

1617 W POLK AVE PHARR, TX 78577

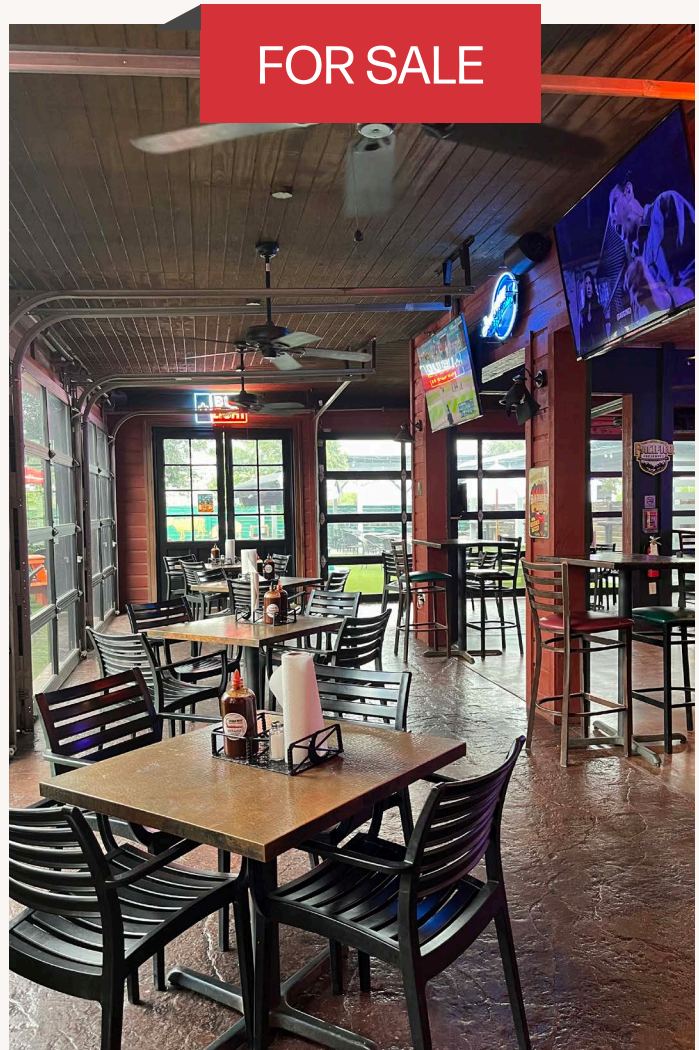
PROPERTY OVERVIEW

Sale Price:	\$1,795,000
Lot Size:	±1.29 Acres
Building Size:	4,840 SF
Year Built:	2018
Zoning:	Heavy Commercial
Taxes:	\$25,044
Parking Spaces	86 Spaces Available
Traffic Count:	26,527 VPD
Cross Streets:	W Polk Ave N Jackson Rd
County ID:	116502

PROPERTY SUMMARY

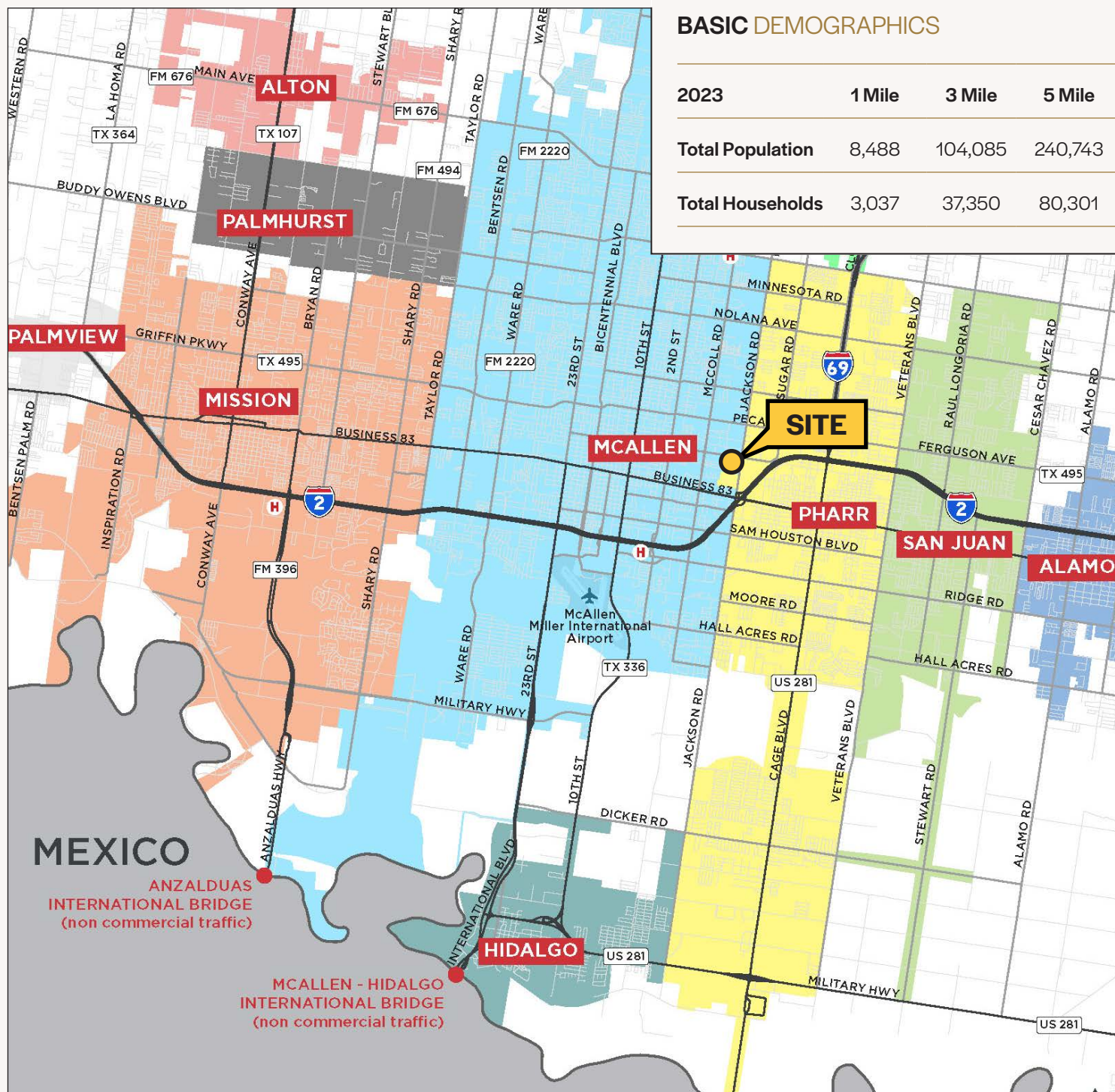
Turnkey Fully Equipped restaurant! This is your chance to own a stunning 4,840 SF free standing restaurant, currently operating as “Smokin’ Moon BBQ & Beer Garden,” in a prime, high-traffic location next to Cinemark and Pharr Town Centre . Built in 2018, the property offers a unique dining experience with a spacious 1,295 SF outdoor patio perfect for al fresco dining, a dedicated 675 SF smoker/pit area to elevate the BBQ experience, and a convenient drive-thru. Designed for exceptional dining, the restaurant is fully equipped and ready for a turnkey takeover.

Positioned just east of the intersection of North Jackson Road and Polk Avenue, with easy access to Business Highway 83 and Interstate 2, this area has a population of 110,444 residents within 3 miles, making it ideal for attracting both locals and travelers alike. Don’t miss this incredible opportunity to acquire a well-established venue in a sought-after location.



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LOCATION OVERVIEW



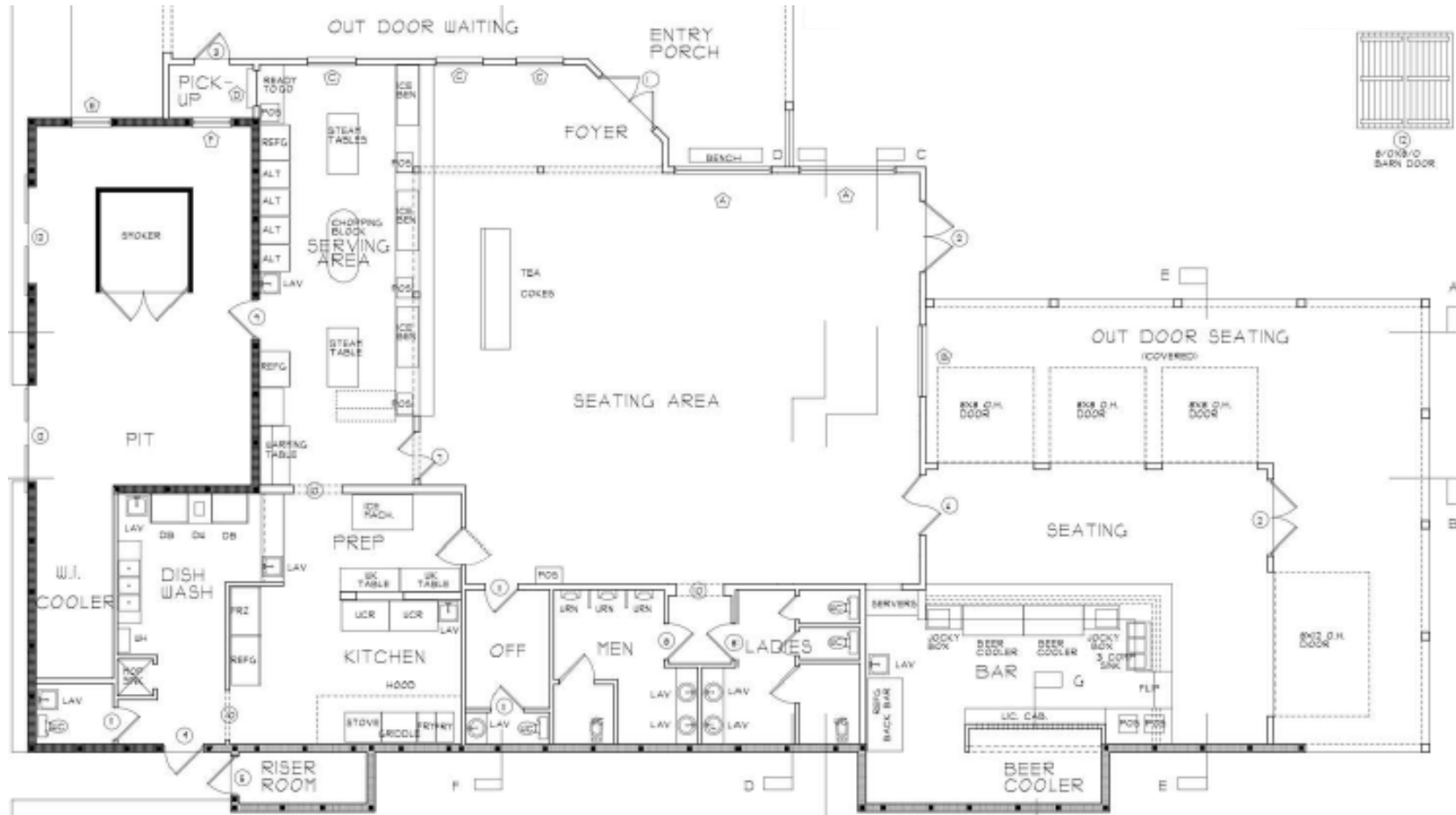
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AERIAL VIEW



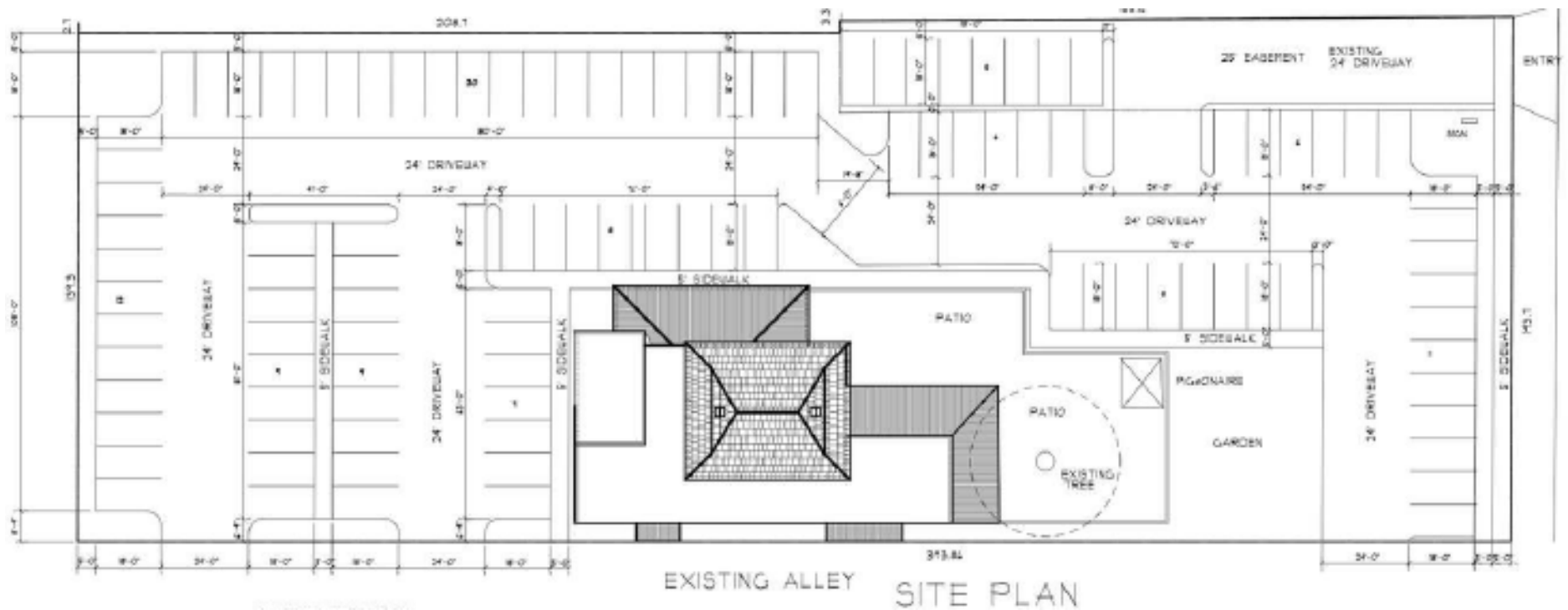
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FLOOR PLAN



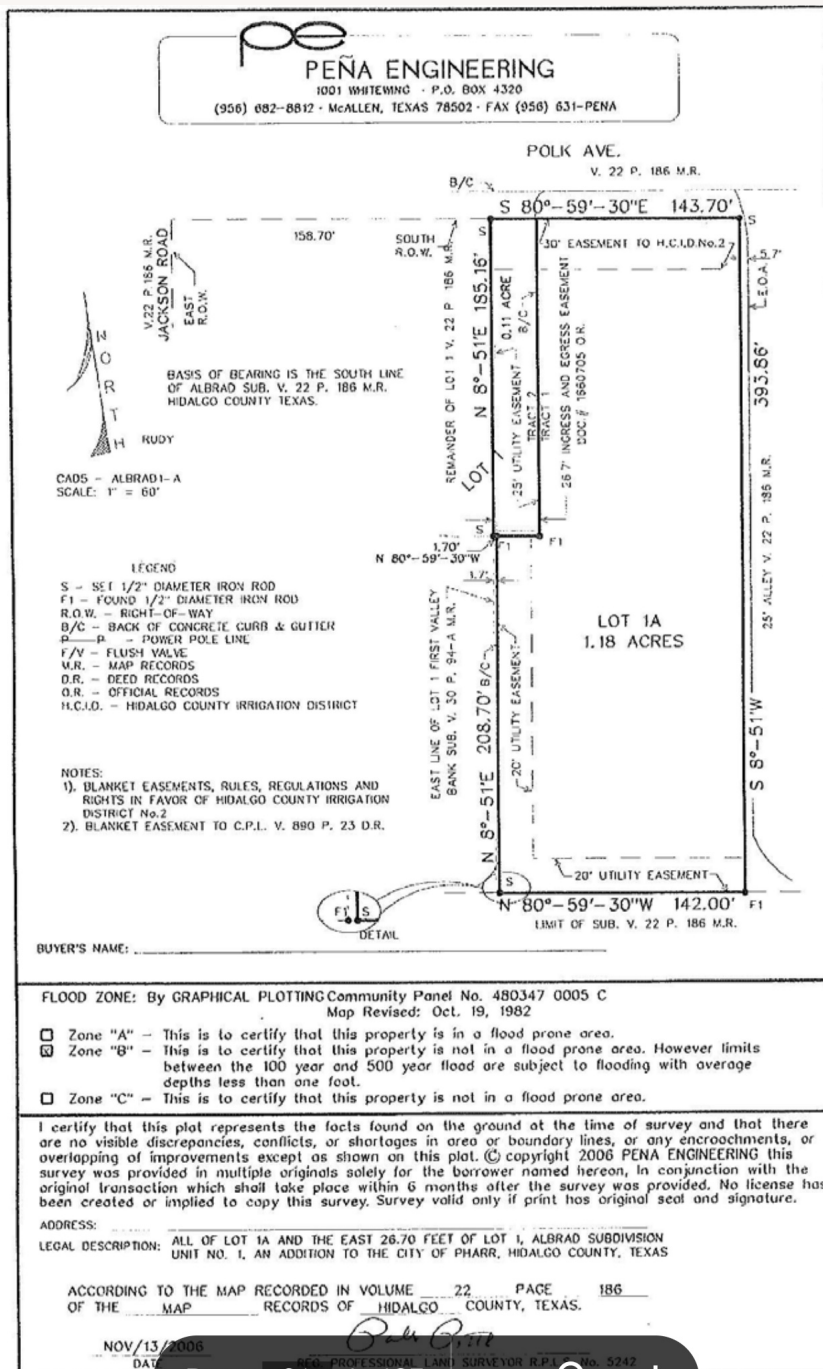
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SITE PLAN



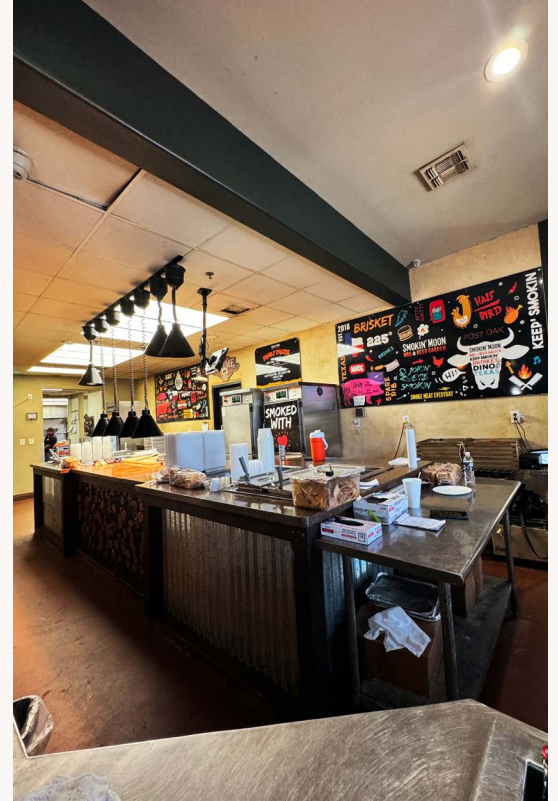
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SURVEY



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INTERIOR PHOTOS



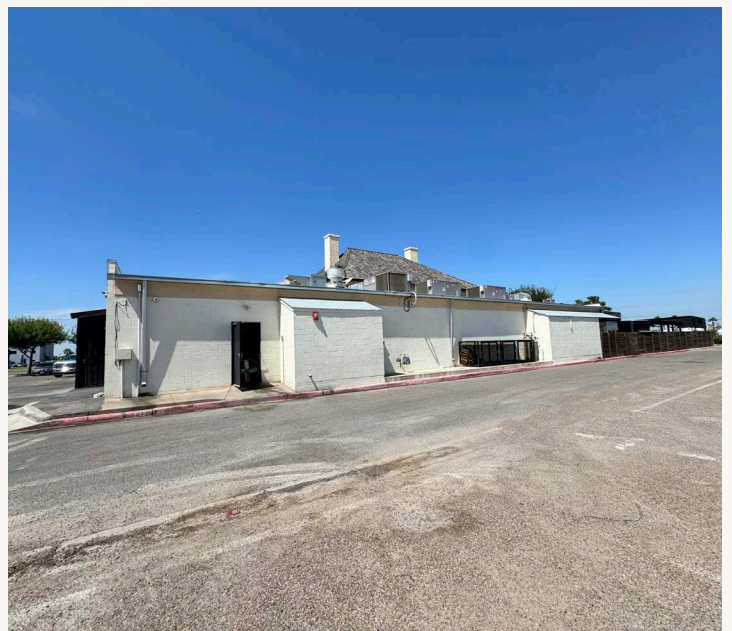
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EXTERIOR PHOTOS



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EXTERIOR PHOTOS



FOR INFORMATION & SITE TOURS CONTACT:

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