

THE CORNER PLAZA-BROWNSVILLE, TX.

FOR LEASE

2200 Boca Chica Blvd Brownsville, TX 78521



LEASE RATE	\$21.00/SF/Yr
NNN	\$6.00/SF/Yr
LEASE TYPE	Net

Zoila Arredondo
(956) 909-5646
zoila113@gmail.com

Mario Salinas
(956) 346-1544
mario@cbrcriograndevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

2200 BOCA CHICA BLVD.

Brownsville, TX 78521



OFFERING SUMMARY

Lease Rate:	\$21.00/SF/Yr
NNN:	\$6.00/SF/Yr
Lease Type:	Net
Number of Units:	6
Available SF:	1,475 - 10,490 SF
Lot Size:	82,790 SF
Building Size:	52,989 SF
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY DESCRIPTION

Take advantage of this exceptional opportunity to lease a customizable commercial unit at The Corner Plaza – one of Brownsville's most sought-after locations. Strategically positioned in a high-traffic area with maximum visibility and exposure, this space offers buildout options to suit your specific business needs. Ideal for a wide range of businesses including: Banks & Financial Institutions, Medical & Dental Offices, Restaurants & Cafés, Professional Services (Lawyers, CPAs, etc.), and Retail & Specialty Shops. The Corner Plaza provides easy access, ample parking, and a thriving business environment surrounded by established tenants. Whether you're launching a new venture or expanding your brand, this prime location ensures your business gets noticed. Don't miss this opportunity to create your ideal space and grow in one of Brownsville's busiest commercial corridors!

PROPERTY HIGHLIGHTS

- High Traffic Location
- Retail and professional office space available
- Ample parking for tenants and visitors

Zoila Arredondo
(956) 909-5646
zoila113@gmail.com

Mario Salinas
(956) 346-1544
mario@cbcriograndevalley.com

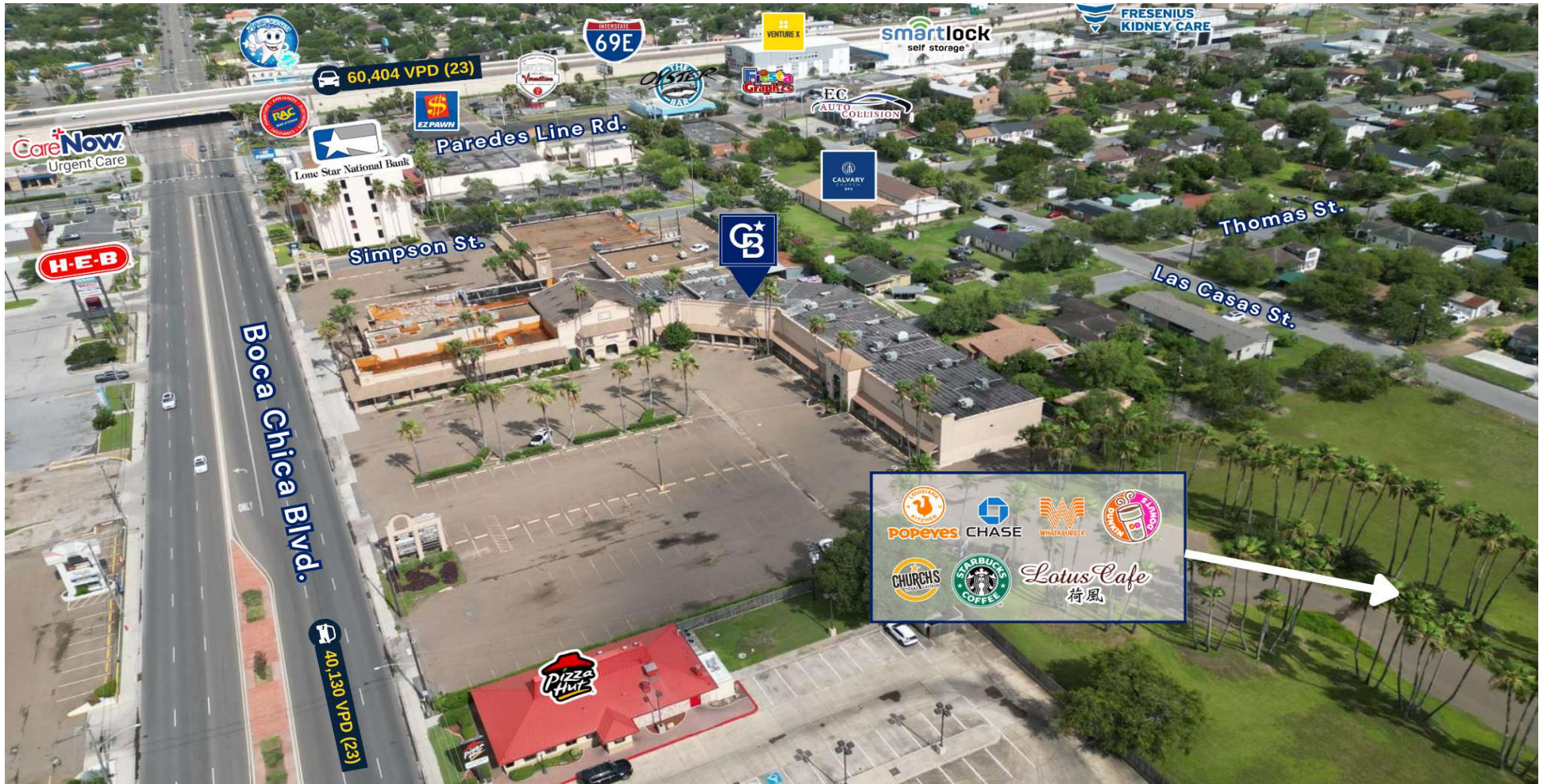


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL

2200 BOCA CHICA BLVD.

Brownsville, TX 78521



Zoila Arredondo
(956) 909-5646
zoila113@gmail.com

Mario Salinas
(956) 346-1544
mario@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

LOCATION MAP

2200 BOCA CHICA BLVD.

Brownsville, TX 78521



Zoila Arredondo

(956) 909-5646

zoila113@gmail.com

Mario Salinas

(956) 346-1544

mario@cbscriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

SPACES AVAILABLE

THE CORNER PLAZA

2200 Boca Chica Blvd Brownsville, TX 78521

LEASE INFORMATION

Lease Type:	NET	NNN:	\$6.00/SF/Yr
Total Space:	1,475 - 10,490 SF	Lease Rate:	\$21.00/SF/Yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2200 Boca Chica Blvd. Suite 110	Available	10,490 SF	NNN	\$21.00 SF/yr
2200 Boca Chica Blvd. Suite 100	Available	4,000 SF	NNN	\$21.00 SF/yr
2200 Boca Chica Blvd Suite 106	Available	2,500 SF	NNN	\$21.00 SF/yr
2200 Boca Chica Blvd. Suite 124	Available	3,582 SF	NNN	\$21.00 SF/yr
2200 Boca Chica Blvd. Suite 134	Available	1,563 SF	NNN	\$21.00 SF/yr
2200 Boca Chica Blvd. Suite 133	Available	1,475 SF	NNN	\$21.00 SF/yr

Zoila Arredondo
(956) 909-5646
zoila113@gmail.com

Mario Salinas
(956) 346-1544
mario@cbscriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

2200 BOCA CHICA BLVD.

Brownsville, TX 78521

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,947	101,721	181,310
Average Age	38	38	37
Average Age (Male)	35	36	35
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,622	34,443	57,422
# of Persons per HH	2.8	3	3.2
Average HH Income	\$52,046	\$61,556	\$67,516
Average House Value	\$165,730	\$140,404	\$141,045

Demographics data derived from AlphaMap

Zoila Arredondo
(956) 909-5646
zoila113@gmail.com

Mario Salinas
(956) 346-1544
mario@cbcriograndevalley.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY