



505 E INTERSTATE 2

Pharr, TX 78577

AVAILABLE SPACE
3,080 SF



FOR LEASE

CBCWORLDWIDE.COM

Office - Professional Service - Medical

Felo Guerra
956 605 0340
felo@pointerstx.com

Harry Urey, Jr
956 607 1754
harry.urey@cbcworldwide.com

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



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OFFERING SUMMARY

Available SF: 3,080 SF

Lease Rate: \$18.00 PSF

NNN's \$3.50 PSF

Lot Size: .71 AC

Year Built: 2000

Zoning: Commercial

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PROPERTY OVERVIEW

Excellent freestanding building with over 3,000 square feet of office space. The building is set up with offices, conference/boardrooms, kitchen and is ideal for any office, medical or professional service user.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Expressway Frontage
- Easily Accessible
- Proximity to Major Arterial Roads



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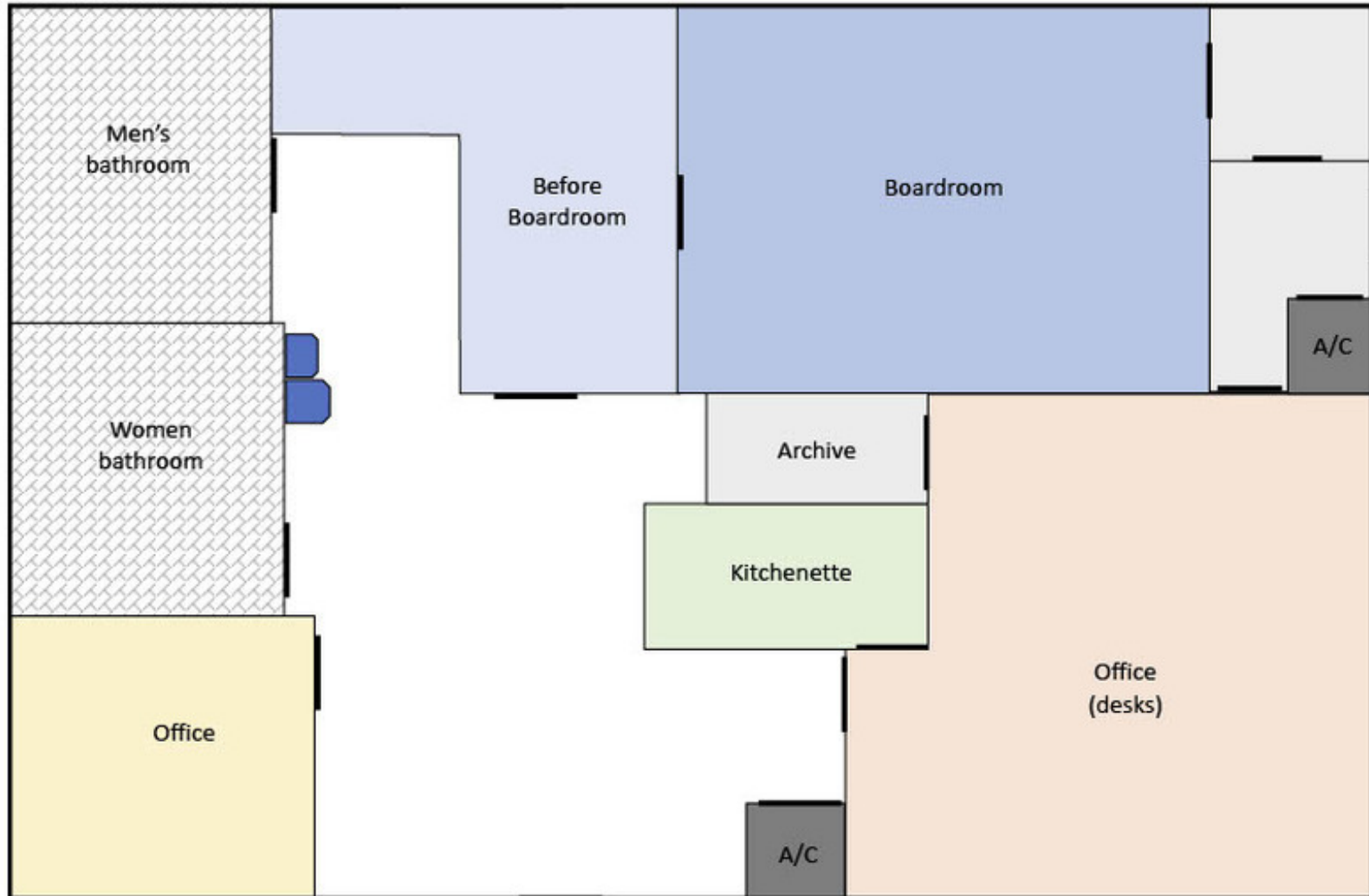
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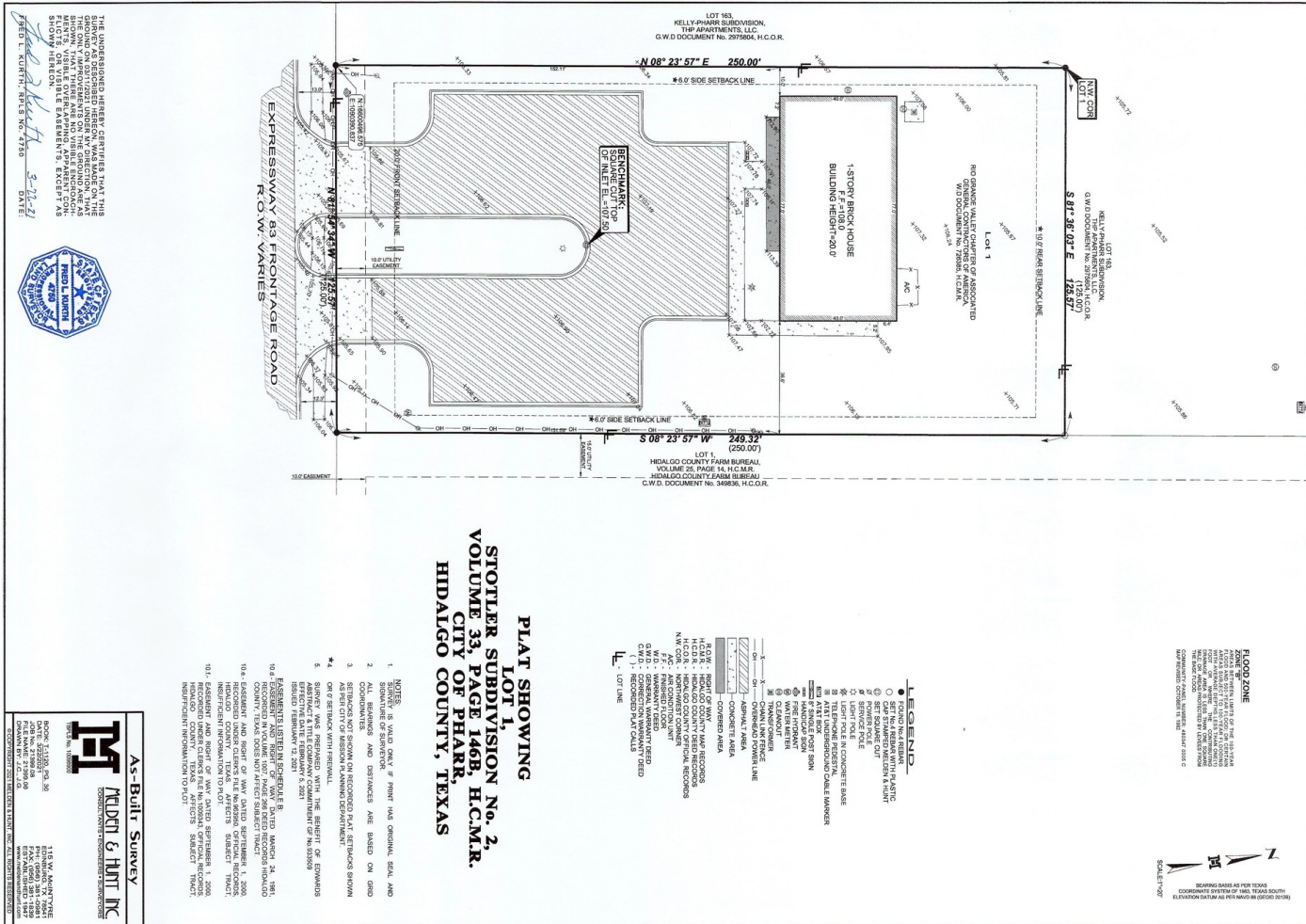
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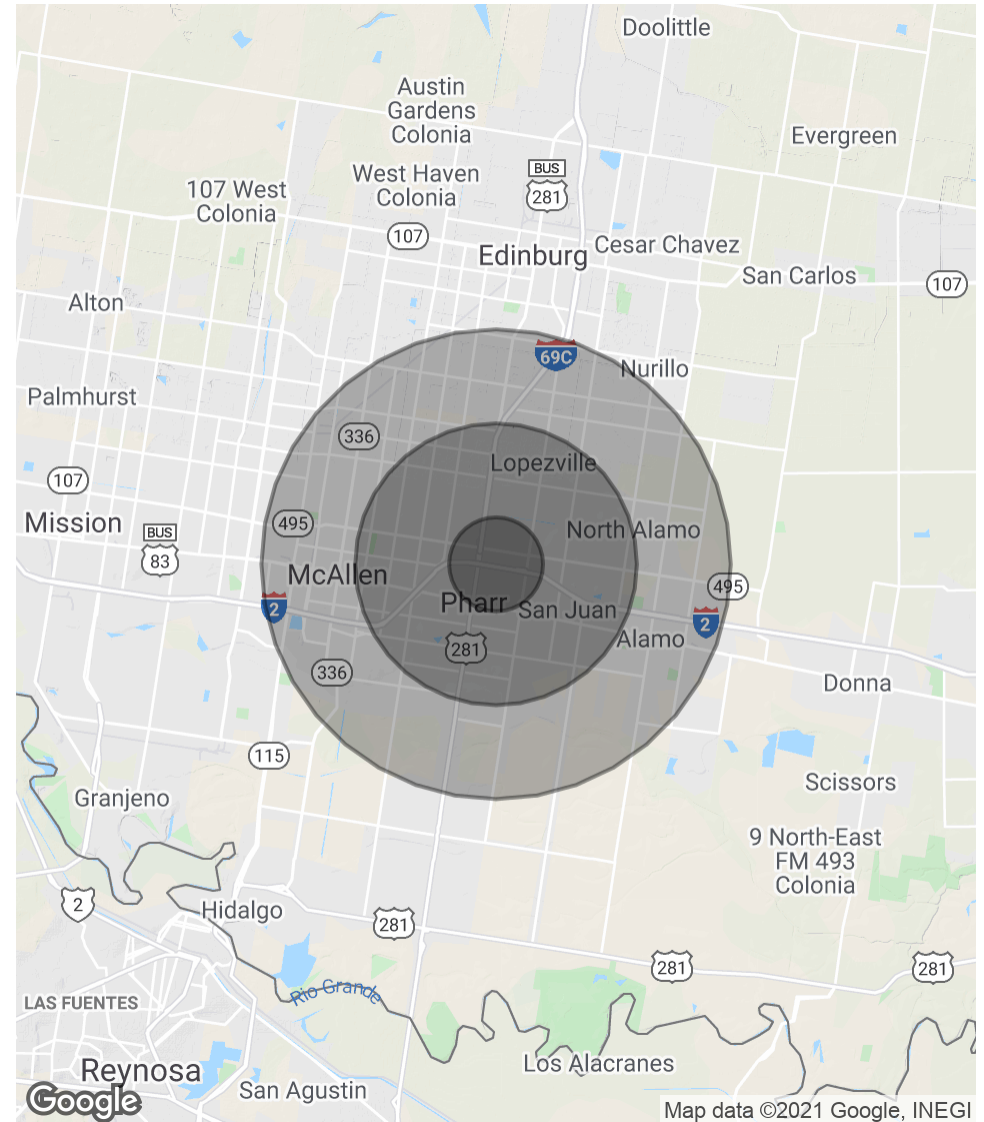
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,326	85,203	187,464
Average age	31.1	29.1	30.1
Average age (Male)	30.4	27.2	28.3
Average age (Female)	31.7	31.0	32.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,778	24,658	56,195
# of persons per HH	3.5	3.5	3.3
Average HH income	\$37,894	\$43,542	\$49,945
Average house value	\$76,393	\$84,270	\$103,995

* Demographic data derived from 2010 US Census



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