

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



OFFICE - RETAIL - PROFESSIONAL SERVICE

Daniel Galvan, CCIM

Principal
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Michael Pacheco

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OFFERING SUMMARY

Available SF: 1,500 - 3,676 SF

Lease Rate: Negotiable

Lot Size: 0.77 Acres

Building Size: 11,100 SF

Market: Rio Grande Valley

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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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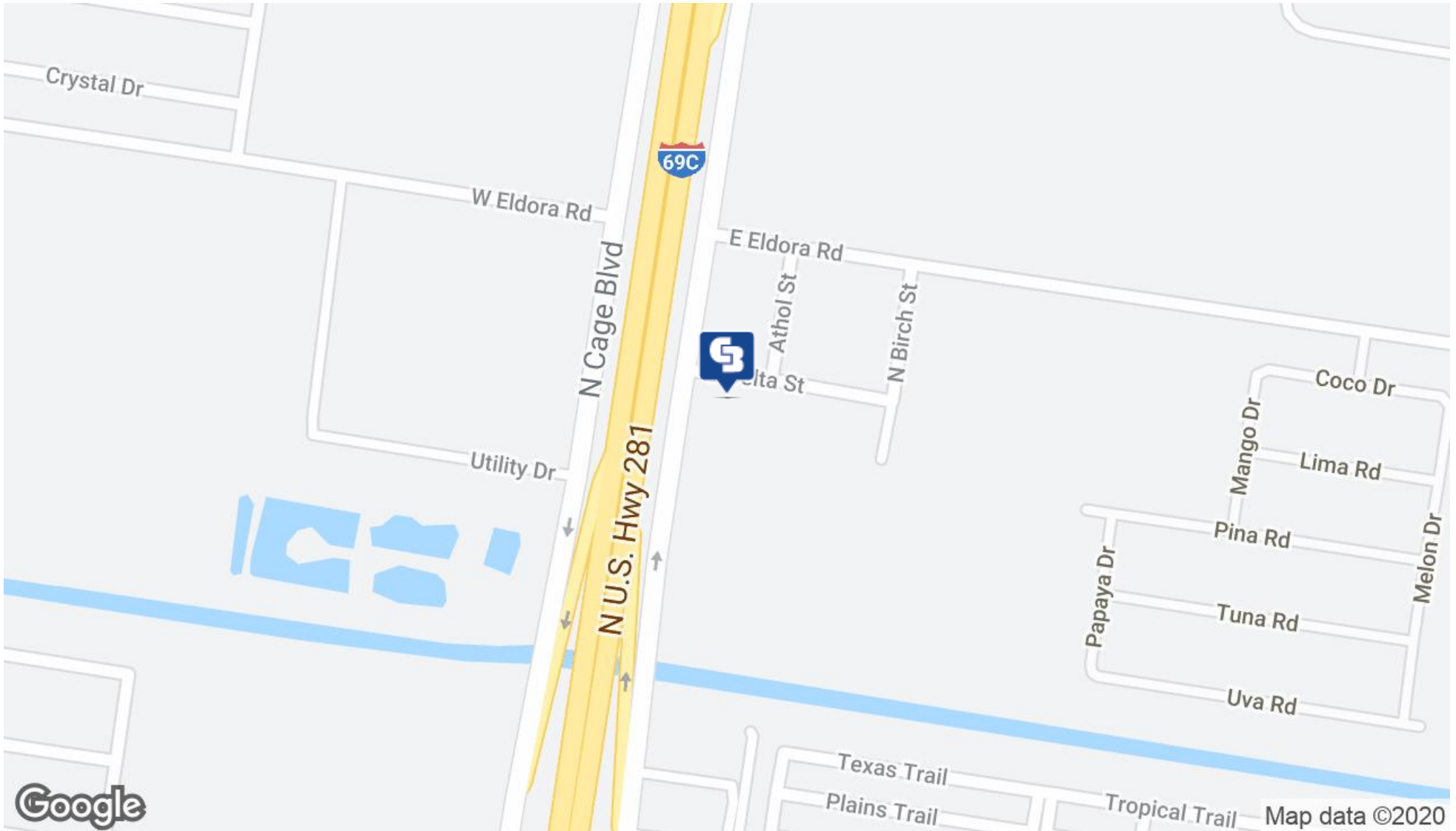
 **COLDWELL
BANKER
COMMERCIAL**
RIO GRANDE VALLEY



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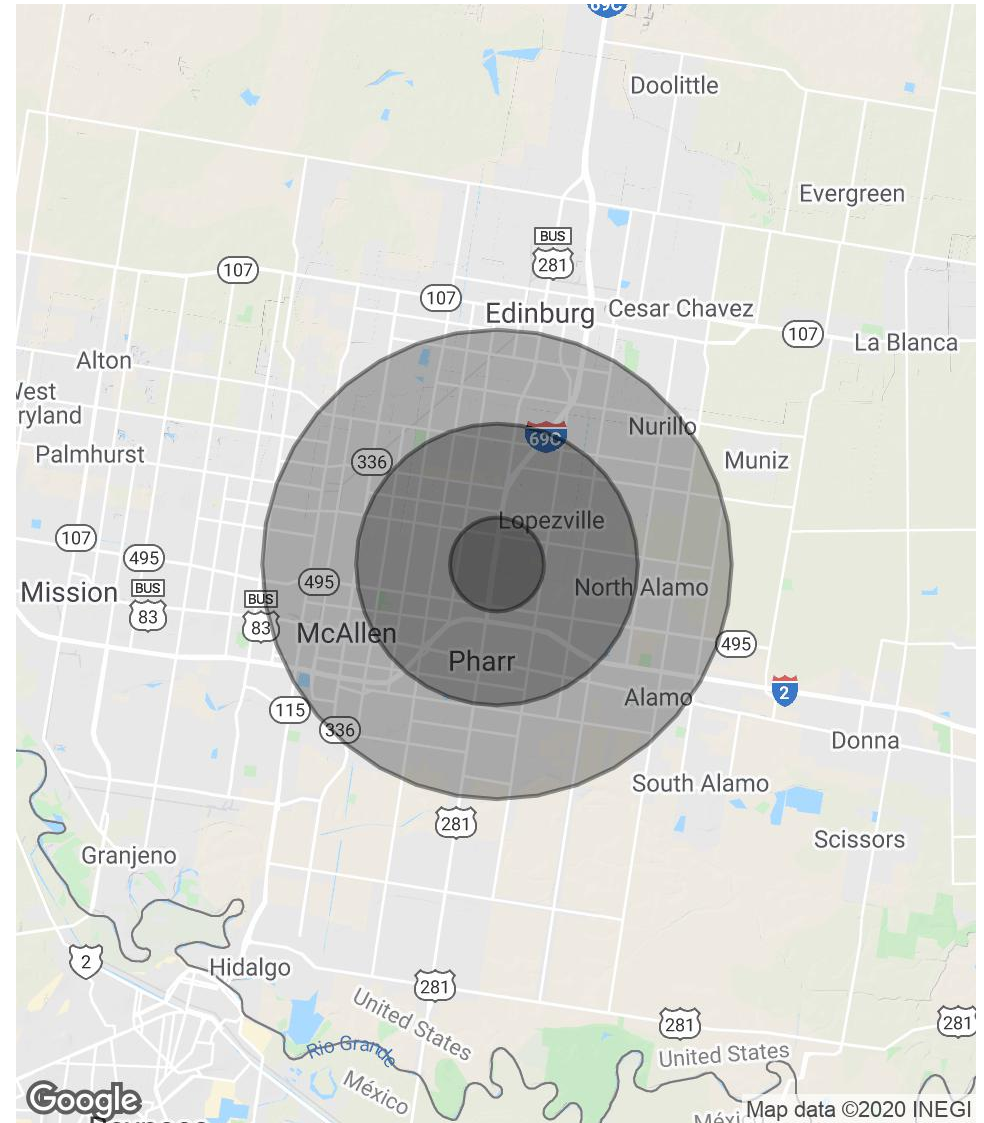
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,547	86,038	201,764
Average age	28.7	29.3	30.3
Average age (Male)	27.0	27.5	28.4
Average age (Female)	29.6	31.4	32.4

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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