



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

1401 W. POLK AVE

Pharr, TX 78577

AVAILABLE SPACE

10,397 SF

ASKING PRICE

\$950,000



OFFICE

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322

SALE / LEASE

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1401 W. POLK AVE

Pharr, TX 78577

SALE /
LEASE



OFFERING SUMMARY

Sale Price: \$950,000

Available SF: 10,397 SF

Lease Rate: \$12.00 SF/yr (NNN)

Lot Size: 1.24 Acres

Building Size: 10,397 SF

Zoning: CO

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PROPERTY OVERVIEW

The office building is located in Pharr, TX with proximity to major arterial roads, shopping, dining, and entertainment.

PROPERTY HIGHLIGHTS

- Proximity to Shopping, Dining, and Entertainment
- High Traffic Location
- Excellent Visibility
- Great for Medical or Professional Service Users



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1401 W. POLK AVE

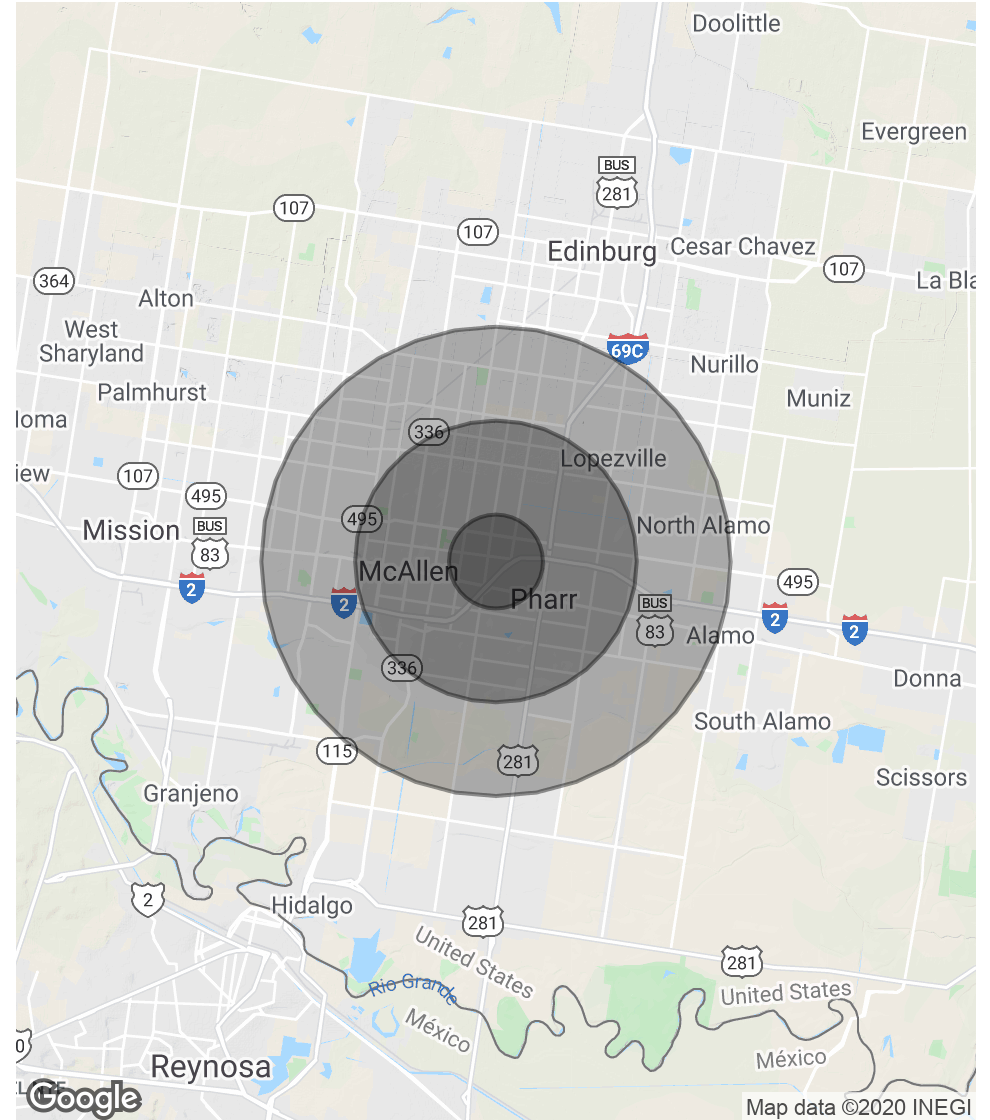
Pharr, TX 78577

SALE /
LEASE

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,612 | 85,435 | 204,819 |
| Average age | 30.0 | 31.7 | 30.2 |
| Average age (Male) | 28.4 | 29.8 | 28.5 |
| Average age (Female) | 32.2 | 33.9 | 32.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 3,231 | 27,508 | 62,277 |
| # of persons per HH | 3.3 | 3.1 | 3.3 |
| Average HH income | \$39,207 | \$48,982 | \$51,623 |
| Average house value | \$78,194 | \$104,163 | \$107,070 |

* Demographic data derived from 2010 US Census



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