

**101 E. DELTA** Pharr, TX 78577

AVAILABLE SPACE 1,500 - 7,324 SF

LEASE RATE Negotiable

### FEATURES

- Excellent Expressway Frontage
- Ideal for Retail, Office, or Professional Service
- High Traffic Location



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#### OFFICE - RETAIL - PROFESSIONAL SERVICE

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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**

Daniel Galvan, CCIM	Michael Pacheco		
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Market:	Rio Grande Valley		
Building Size:	11,100 SF		
Lot Size:	0.77 Acres		
Lease Rate:	Negotiable		
Available SF:	1,500 - 3,676 SF		

### **PROPERTY OVERVIEW**

This Mixed-Use facility is located in the Heart of Hidalgo County, in the middle of McAllen, Edinburg and Pharr. The center has access to major arterial roads allowing for easy access to I-69 & I-2. This location is perfect for any retail, professional, or office user.

### **PROPERTY HIGHLIGHTS**

- Excellent Expressway Frontage
- High Traffic Location
- Ideal for Retail, Office, or Professional Service User
- Excellent Visibility
- Negotiable Lease Rates

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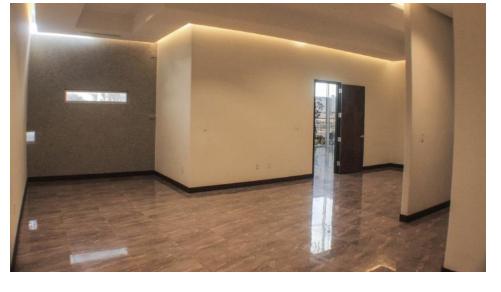


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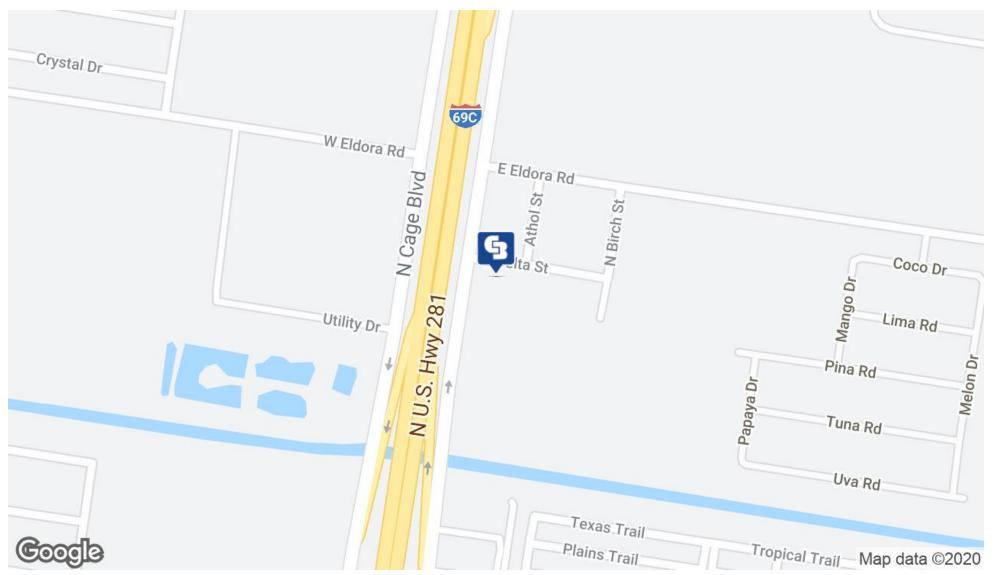
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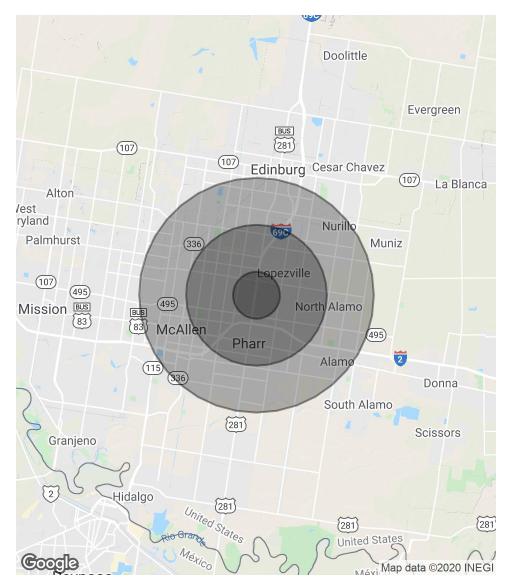
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,547	86,038	201,764
Average age	28.7	29.3	30.3
Average age (Male)	27.0	27.5	28.4
Average age (Female)	29.6	31.4	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,723	25,285	60,942
# of persons per HH	3.5	3.4	3.3
Average HH income	\$44,132	\$48,329	\$52,812
Average house value	\$84,459	\$86,860	\$106,518

\* Demographic data derived from 2010 US Census





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