



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

1104 W. SAM HOUSTON BLVD

Pharr, TX 78577

AVAILABLE SPACE

3,767 SF

LEASE RATE

\$15.00 Per Year + (Gross)

FEATURES

- Heavy Traffic
- Proximity To Expressway 83
- Great for Medical, Office, and Professional Users
- Excellent Access to Shopping, and Dining



OFFICE

Daniel Galvan, SIOR, CCIM
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956 655 2117
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322

FOR LEASE

CBCWORLDWIDE.COM



1104 W. SAM HOUSTON BLVD

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LEASE



OFFERING SUMMARY

Total Available Space:	3,767 SF
Lease Rate:	\$15.00 per year + (Gross)
Building Size:	7,724 SF
Lot Size:	0.56 Acres
Year Built:	1994
Zoning:	Co
Market:	Rio Grande Valley
Submarket:	Pharr

PROPERTY OVERVIEW

This excellent space is perfect for any Medical, Office or Professional Users. In the heart of Pharr, TX Great accessibility and Visibility to Expressway 83, Shopping, and Dining.

PROPERTY HIGHLIGHTS

- Heavy Traffic
- Proximity To Expressway 83
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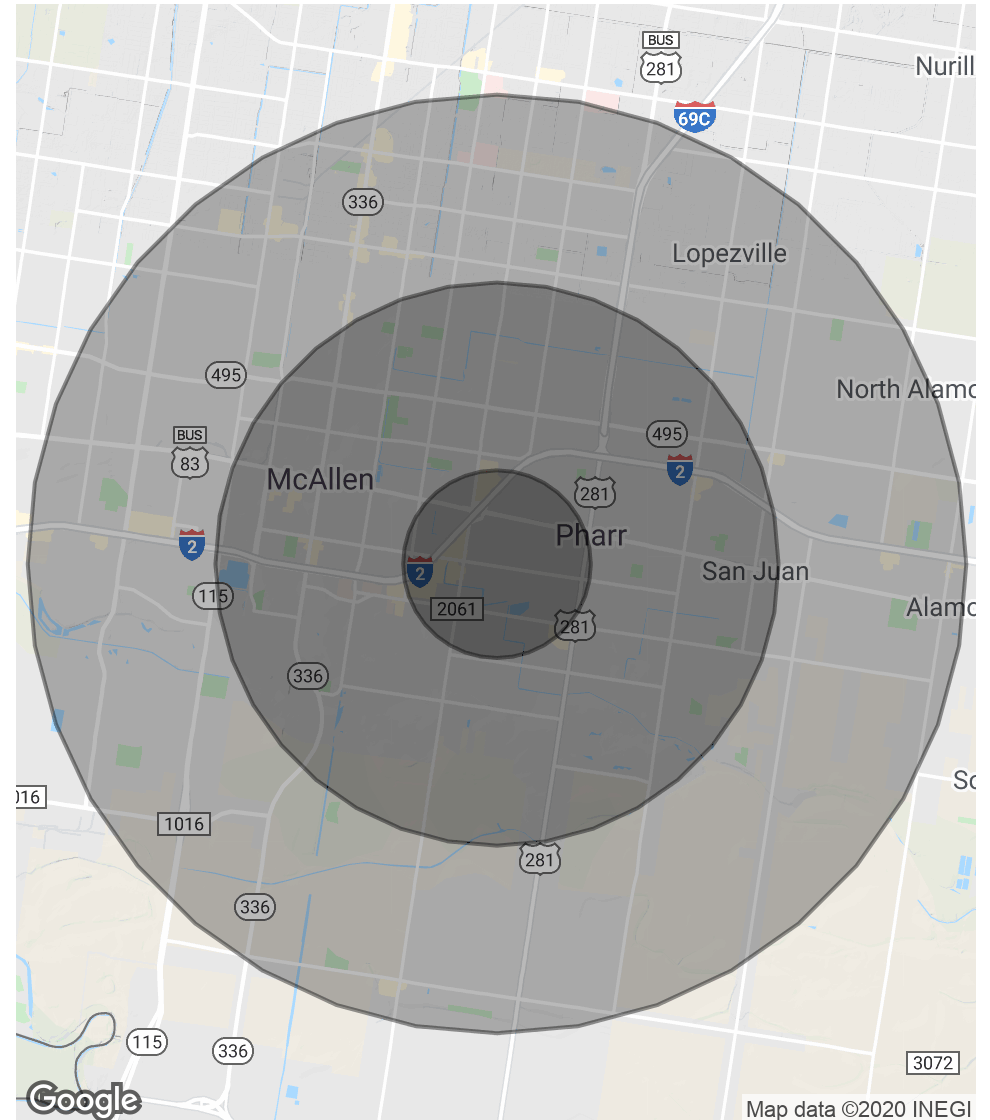
Pharr, TX 78577

LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,687	69,791	189,670
Average age	31.7	31.8	29.9
Average age (Male)	30.8	30.2	28.1
Average age (Female)	34.3	33.5	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,497	22,391	57,391
# of persons per HH	3.1	3.1	3.3
Average HH income	\$44,429	\$47,306	\$48,287
Average house value	\$94,895	\$108,908	\$103,024

* Demographic data derived from 2010 US Census



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