



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

1032 W. SAM HOUSTON BLVD

Pharr, TX 78577

AVAILABLE SPACE

1,500 - 12,560 SF

FEATURES

- High Traffic Area
- Excellent Accessibility
- Aggressive Lease Rates
- Tenant Allowances Available



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FOR LEASE

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
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Pharr, TX 78577

LEASE



OFFERING SUMMARY

Available SF: 1,500 - 12,560 SF

Annual Rate: \$15.00 (Gross)

T.I. Allowance: Negotiable

Year Built: 2018

Traffic Counts: 26,487 +/- VPD

Parking Ratio: 3.98/1000

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PROPERTY OVERVIEW

This 1st generation strip center is ideally situated on Sam Houston Boulevard, just East of Jackson Road in Pharr, TX. The center has proximity to major , medical facilities, shopping, dining, and entertainment. Suites range in size, starting at 1,500 square feet, and can get as large as 12,000 square feet.

PROPERTY HIGHLIGHTS

- High Traffic Area
- Excellent Accessibility
- Aggressive Lease Rates
- Tenant Allowances Available



1032 W. SAM HOUSTON BLVD

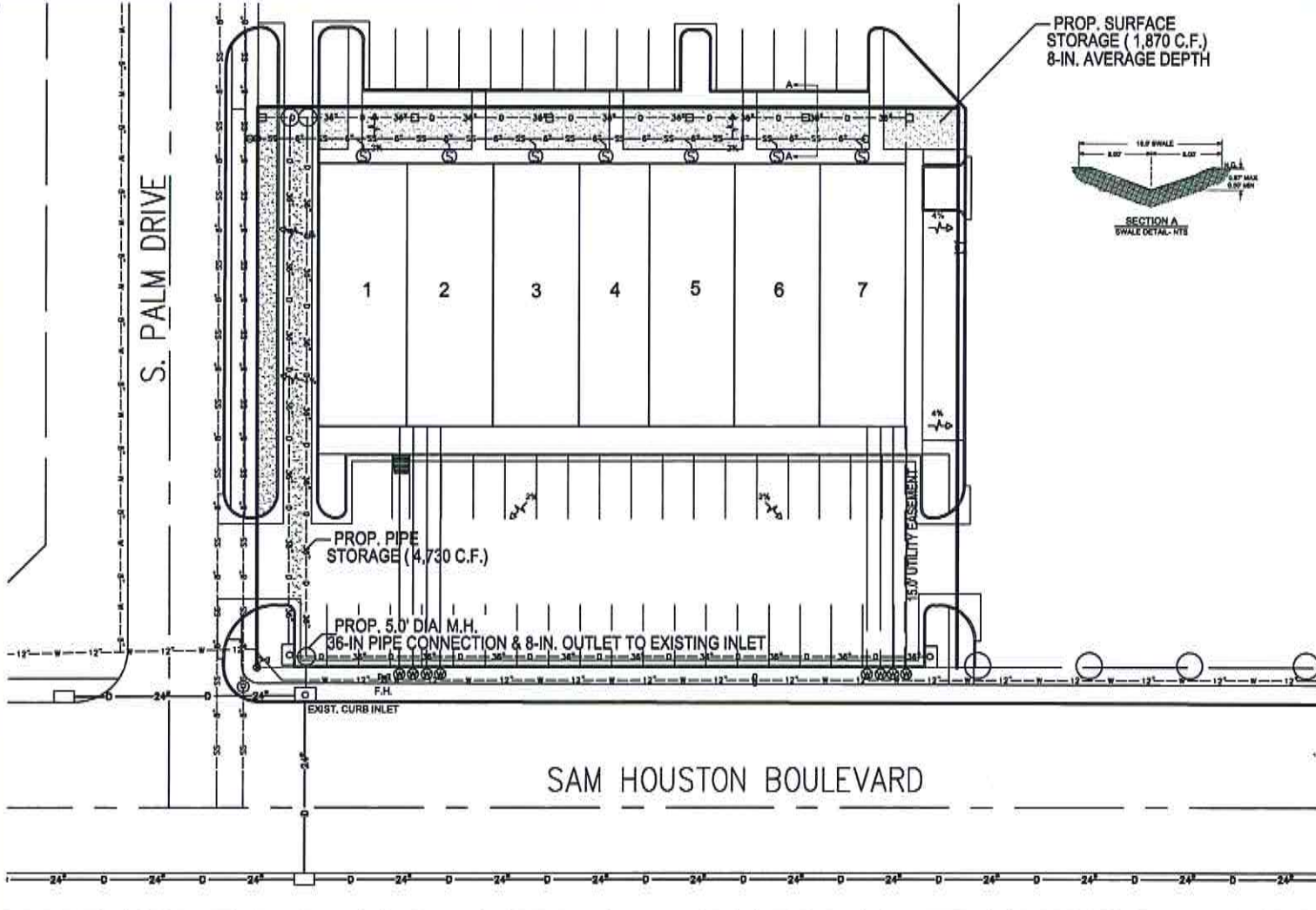
Pharr, TX 78577

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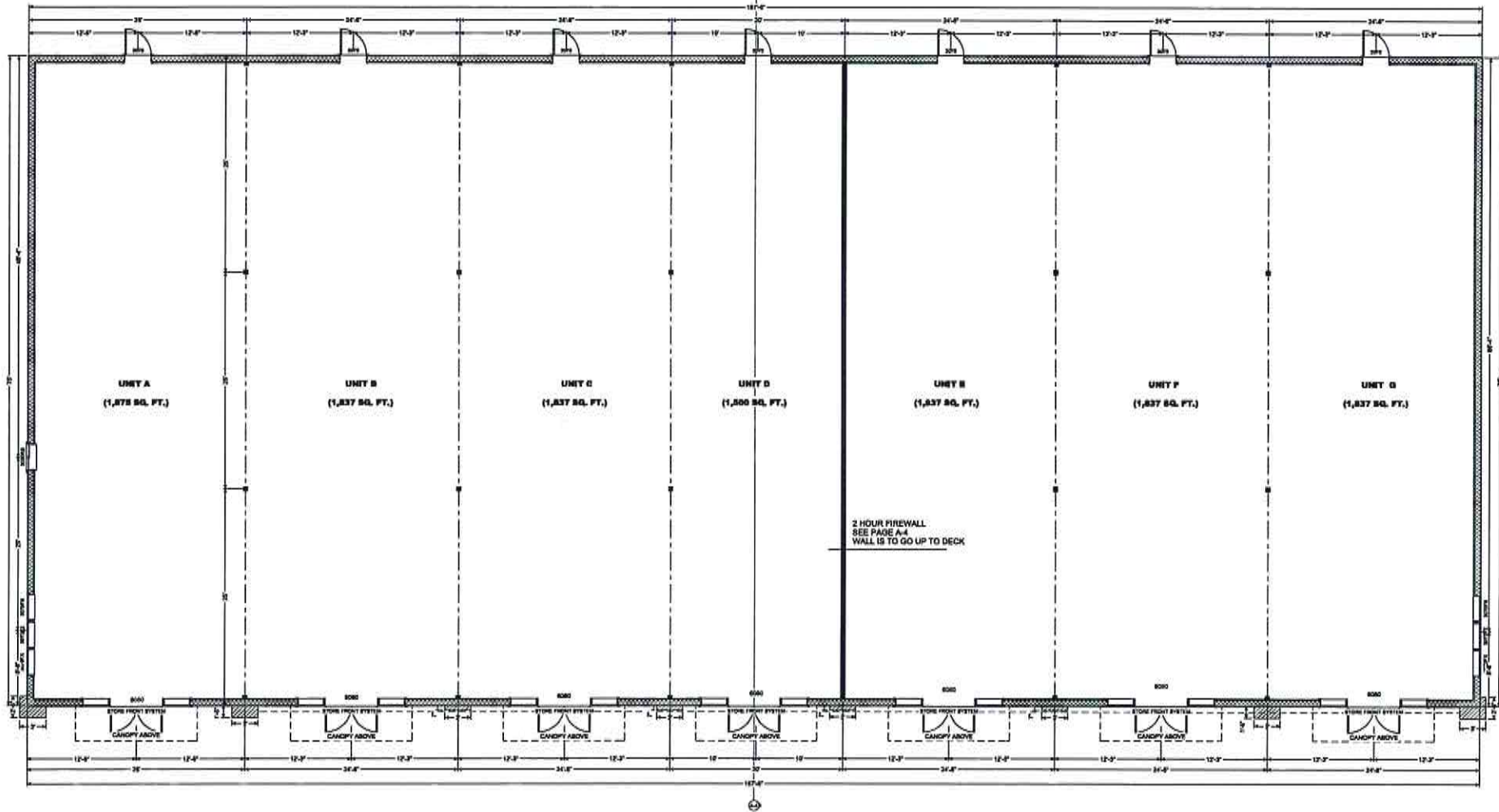
S. PALM DRIVE



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DETENTION PLAN FOR
LOT 7 - TARA SUBDIVISION
 PHARR, TEXAS

ALL OF LOT 7, TARA SUBDIVISION AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 24A, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.



AREAS	
UNIT A	1,875 SQ. FT.
UNIT B	1,837 SQ. FT.
UNIT C	1,837 SQ. FT.
UNIT D	1,837 SQ. FT.
UNIT E	1,500 SQ. FT.
UNIT F	1,837 SQ. FT.
UNIT G	1,837 SQ. FT.
TOTAL AREA	12,560 SQ. FT.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Penas Drafting & Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: FLOOR PLAN
PHARR RETAIL
SHELL BUILDING

SUBCONTRACTOR:
PANASO CONSTRUCTION
AVENUE OLIVAREZ
-561-655-4451

DESIGNED PROVIDED BY:
PENAS DRAFTING & DESIGN
5401 N 10TH ST. SUITE 236
MCALLEN TX 78504
-561-716-3858

DATE:
11/30/2017

SCALE:
3/16"=1'-0"

SHEET:
A-2



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,778	69,107	189,120
Average age	31.8	31.7	29.9
Average age (Male)	30.9	30.2	28.1
Average age (Female)	34.4	33.4	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,525	22,127	57,133
# of persons per HH	3.1	3.1	3.3
Average HH income	\$43,650	\$47,250	\$48,131
Average house value	\$92,923	\$107,877	\$102,587

* Demographic data derived from 2010 US Census

