

# PHARR TOWN CENTER

FOR LEASE

500 N Jackson Rd Pharr, TX 78577



**Daniel Galvan, SIOR, CCIM**  
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**Michael Pacheco**  
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RIO GRANDE VALLEY

# PROPERTY DESCRIPTION

PHARR TOWN CENTER



## PROPERTY DESCRIPTION

Pharr Town Center, situated at 500 N. Jackson Road in Pharr, TX, stands out as one of the Rio Grande Valley's premier destinations for retail, dining, and entertainment experiences. Spanning approximately 470,000 square feet, this dynamic shopping center features a strong mix of nationally recognized retailers and entertainment concepts, including Academy Sports + Outdoors and Main Event. Its strategic location adjacent to the region's only Topgolf further enhances its draw, attracting consistent traffic from across the Valley and neighboring markets.

The center is anchored by an impressive lineup of high-profile tenants such as Ikea, TJ Maxx, Joann, Ross Dress for Less, Five Below, World Market, and Cinemark Theatres, creating a vibrant environment that serves a wide range of consumers. With excellent visibility, convenient access from major thoroughfares, and strong daily traffic counts, Pharr Town Center continues to establish itself as a dominant regional shopping and entertainment hub ideal for retailers, restaurants, and service-oriented businesses seeking long-term growth and exposure.

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# AERIAL



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# SOUTH FACING AERIAL



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# SUITE A

530 NORTH JACKSON ROAD

Pharr, TX 78577



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# SUITE A

530 NORTH JACKSON ROAD

Pharr, TX 78577

Building Name	Pharr Town Center
Property Type	Retail
Property Subtype	Strip Center
Lease Rate	\$36.00/SF/Yr
NNN	\$6.00/Sf/Yr (Estimated)
Space Available	1,456 SF
Year Built	2025
Number of Buildings	1

Located at 530 N. Jackson Road within Pharr Town Center, this ±1,456 SF retail space offers an excellent opportunity within one of the region's premier shopping and entertainment destinations. Positioned in a high-traffic area and surrounded by strong national retailers and entertainment tenants, the property benefits from outstanding visibility and convenient access from Jackson Road. The space is ideal for retail, office, service, or specialty business users seeking a prime location in a thriving commercial corridor.



- Located at 530 N. Jackson Road within Pharr Town Center
- ±1,456 SF retail space available
- Positioned in a high-traffic regional shopping and entertainment destination
- Surrounded by strong national retailers and entertainment tenants
- Excellent visibility and convenient access from Jackson Road
- Ideal for retail, office, service, or specialty business users

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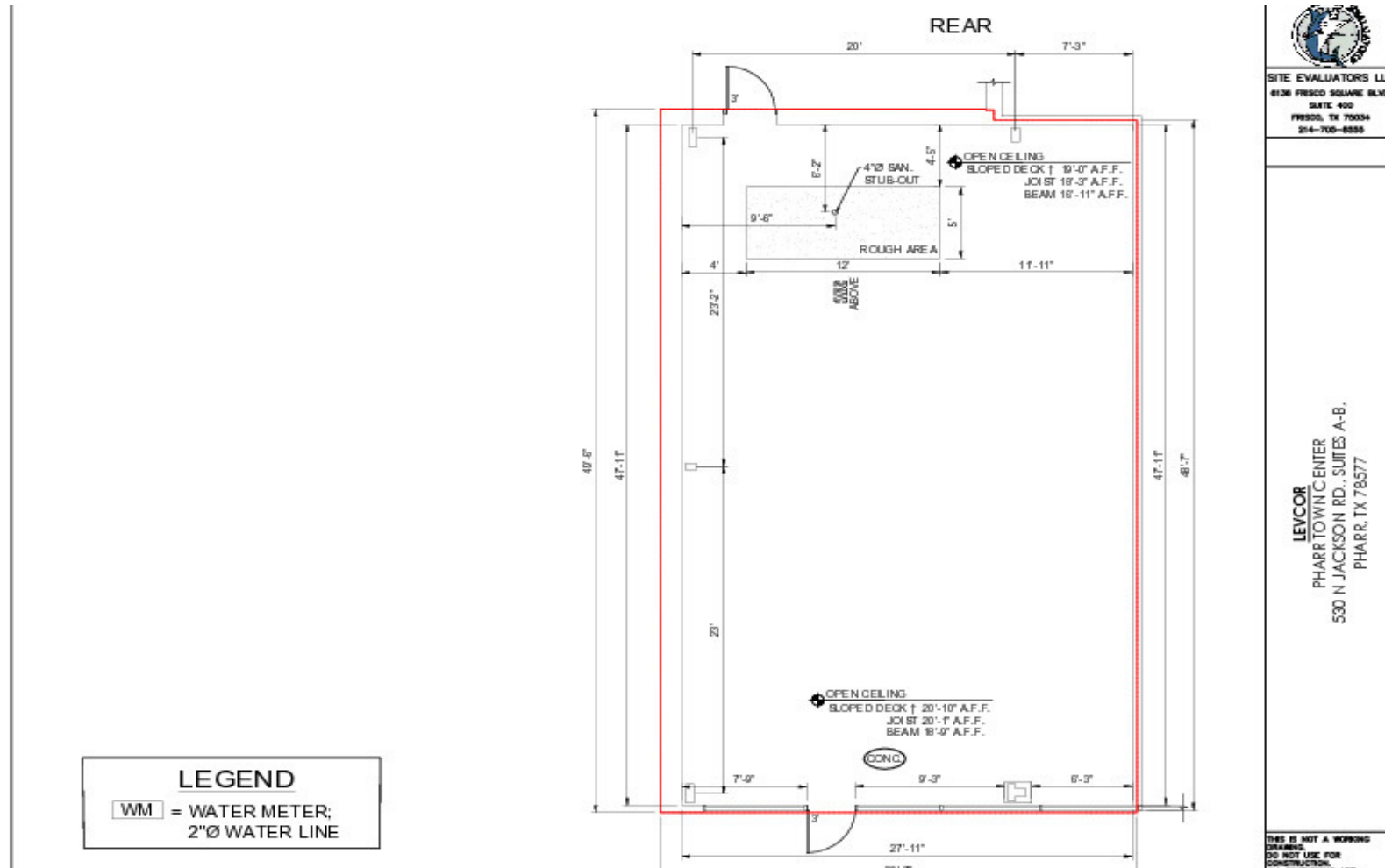


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# SUITE A SITE PLAN

530 NORTH JACKSON ROAD

Pharr, TX 78577



**SITE EVALUATORS LLC**  
 6136 FRISCO SQUARE BLVD.  
 SUITE 400  
 FRISCO, TX 75034  
 214-708-8888

**LEVCOR**  
 PHARR TOWN CENTER  
 530 N JACKSON RD., SUITES A-B.  
 PHARR, TX 78577

THIS IS NOT A WORKING  
 DRAWING.  
 DO NOT USE FOR  
 CONSTRUCTION.  
 SEE PROFESSIONAL L&P

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# THE OASIS

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# THE OASIS

Building Name	The Oasis
Property Type	Retail
Property Subtype	Strip Center
Lease Rate	\$26.00/SF/yr
NNN	\$6.00/SF/Yr
Building Size	14,200 SF
Year Built	2025
Number of Buildings	1

The Oasis at Pharr Town Center is an exciting mixed-use development set to become the area's premier destination for entertainment and professional office space. Conveniently located adjacent to Pharr Town Center at 500 N. Jackson Road in Pharr, TX, The Oasis will feature a variety of entertainment concepts and professional offices designed to enhance the vibrant atmosphere of the region. Positioned near major traffic-driving retailers such as Academy Sports + Outdoors and Main Event, The Oasis promises a dynamic environment for business and entertainment, further cementing Pharr Town Center as a premier destination for both locals and visitors.



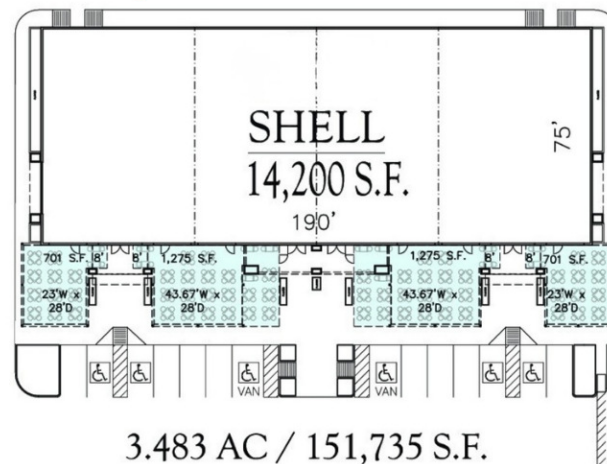
- Prime mixed-use development featuring, entertainment, and professional office space
- Located adjacent to Pharr Town Center at 500 N. Jackson Road in Pharr, TX
- Surrounded by high-traffic national retailers and entertainment destinations
- Positioned near major anchors including Academy Sports + Outdoors and Main Event
- Designed to create a vibrant destination for dining, business, and entertainment in the Rio Grande Valley

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# THE OASIS SITE PLAN



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# PAD SITE

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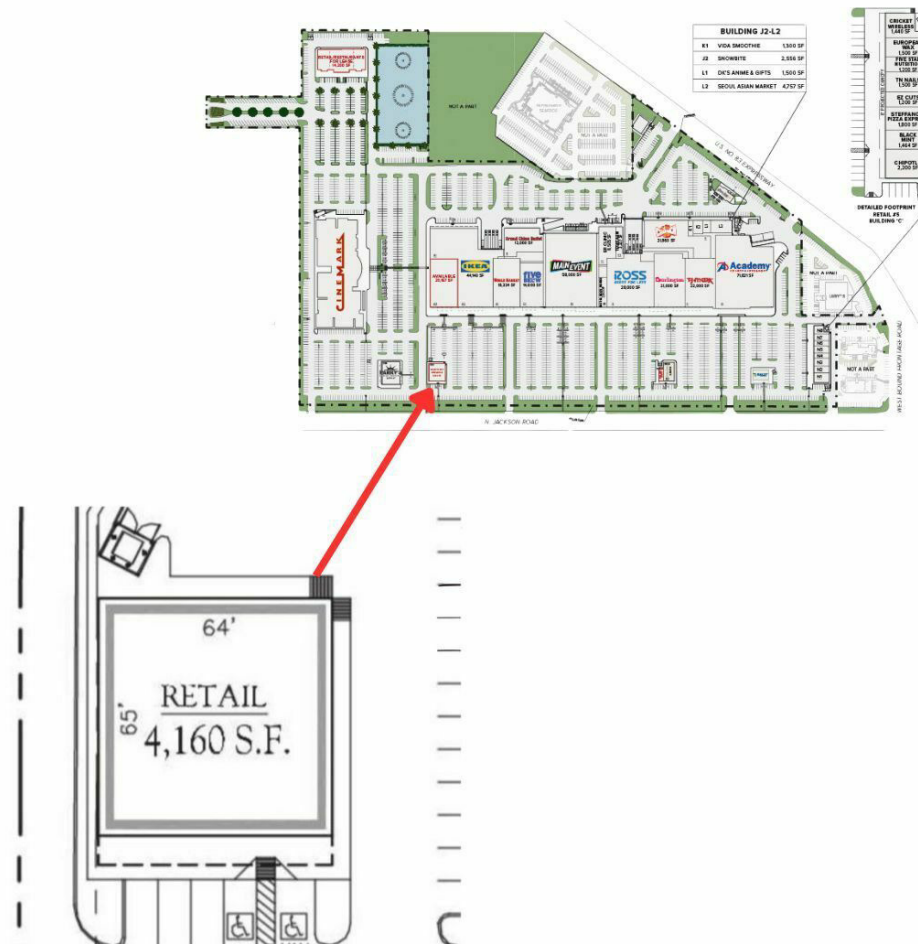


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# PAD SITE PLAN

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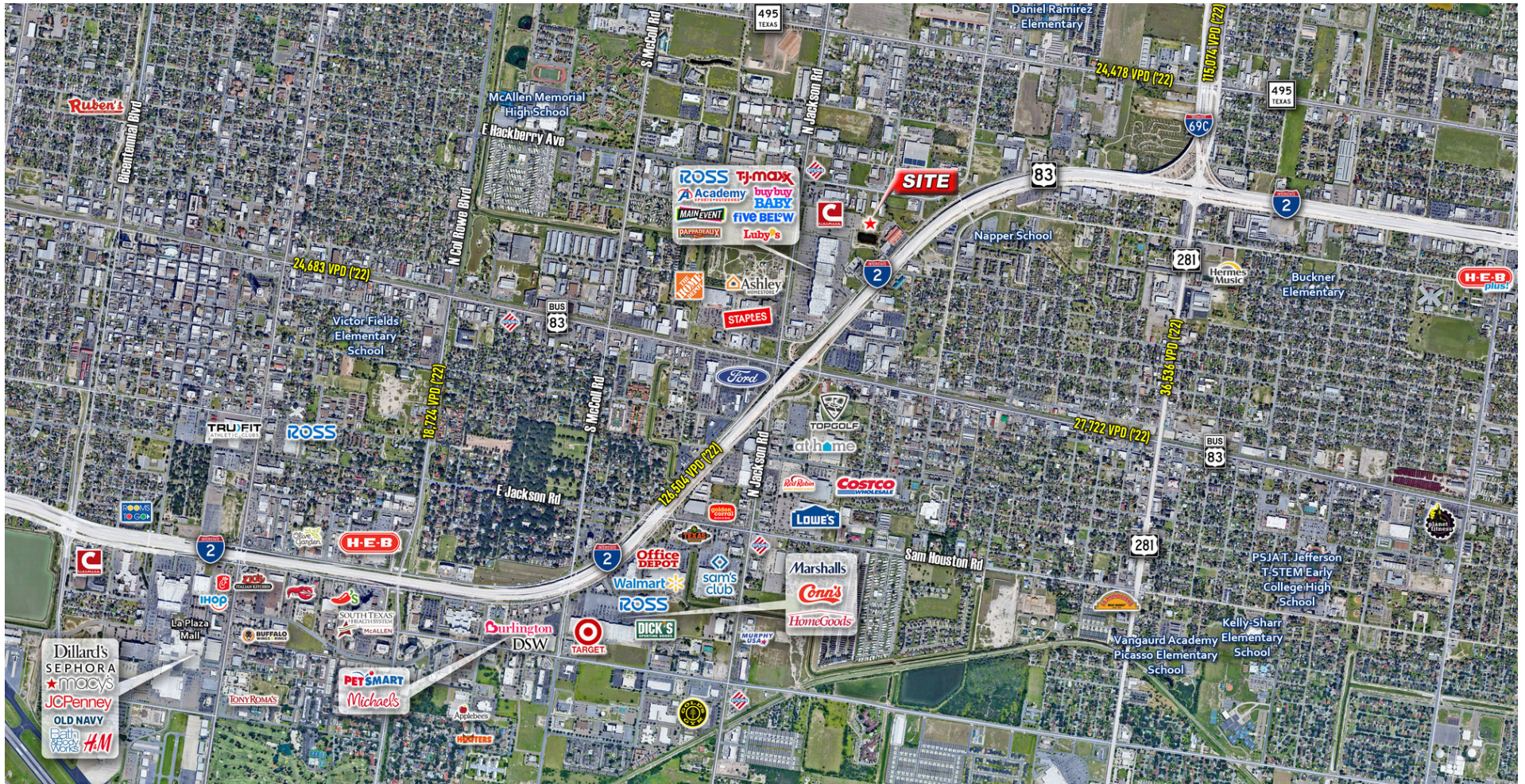


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# AERIAL MAP

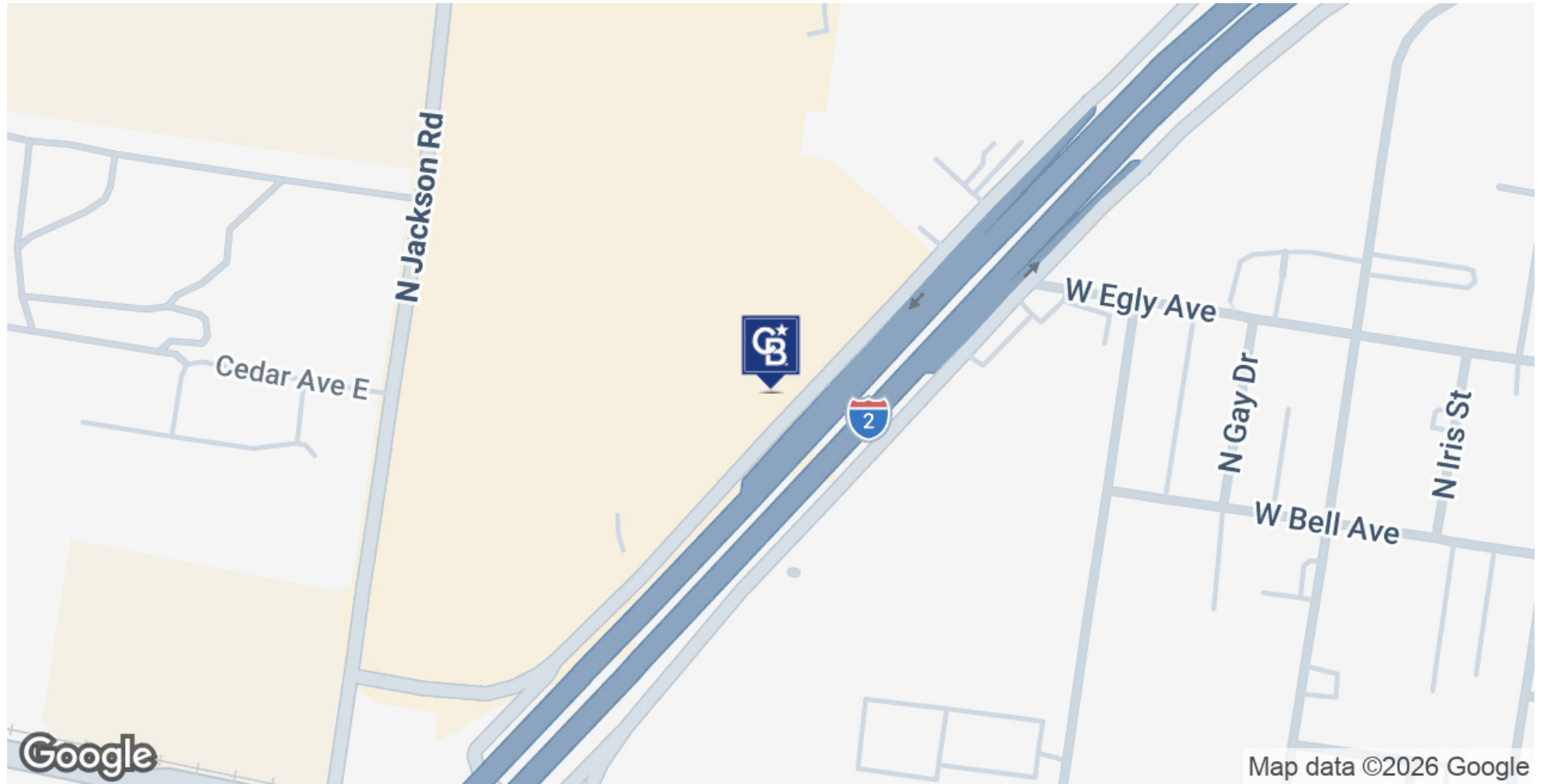


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# LOCATION MAP



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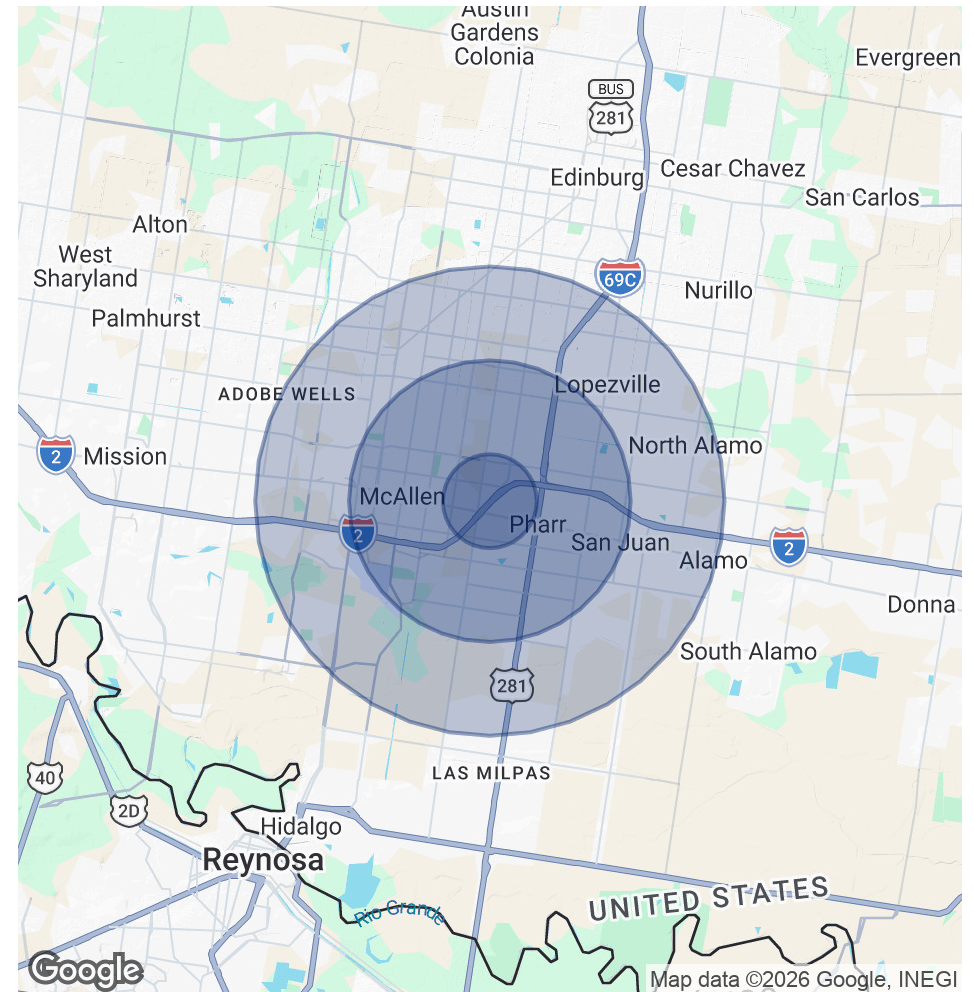
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# DEMOGRAPHICS

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

2020 American Community Survey (ACS)



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