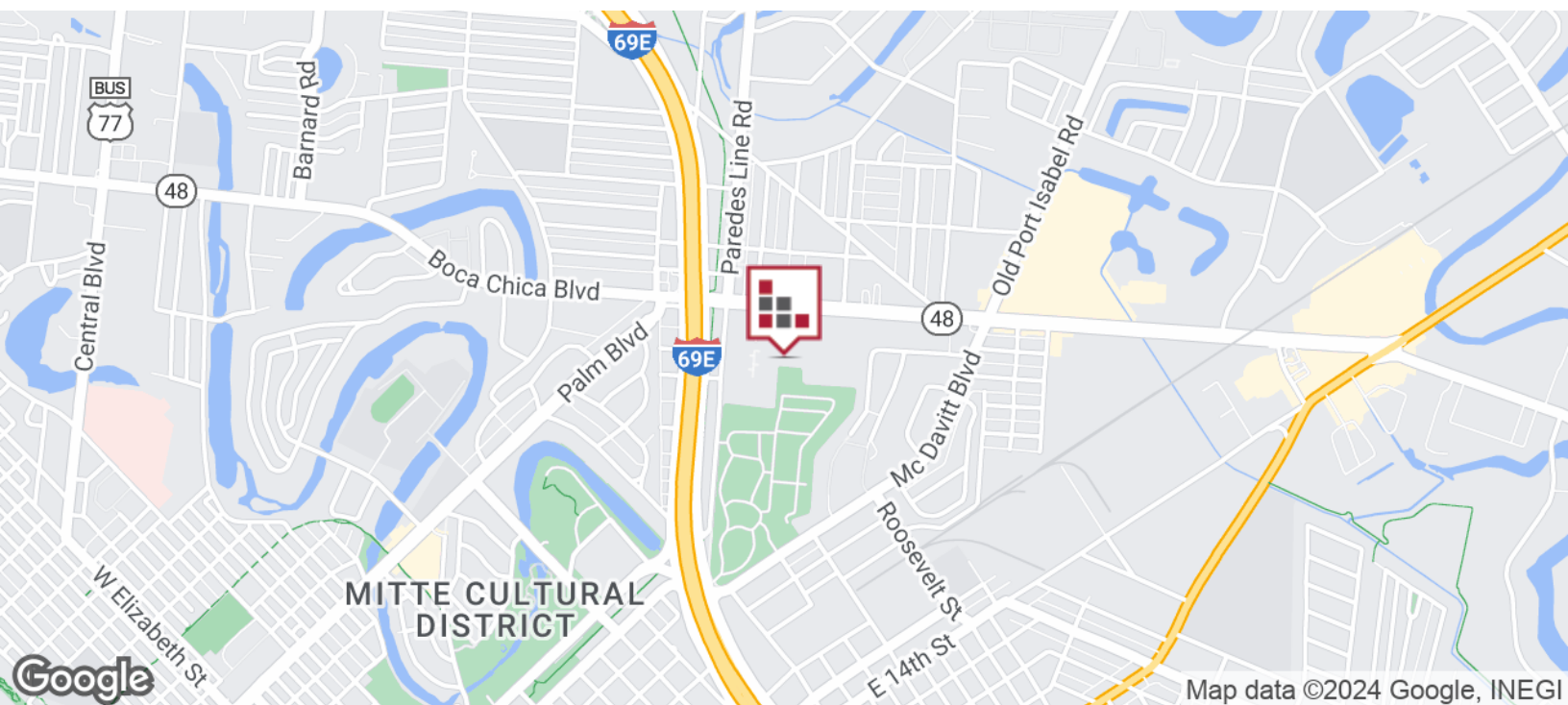
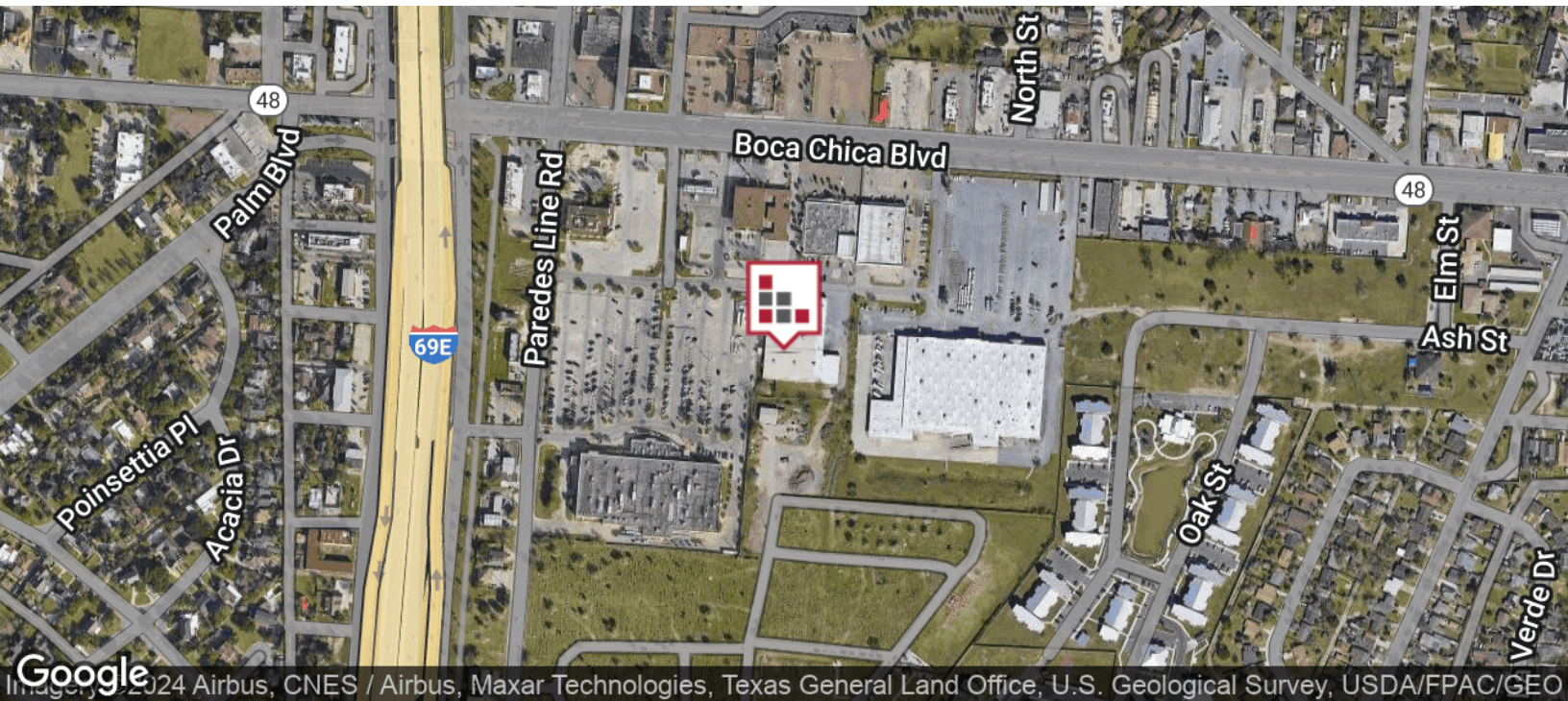


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FOR LEASE  
HEB CENTER BOCA CHICA

LOCATION MAPS





# FOR LEASE HEB CENTER BOCA CHICA

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,706	93,541	177,748
Median age	32.5	32.7	31.6
Median age (Male)	27.2	29.3	29.1
Median age (Female)	38.1	36.9	34.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,591	32,583	57,015
# of persons per HH	2.8	2.9	3.1
Average HH income	\$35,906	\$42,818	\$47,138
Average house value	\$78,070	\$79,251	\$87,916

### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	94.9%	94.2%	94.6%

### RACE (%)

	1 MILE	3 MILES	5 MILES
White	88.4%	85.4%	85.4%
Black	0.4%	0.5%	0.3%
Asian	0.1%	0.5%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.0%	0.1%
Other	3.7%	2.8%	3.2%

\* Demographic data derived from 2020 ACS - US Census