

# FOR LEASE



A **Varco** REAL ESTATE PROJECT

## HIGHLIGHTS

- ▶ Located in the center where McAllen, Pharr and Edinburg meet
- ▶ Offers prime retail opportunities
- ▶ Excellent visibility and easy access from N Cage Boulevard
- ▶ Strategically positioned in high traffic area

## TRAFFIC COUNT

**90,166**

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SCHOOL

⌚ 4 min

🚗 0.8 mi



HOSPITAL

⌚ 8 min

🚗 4.6 mi



AIRPORT

⌚ 9 min

🚗 4.5 mi



PORT

⌚ 65 min

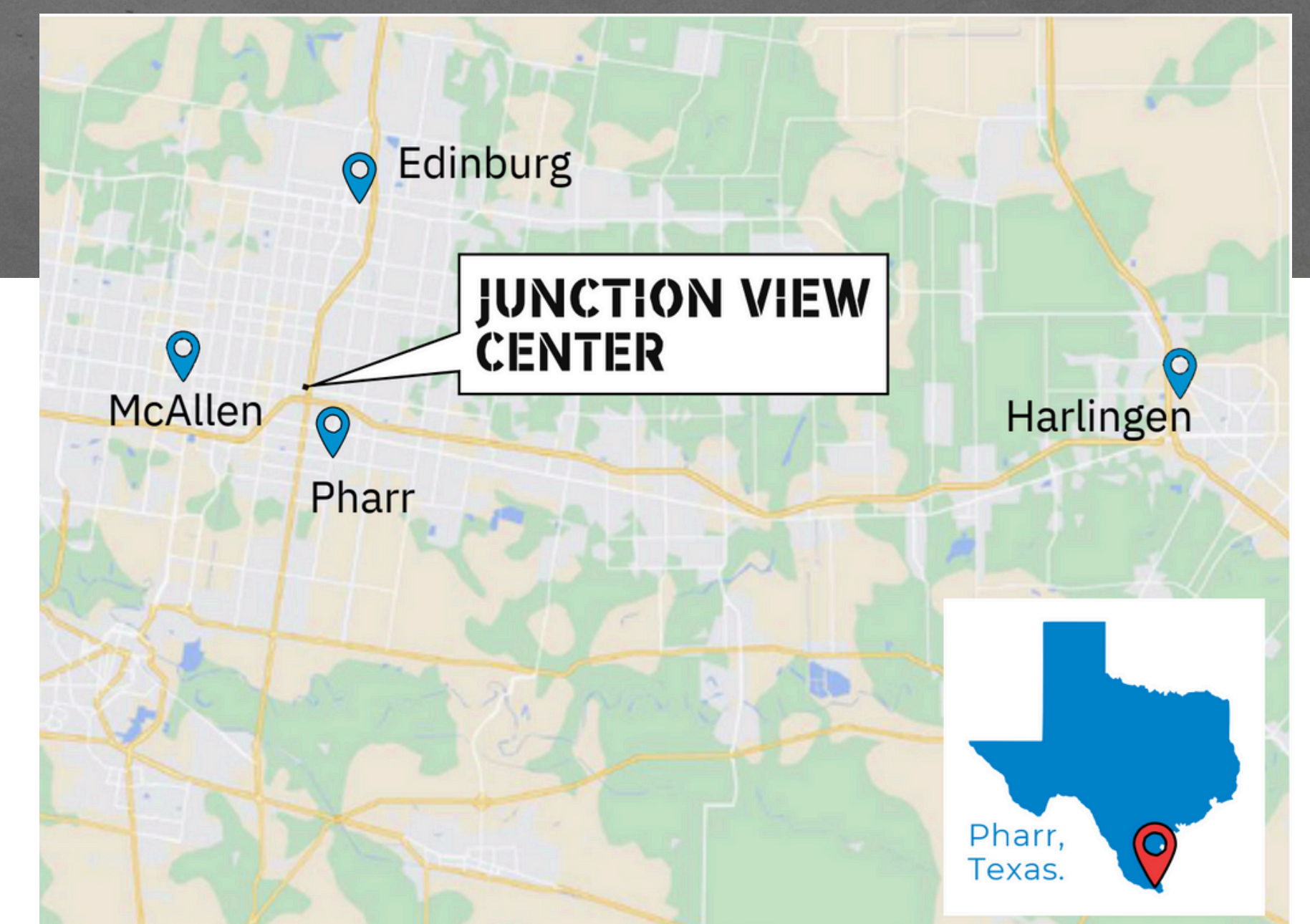
🚗 56.4 mi



INTERNATIONAL

⌚ 39 min

🚗 32.5 mi



**2101 N Cage Blvd, Pharr, TX 78577**

Coordinates: 26.2130, -98.1825

Available Space: 1,305 - 4,143 SQ. FT



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**956 388 1007**





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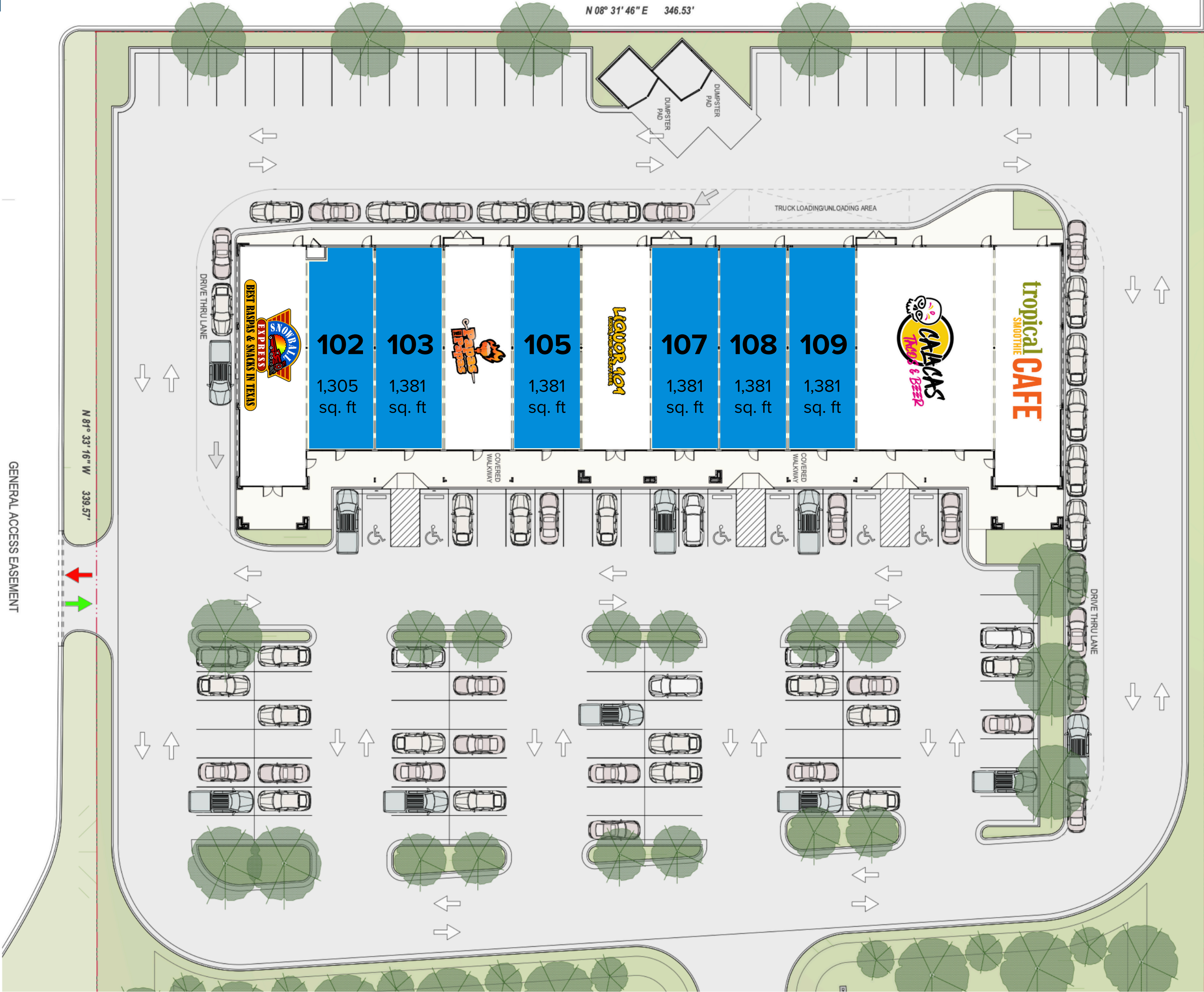
Coordinates: 26.2130, -98.1825

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## AVAILABLE SPACE

|     |       |        |
|-----|-------|--------|
| 102 | 1,305 | SQ. FT |
| 103 | 1,381 | SQ. FT |
| 105 | 1,381 | SQ. FT |
| 107 | 1,381 | SQ. FT |
| 108 | 1,381 | SQ. FT |
| 109 | 1,381 | SQ. FT |

## GROSS LEASABLE AREA 17,024 SQ. FT



## CURRENT TENANTS

|         |                     |       |        |
|---------|---------------------|-------|--------|
| 101     | Snowball Express    | 1,662 | SQ. FT |
| 104     | Papas y Papas       | 1,381 | SQ. FT |
| 106     | Liquor 101          | 1,381 | SQ. FT |
| 110-111 | Calcas Tacos & Beer | 2,719 | SQ. FT |
| 112     | Tropical Smoothie   | 1,671 | SQ. FT |

## REACH OUT FOR MORE INFO

**Tomi Hajduk**  
thajduk@origoworks.com

**Alberto Villarreal**  
avillarreal@origoworks.com

**Matthew Lopez**  
mlopez@origoworks.com

**Office Number**  
956 338 1007

222 N. Expressway,  
Suite 300  
Brownsville, Texas