

PHARR TOWN CENTER

FOR LEASE

500 N Jackson Rd Pharr, TX 78577



Daniel Galvan, SIOR, CCIM

(956)451-2983

dgalvan@cbcgrandevalley.com

Michael Pacheco

(956)739-5172

mpacheco@cbcgrandevalley.com

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

PHARR TOWN CENTER

Pharr, TX 78577



PROPERTY DESCRIPTION

Pharr Town Center, situated at 500 N. Jackson Road in Pharr, TX, stands out as a premier destination for top-tier retail and entertainment experiences. Spanning 470,000 square feet, this world-class shopping center is home to exclusive retailers like Academy and Main Event. Its prime location adjacent to the region's only Topgolf enhances its appeal. The center also features an impressive lineup of high-profile, nationally recognized tenants, including TJ Maxx, Joann's, Ross Dress for Less, Five Below, Cost Plus World Market, and Cinemark Theatres, making it a central hub for shopping and entertainment.

PROPERTY HIGHLIGHTS

- Academy and Main Event Anchored
- High-Performing Shopping Center
- Built To Suit Available
- High Traffic Location

OFFERING SUMMARY

Lease Rate:	\$18.00 - \$36.00 Per Square Foot
Lease Type:	Net
NNN:	\$8.30
Built To Suit:	Available
Available SF:	1,369 - 21,056 SF

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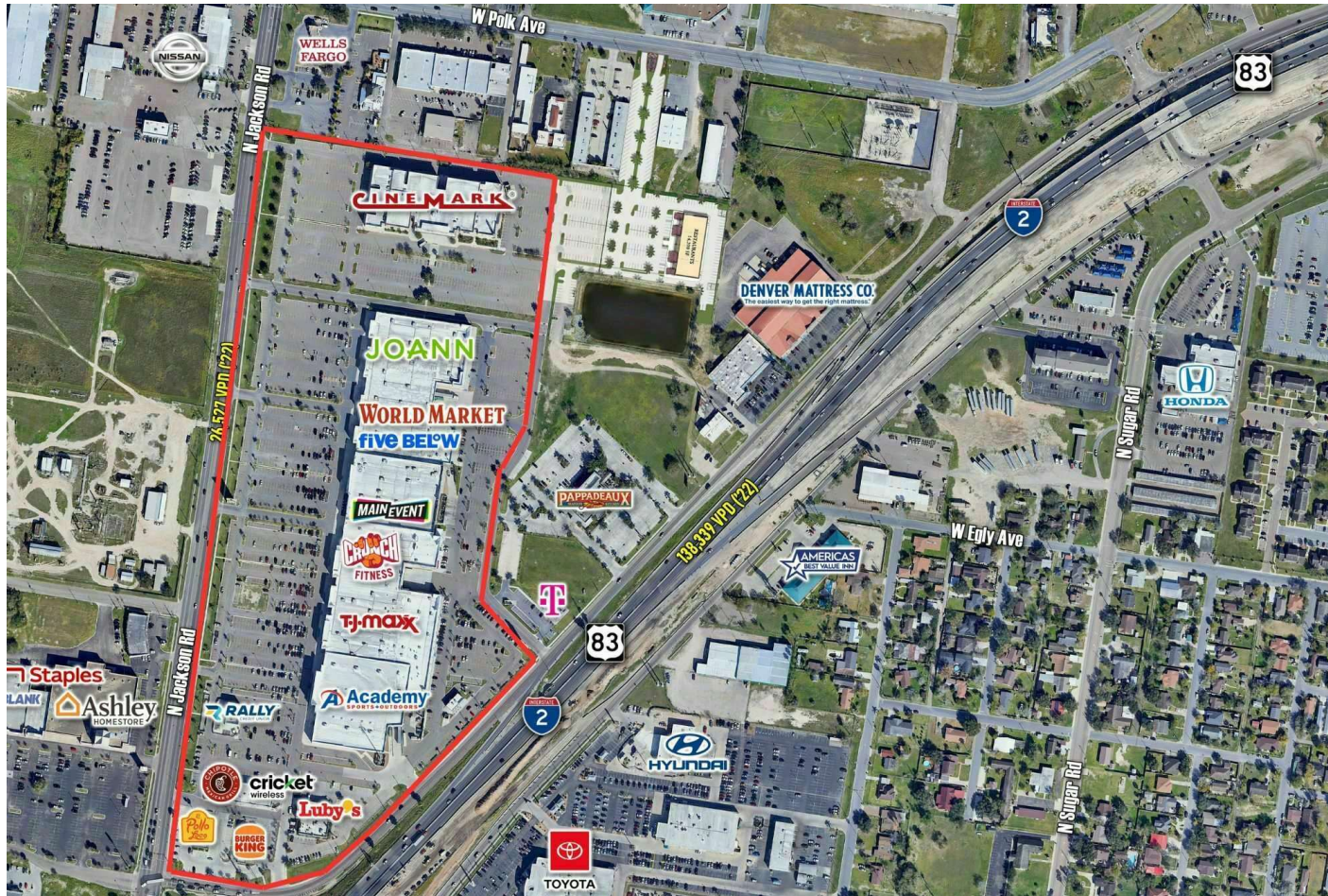
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AERIAL

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SITE PLAN

PHARR TOWN CENTER

Pharr, TX 78577



DEVELOPMENT SYNOPSIS REQUIREMENTS PER CITY OF PHARR, TEXAS			
TOTAL LAND AREA	(#48.80 AC.)	#2,117,295 S.F.	
TOTAL BUILDING AREA (OLA ONLY)		463,950 S.F.	
RETAIL	291,090 S.F.	(5 +1/300 S.F.)	974 SPACES
RESTAURANTS	50,580 S.F.	(1/100 S.F.)	506 SPACES
CINEMA	84,102 S.F.	2,936 SEATS (1/4 SEATS)	734 SPACES
MAIN EVENT	88,168 S.F.		476 SPACES
*15 SPACES PER LANE [26 ROWING LANES AND 4 BOCCE BALL LANES], PLUS [6ea] FOR RESTAURANT, [3ea] COMMERCIAL AND OFFICE PLUS 1 FOR EACH ADDITIONAL 300 S.F.A]			
TOTAL PARKING REQUIRED			2,690 SPACES
PARKING RATIO REQUIRED			5.8 /1000
*TOTAL PARKING PROVIDED			2,738 SPACES
PARKING RATIO PROVIDED			5.9 /1000
DENSITY			21.9 %
SP-972	08-17-2015	2008-312.009	



DETAILED FOOTPRINT
RETAIL #5

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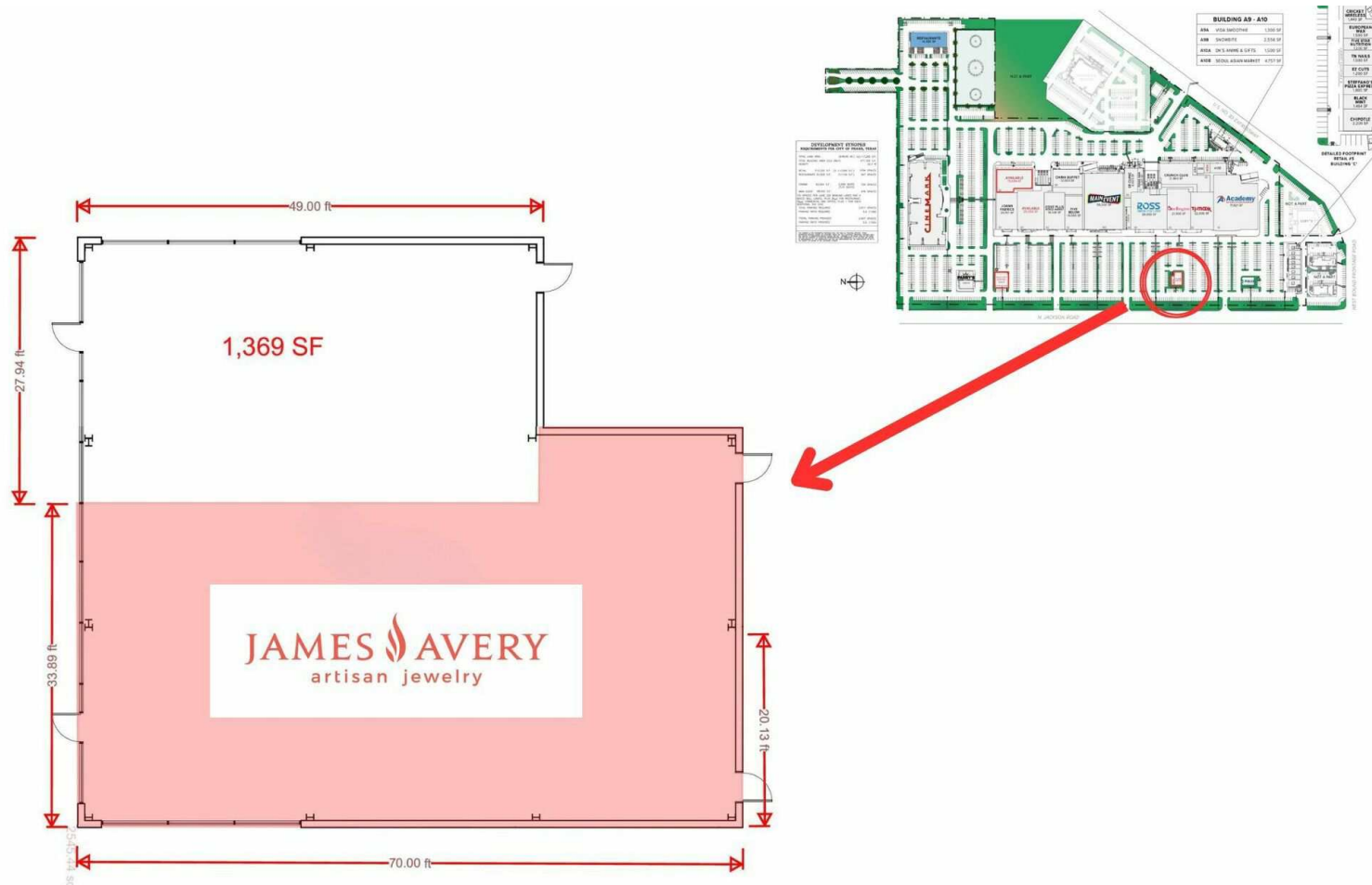


**COLDWELL BANKER
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LAYOUT

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PAD SITE PLAN

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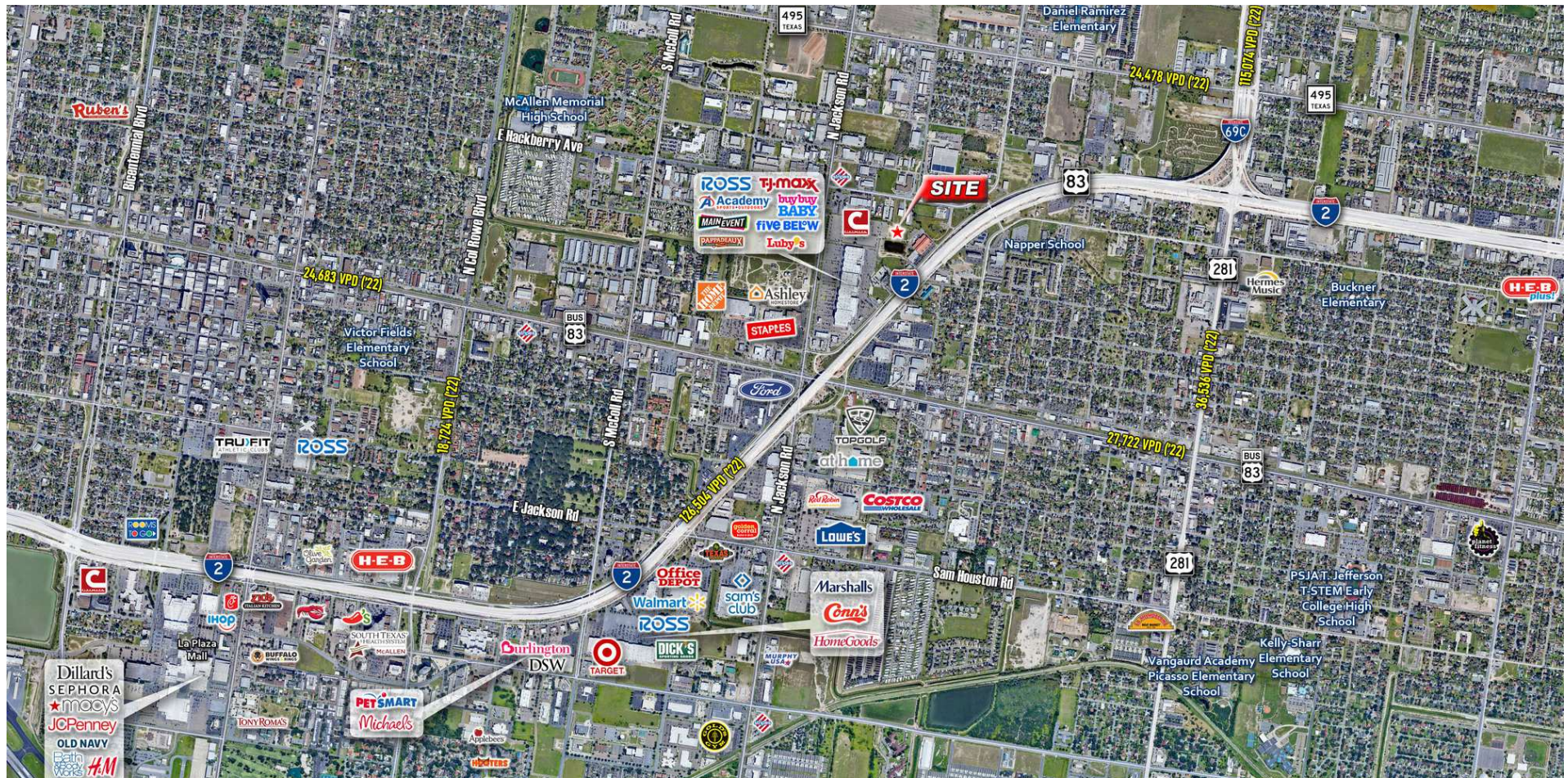


**COLDWELL BANKER
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AERIAL MAP

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The top Theater in the Valley! Houses 16 screens and newly renovated.



Exceptional sales volumes, the only location in the Rio Grande Valley



Opened as the top store in the chain in late 2014



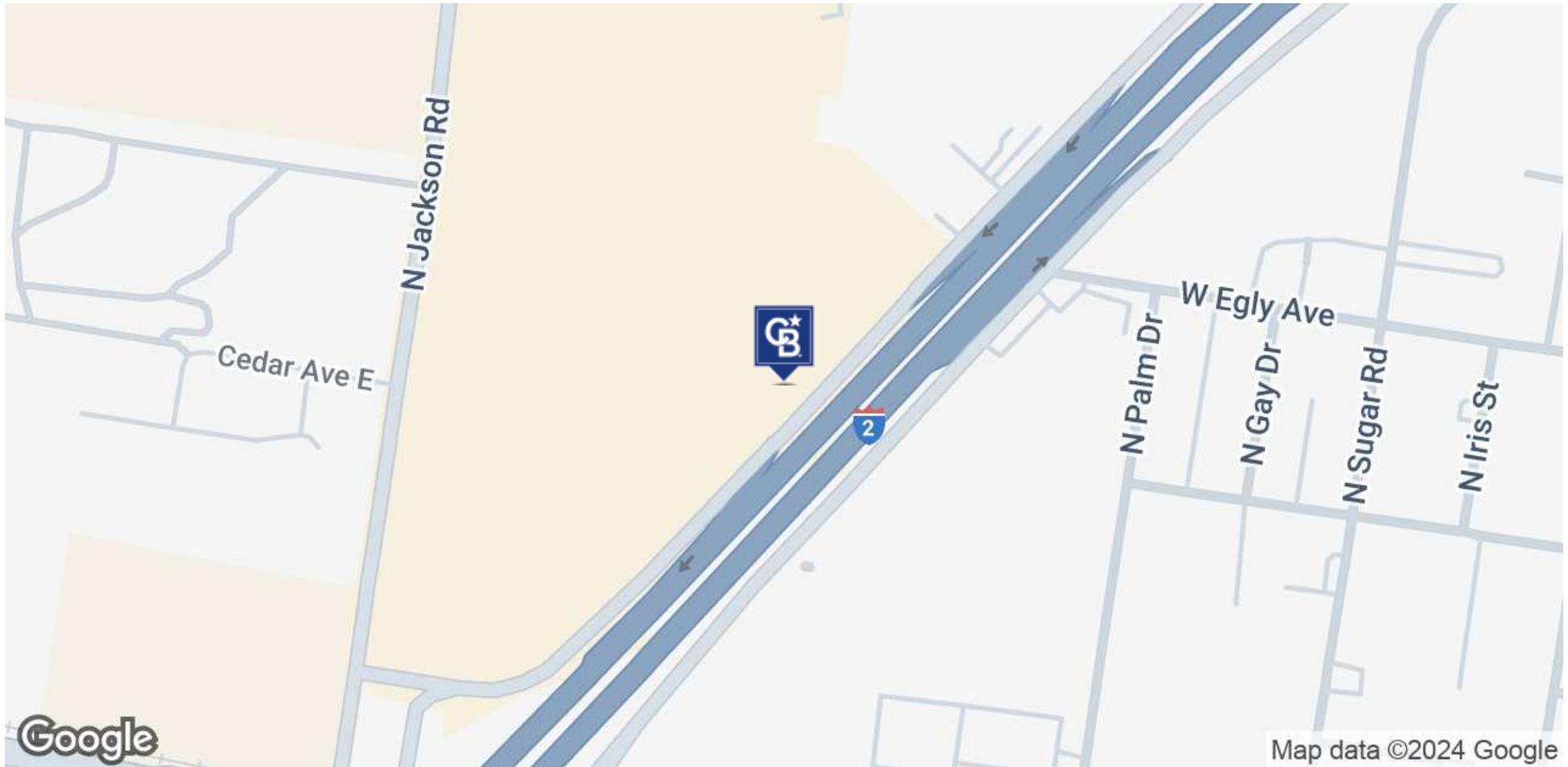
One of the stores in the 250-store chain



LOCATION MAP

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DEMOGRAPHICS

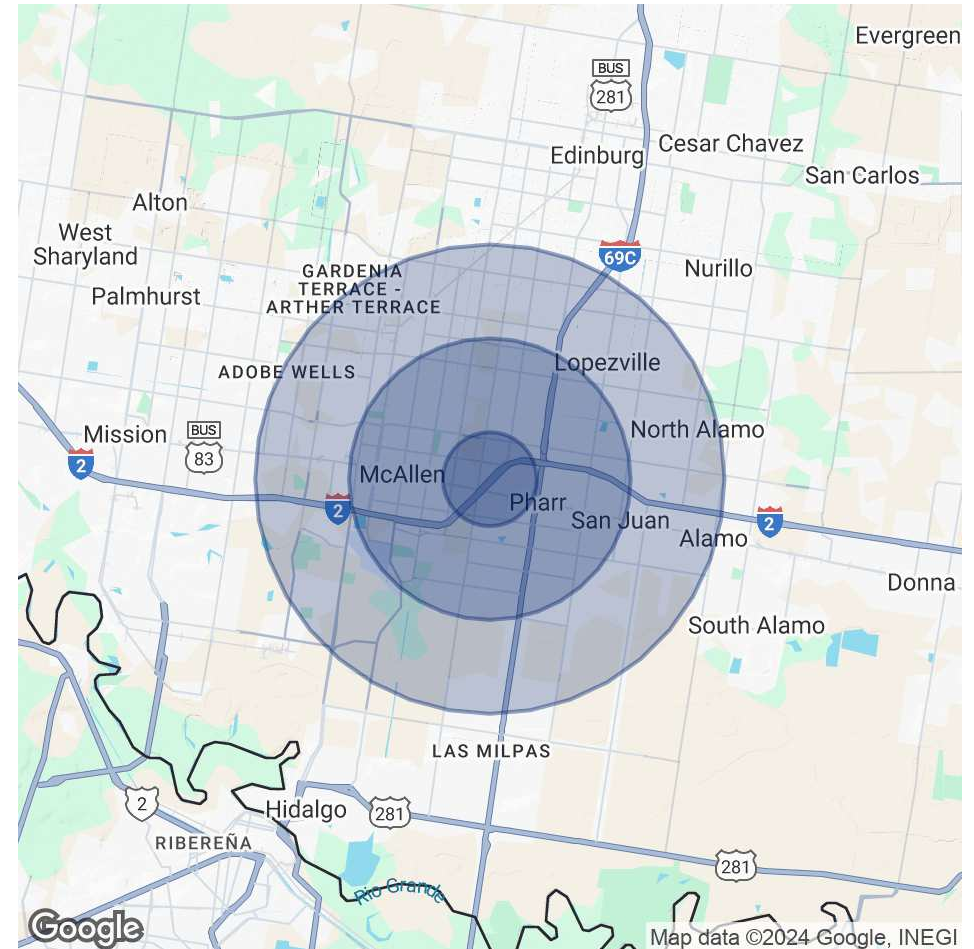
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,274	104,521	234,465
Average Age	37	38	37
Average Age (Male)	35	36	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,330	36,970	78,494
# of Persons per HH	2.8	2.8	3
Average HH Income	\$50,555	\$67,313	\$71,183
Average House Value	\$136,874	\$172,737	\$178,360

Demographics data derived from AlphaMap



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