

LAND FOR SALE / GROUND
LEASE / BUILD-TO-SUIT

0.64 ACRES AVAILABLE

BOCA CHICA BLVD
BROWNSVILLE, TX 78521

PRESENTED BY:

JACKSON CAIN

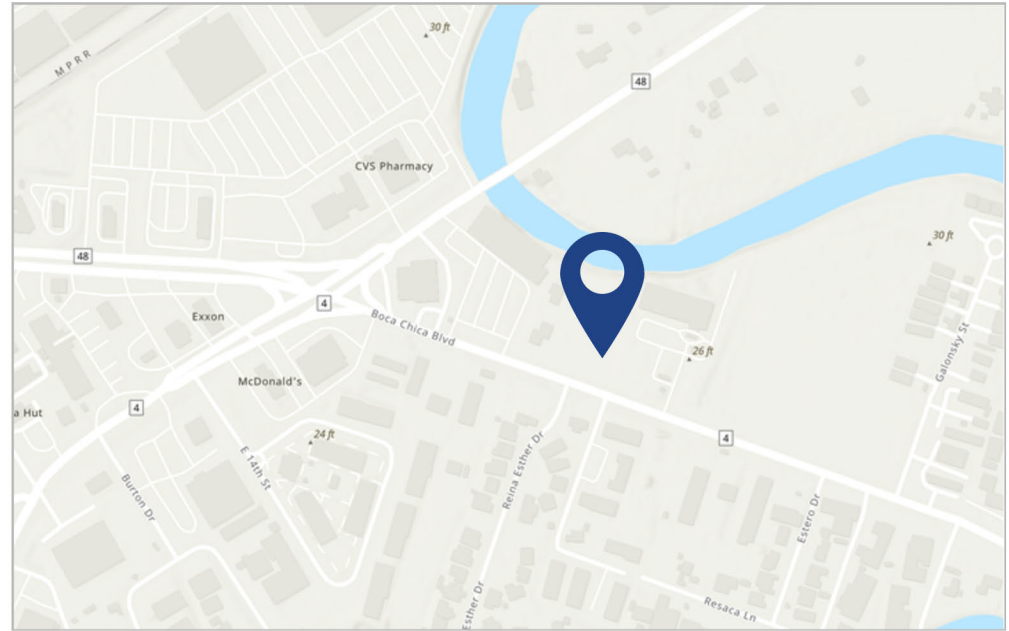
O: 281-367-2220 EXT 112

JEFF BEARD, CCIM

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PROPERTY OVERVIEW



±0.64 acres of commercial land located on Boca Chica Blvd, one of Brownsville's primary retail and commuter corridors connecting the city to the Port of Brownsville, South Padre Island traffic, and major employment drivers. The site offers strong visibility and convenient access from Boca Chica Blvd, making it well-suited for a quick-service restaurant, coffee user, or small retail concept.

PROPERTY HIGHLIGHTS:

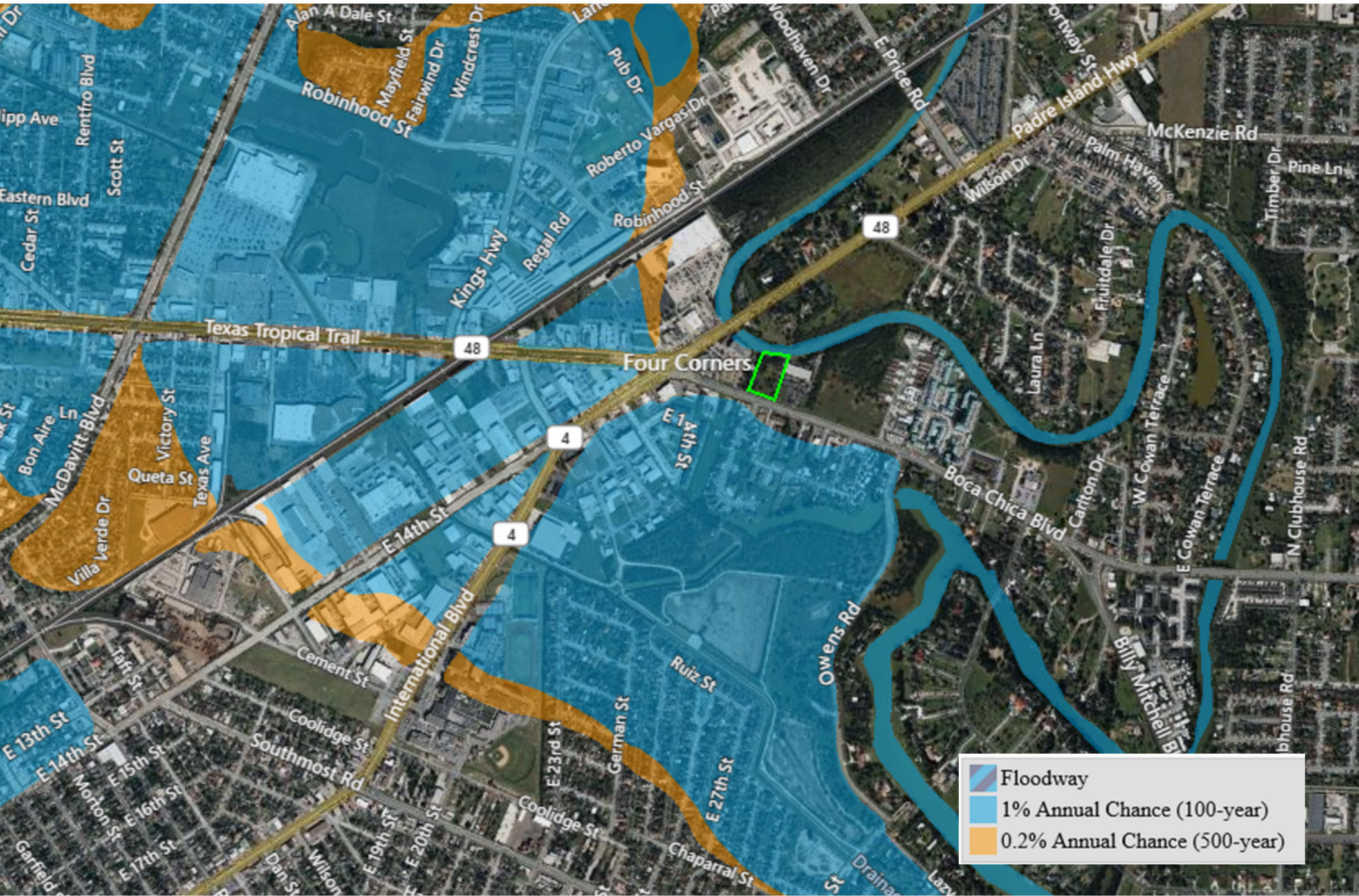
- Frontage and direct access from Boca Chica Blvd
- High-visibility retail corridor with strong daily traffic
- Surrounded by national retailers, restaurants, and dense residential neighborhoods
- Minutes from Brownsville-South Padre Island International Airport and the Port of Brownsville
- Near significant growth tied to logistics, tourism, and SpaceX/Starbase activity in the area
- Traffic count 44,000 cpd.

SALE PRICE	CALL FOR PRICING
LOT SIZE	0.64 ACRES

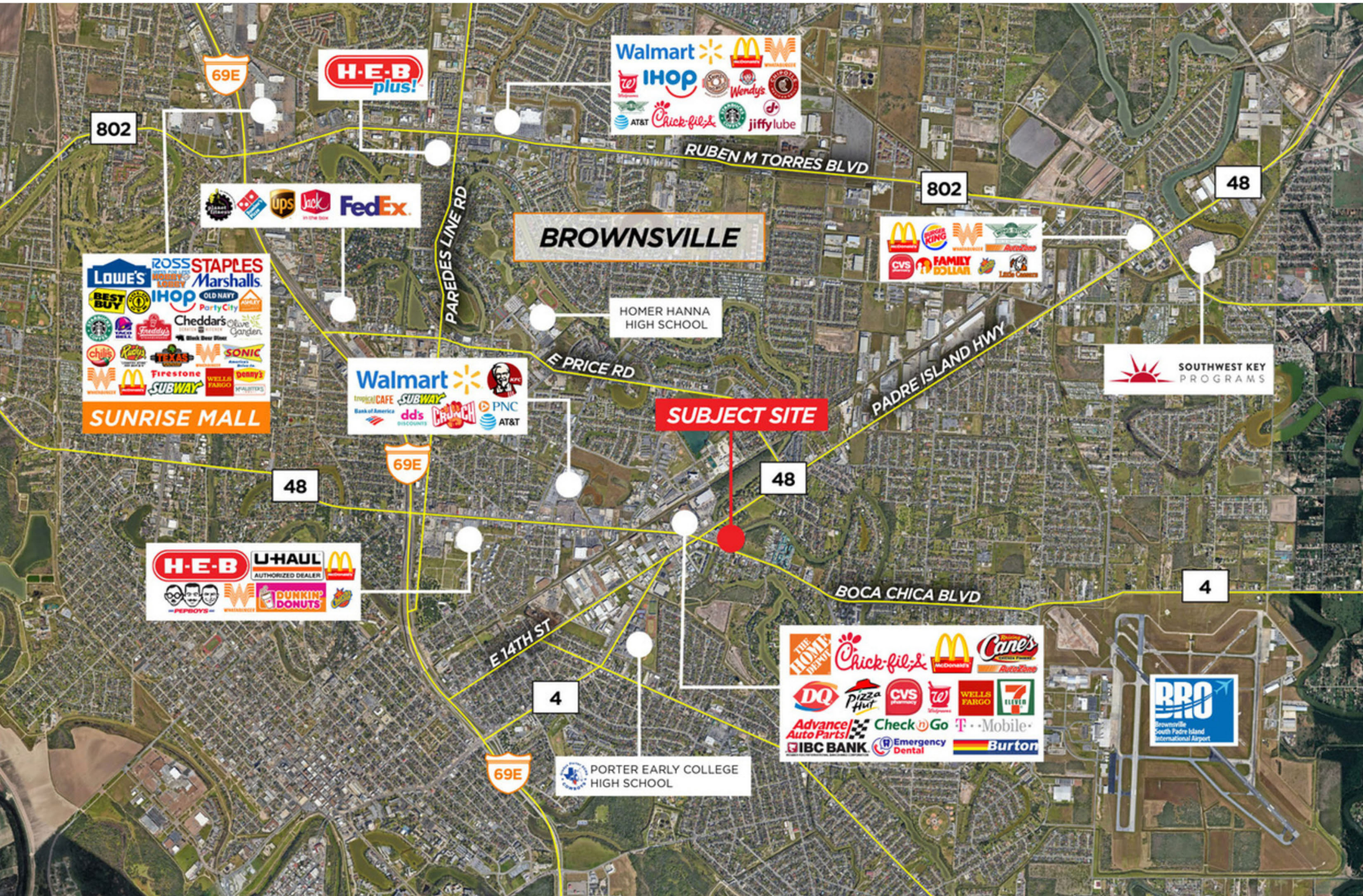
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,570	101,011	174,224
TOTAL DAYTIME POPULATION	14,967	109,284	175,043
AVG HOUSEHOLD INCOME	\$58,897	\$61,189	\$65,706

*SOURCE: SITE TO DO BUSINESS 2025

PROPERTY FLOODPLAIN MAP



SURROUDNING AMENTIES



BROWNSVILLE, TX - MARKET OVERVIEW

The Brownsville-Matamoros Border plex region continues to offer a world of opportunities for both local and international investors as of 2024. Located at the southernmost tip of Texas and separated by the Rio Grande River from its Mexican sister city, Matamoros, Tamaulipas, the area remains a pivotal hub for international trade and commerce. Matamoros has an excess in population of 750,000, and Brownsville is quickly approaching 200,000 and growing. This is attributed to its strategic geographic location, robust infrastructure and logistics, valuable resources, pro-business environment, a young and skilled workforce on both sides of the border, competitive labor costs, and overall low cost of living.

The Brownsville Metropolitan Statistical Area has consistently been recognized as one of the safest metro areas in Texas, based on FBI data. This safety factor contributes to a vibrant community environment that supports economic development, health, and most importantly, recreation for youth. Brownsville's favorable business climate has earned it accolades from WalletHub.com as one of the most resilient communities in terms of economic recovery and one of the best cities to start a business.

In recent years, Brownsville has seen significant investments exceeding \$800 million. SpaceX has made considerable progress with its vertical rocket launch site, with the capital investment for this project now surpassing \$150 million according to founder Elon Musk. Other major projects include Hunt Consolidated's \$250 million investment in infrastructure enhancements and the Broe Group's development of a 1,500-acre industrial park adjacent to the Port of Brownsville.

Moreover, the Brownsville-Matamoros region offers a unique blend of two cultures and languages, enriching the local atmosphere. Both cities are steeped in history and passionate about the arts, culture, and education. The region's year-round pleasant climate and proximity to water provide many opportunities for outdoor activities and a wide range of sports, making Brownsville an ideal place to live, work, and play.

As of 2024, the region continues to evolve, driven by its dynamic economy and rich cultural tapestry, ensuring that it remains an attractive destination for investment and a vibrant community for residents and visitors alike.





MARKET OVERVIEW

BROWNSVILLE ECONOMIC PULSE



\$2.7 M

Revenue from Border Crossings at Brownsville MSA International Bridges



\$287 M

Import/Export Trade Activity at Port of Brownsville



\$3.0 M

Sales Tax



★ Designed by TownMapsUSA.com

FOR MORE INFORMATION:

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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.



11-03-2025



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 others, including the broker's own interests;
- 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 opinions 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. 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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date