



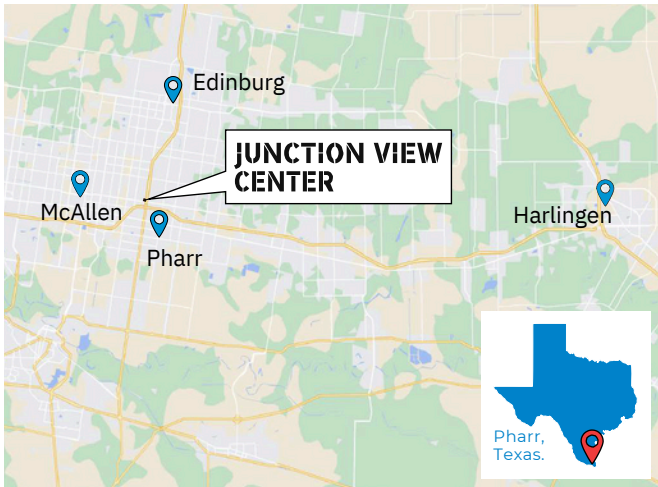
REAL ESTATE

A Varco REAL ESTATE PROJECT

FOR LEASE

2101 N Cage Blvd, Pharr, TX 78577

Latitude and Longitude | 26.2130, -98.1825
Available Space | 1,305 - 4,143 SQ.FT



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

- N Interstate Hwy 69c: 90,166 VPD
- N Cage Blvd: 37,380 VPD
- Ferguson St: 22,316 VPD

Nearest



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

The information contained herein was obtained from sources deemed reliable; however, Origo Works makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price; prior sale or lease; or withdrawal without notice.

FOR LEASE

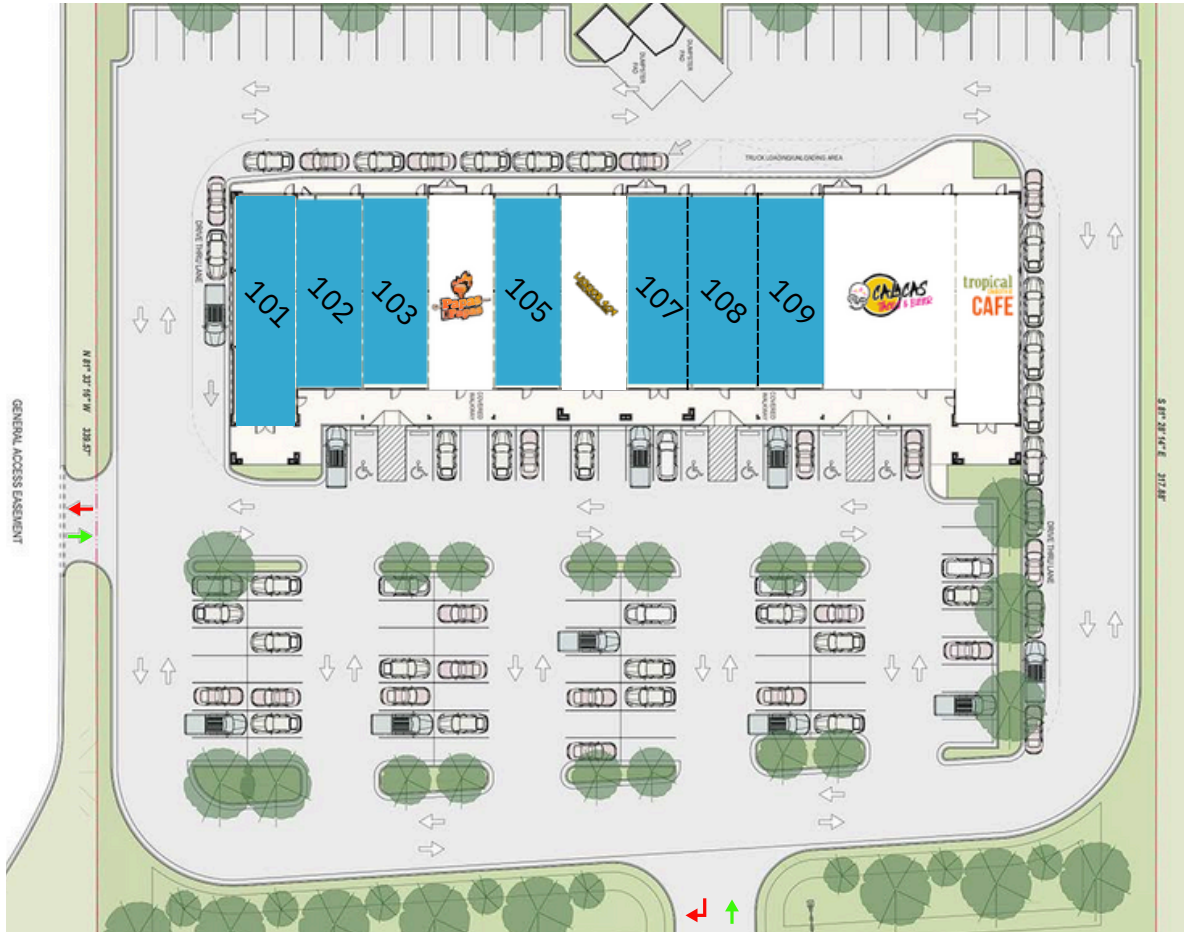
2101 N Cage Blvd, Pharr, TX 78577

Latitude and Longitude

26.2130, -98.1825

Available Space

1,305 - 4,143 SQ.FT



Available Space

101	1,662 SF
102	1,305 SF
103	1,381 SF
105	1,381 SF
107	1,381 SF
108	1,381 SF
109	1,381 SF

Current Tenants

104	Papas y Papas	1,381 SF
106	Liquor 101	1,381 SF
110-111	Calacas Tacos & Beer	2,719 SF
112	Tropical Smoothie Café	1,671 SF

Gross Leasable Area

17,024 SF



REAL ESTATE

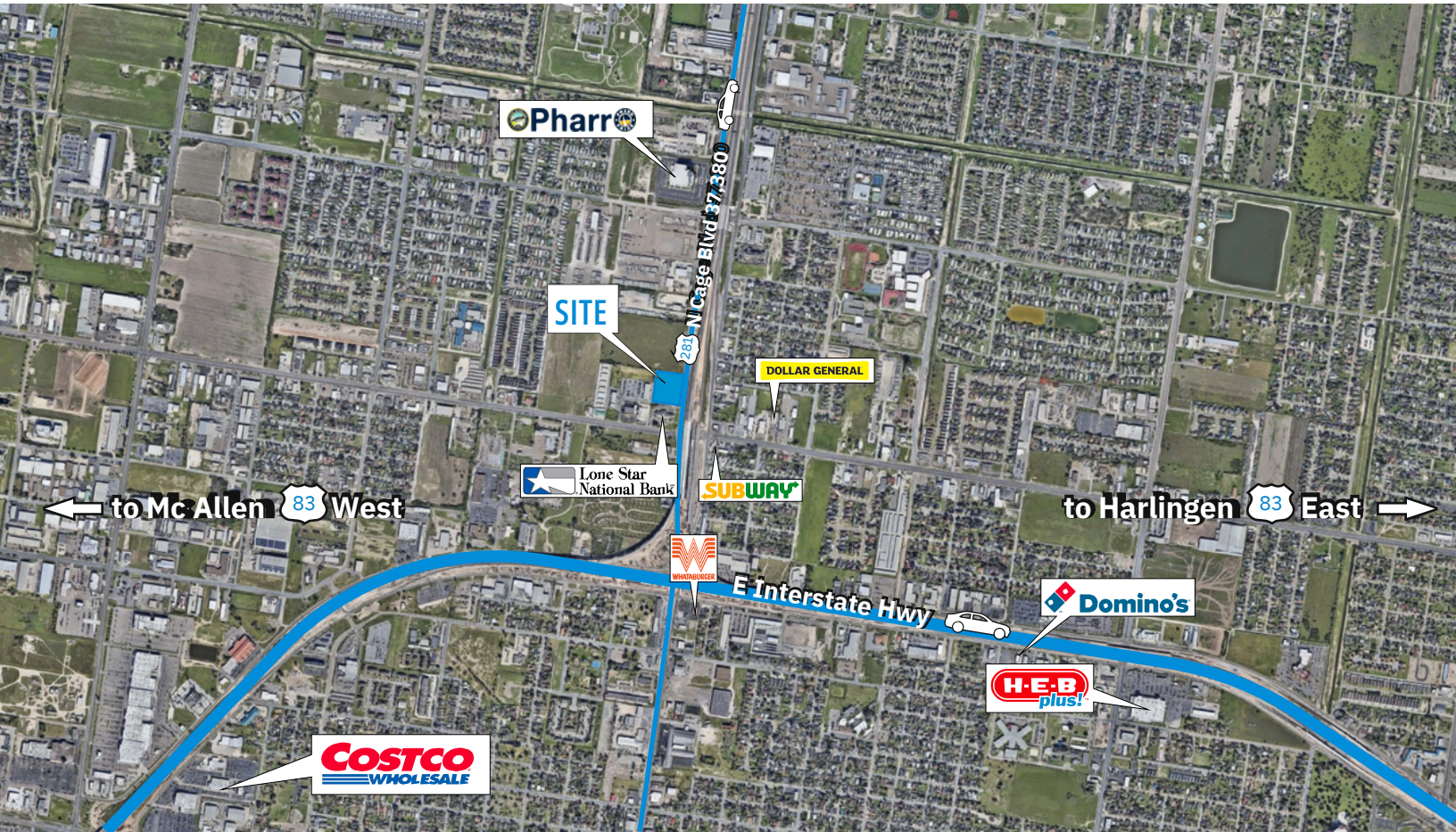
A Varco REAL ESTATE PROJECT

FOR LEASE

2101 N Cage Blvd, Pharr, TX 78577

Latitude and Longitude | 26.2130, -98.1825

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



Demographics

Population	1 Mile	3 Mile	5 Mile
	14,150	104,166	235,896

Daytime Population	1 Mile	3 Mile	5 Mile
	16,902	125,013	289,795

Median HH Income	1 Mile	3 Mile	5 Mile
	\$38,211	\$47,500	\$50,164



CLAUDIA AYARZAGOITIA

Director of Sales and Leasing
claudia@origoworks.com
C. 956 338 1007
222 N. Expressway, Suite 300 Brownsville, TX 78521
www.origoworks.com

origoworks



The information contained herein was obtained from sources deemed reliable; however, Origo Works makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.