



500 N JACKSON RD PHARR TEXAS 78577

PHARR TOWN CENTER

470,000 SF WORLD CLASS SHOPPING DESTINATION



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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THE OASIS



The Oasis sets a new benchmark for upscale dining, modern office environments, and vibrant entertainment in the Rio Grande Valley. Located next to Pharr Town Center, this landmark development is poised to become the region's premier destination for both business and leisure. With a 14,200-square-foot shell space available, The Oasis offers exceptional flexibility—ideal for professional offices, high-end retail, or restaurant concepts. Developer Levcor LLC is open to demising the space to meet tenant needs, with a strong emphasis on creating dynamic, modern office space opportunities.

Positioned among national anchors like Academy, Main Event, and Ikea, The Oasis benefits from high visibility, steady foot traffic, and a surrounding environment full of amenities that enhance the workday experience for employees. With ample on-site parking and a thoughtfully designed atmosphere, The Oasis is not just a place to visit—it's a place to work, thrive, and enjoy.

Lease Information

Total Space Available	± 14,200 SF
Minimum Divisible	3,550 SF
Max Contiguous	± 14,200 SF

Property Specifications

Building Size	± 14,200 SF
Lot Size	1.84 Acres
Year Built	2025
Ceiling Height	24'
Occupancy	0.0%
Parking Spaces	± 350

1301 W POLK AVE
PHARR, TX 78577

OASIS PHOTO



RESTAURANT PROPERTY FOR LEASE

1301 W POLK AVE
PHARR, TX 78577

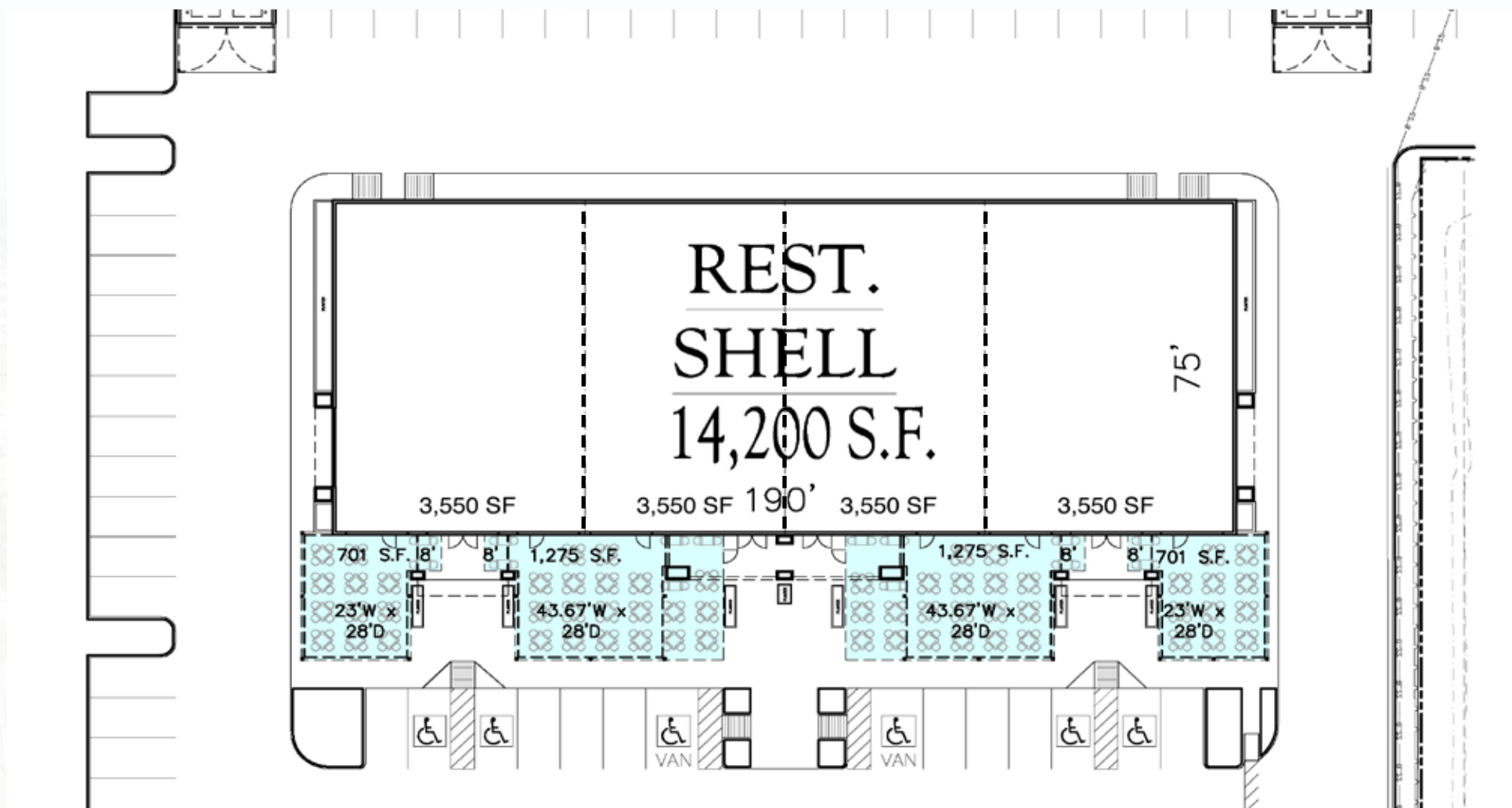
INTERIOR SHELL & EXTERIOR CLOSEUP PHOTOS



RESTAURANT PROPERTY FOR LEASE

1301 W POLK AVE
PHARR, TX 78577

THE OASIS FLOOR PLAN



RESTAURANT PROPERTY FOR LEASE

YOUR DESTINATION FOR SHOPPING, DINING & FUN

Pharr Town Center has become a premier destination for both locals and visitors seeking top-tier retail and entertainment. This 470,000 SF center features exclusive anchors like Pappadeaux and Main Event, and sits next to the region's only Topgolf. It also boasts a strong lineup of national retailers, including Academy Sports, TJ Maxx, Ross, Five Below, World Market, and Cinemark Theatres. The first phase was completed in late 2017, and Phase II—The Oasis—is now underway, bringing exciting new dining options to the development.



Population



Avg. HH Income



Retail Exp. Per Square Mile



Vehicles per day

3 Miles

100,848

\$68,443

\$896 M

143,068 - US 83

5 Miles

240,726

\$73,130

\$2.1 B

25,235 - Jackson Rd



GOING STRONG: THE RIO GRANDE VALLEY MARKET

Retail businesses looking to expand within a vibrant and growing community need not look any further than Pharr. It provides access to an immediate customer base of 1.8 million in the Rio Grande Valley and a population of over 10 million within a 200 mile radius. In the Rio Grande Valley alone, annual retail sales have topped \$5 billion.

The Valley is one of the fastest growing markets nationally and in Texas. McAllen, part of the RGV and the immediate geographic neighbor of Pharr, was named by Forbes as the 3rd best market for job growth (2014) and 1st by the U.S. Bureau of Labor Statistics (2012). The RGV also has one of the best retail markets in Texas. McAllen has the highest actual retail sales per household (retail sales above household income), and 2nd highest per capita and per household retail sales. Much of these statistics are due to daily border traffic from Mexican nationals that come to the Rio Grande Valley to shop.



1.8 MILLION

customer base of in the
Rio Grande Valley



OVER 10 MILLION

population within
a 200 mile radius



\$5 BILLION

annual retail sales in the
Rio Grande Valley alone



IMMEDIATE RETAIL MAP



RETAIL MAP

Why Choose Pharr for Retail Expansion?

Pharr Town Center is a 470,000 SF retail and entertainment hub in the heart of the Rio Grande Valley. It features top national retailers like TJ Maxx, Ross, Academy, 5 Below, and World Market, plus attractions like Cinemark, Main Event, and Pappadeaux.

AVAILABLE FOR
LEASE

VPD: 122,209

VPD: 24,793

cricket
wireless

CHIPOTLE

ALL-STAR
NUTRITION

EZ Cuts

STEWART'S

JAMES AVERY
artisan jewelry

SUITE A



IKEA

FURNITURE ROW
DENVER MATTRESS CO.
The location only brought free right attention

THE OASIS

Academy
SPORTS + OUTDOORS

CRUNCH

T.J. maxx

ATM

Burlington

ROSS
DRESS FOR LESS

Bath & Body Works

MAIN EVENT

five BELOW

COST PLUS
WORLD MARKET

PARRY'S
PIZZERIA & TAPACOS

C
CINEMARK

NAI
Rio Grande
Valley

LEVOR

530 N. JACKSON RD.

Pharr Town Center, located at 500 N. Jackson Road in Pharr, Texas, serves as a premier retail and entertainment destination encompassing 470,000 square feet. This shopping center is anchored by well-known national retailers, including Academy, Main Event, TJ Maxx, Ross, Five Below, World Market, Cinemark, James Avery, and Ikea. Its strategic location adjacent to the region's sole Topgolf contributes to substantial visibility and foot traffic.

Currently, there is one retail suite available for lease within the center. Suite A (1,455 SF) is next to James Avery. It offers excellent visibility and accessibility within this thriving shopping center.



Highlights

- Suite A is a versatile open layout, ready for tenant build-out
- Suitable for boutique retail, service, or specialty use
- High foot traffic and visibility from major roads
- Strong demographic and tourist appeal

Property Specifications

Suite A: ± 1,455 SF

Parking Spaces ± 1,054

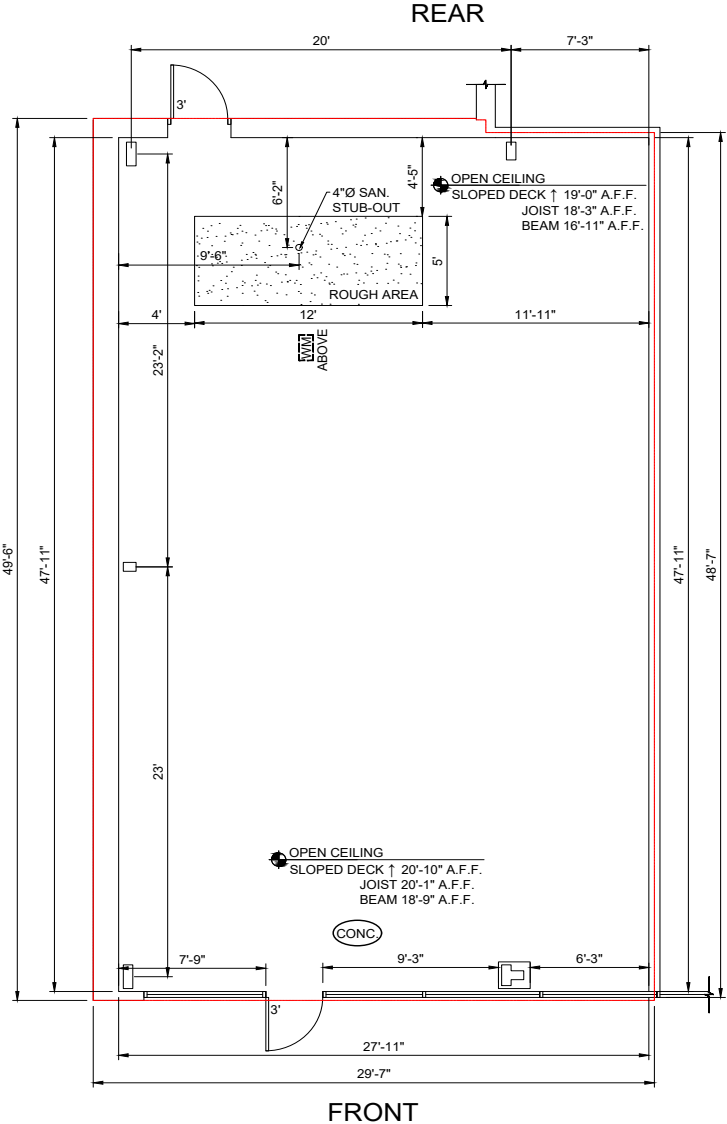
530 N JACKSON RD
PHARR, TX 78577

SUITE A FLOOR PLAN

LEGEND

WM = WATER METER;
2"Ø WATER LINE

----- LEASEABLE S.F. = 1,455 SF





SITE EVALUATORS LLC
6136 FRISCO SQUARE BLVD.
SUITE 400
FRISCO, TX 75034
214-705-8555

LEV COR
PHARR TOWN CENTER
530 N JACKSON RD., SUITES A-B,
PHARR, TX 78577

THIS IS NOT A WORKING
DRAWING.
DO NOT USE FOR
CONSTRUCTION.
ALL DIMENSIONS ARE
SUGGESTED AND ARE TO BE
VERIFIED BY THE
CONTRACTOR.

DRAWN BY: I.S.
NOT TO SCALE
DATE: 03-03-25

SITE PLAN



Pharr Town Center

**NORTH JACKSON ROAD @ U.S. EXPRESSWAY 83
CITY OF PHARR, TEXAS**



FOR INFORMATION & SITE TOURS CONTACT:

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date