

1617 W POLK AVE PHARR, TX 78577

PROPERTY OVERVIEW

Sale Price: \$1,695,000

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

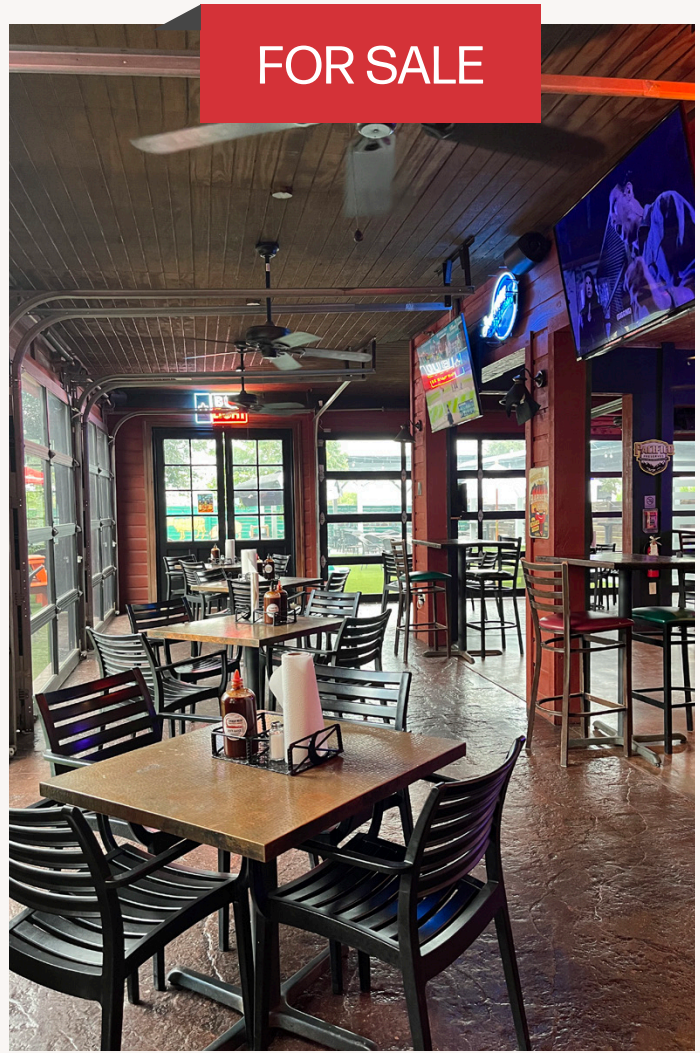
Cross Streets: W Polk Ave | N Jackson Rd

County ID: 116502

PROPERTY SUMMARY

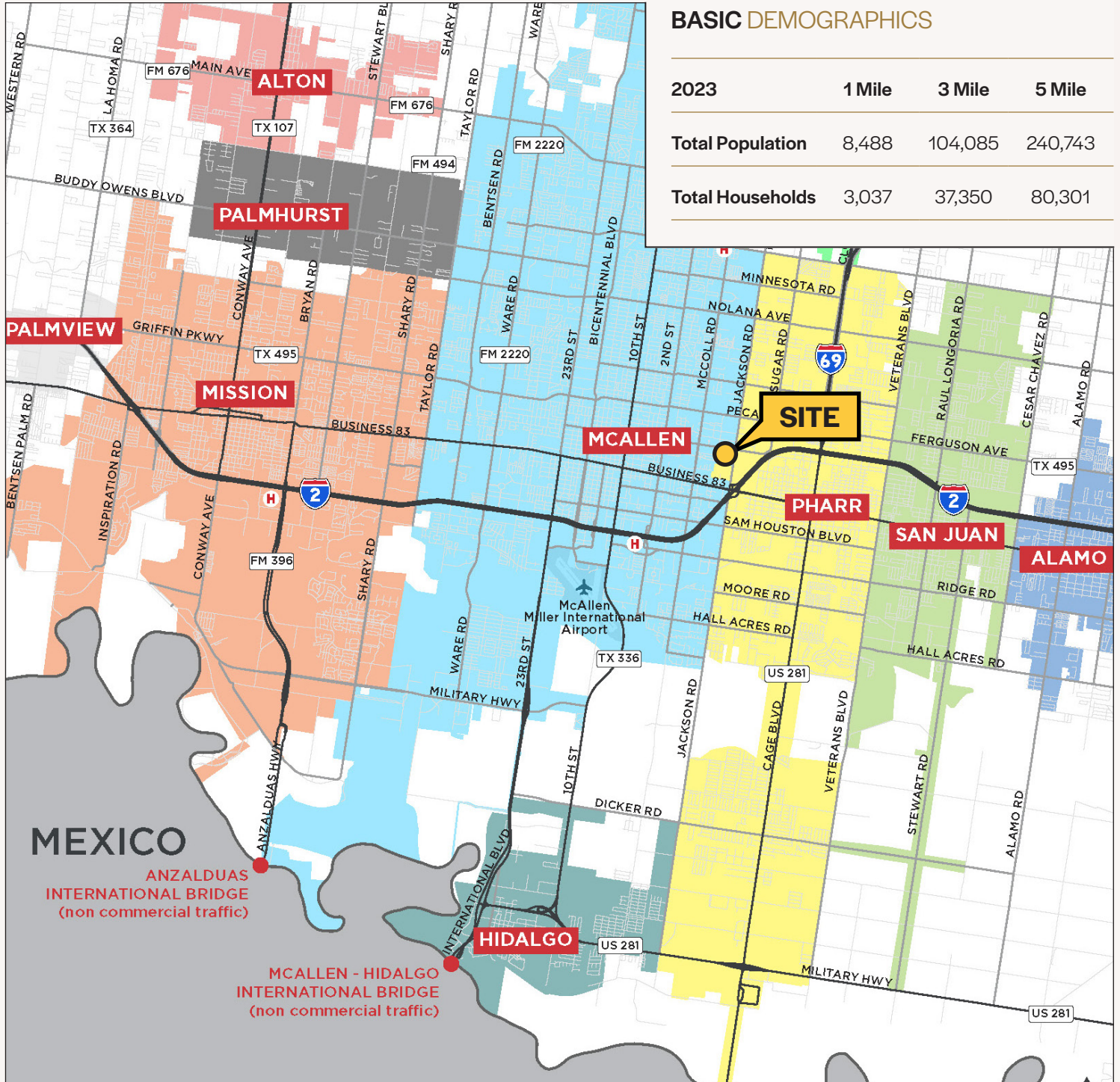
This is your chance to own a stunning 4,840 SF free-standing restaurant, currently operating as “Smokin’ Moon BBQ & Beer Garden,” in a prime, high-traffic location next to Cinemark and Pharr Town Centre. Built in 2018, the property offers a unique dining experience with a spacious 1,295 SF outdoor patio 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.



1617 W POLK AVE PHARR, TX 78577

LOCATION OVERVIEW



BASIC DEMOGRAPHICS

2023	1 Mile	3 Mile	5 Mile
Total Population	8,488	104,085	240,743
Total Households	3,037	37,350	80,301

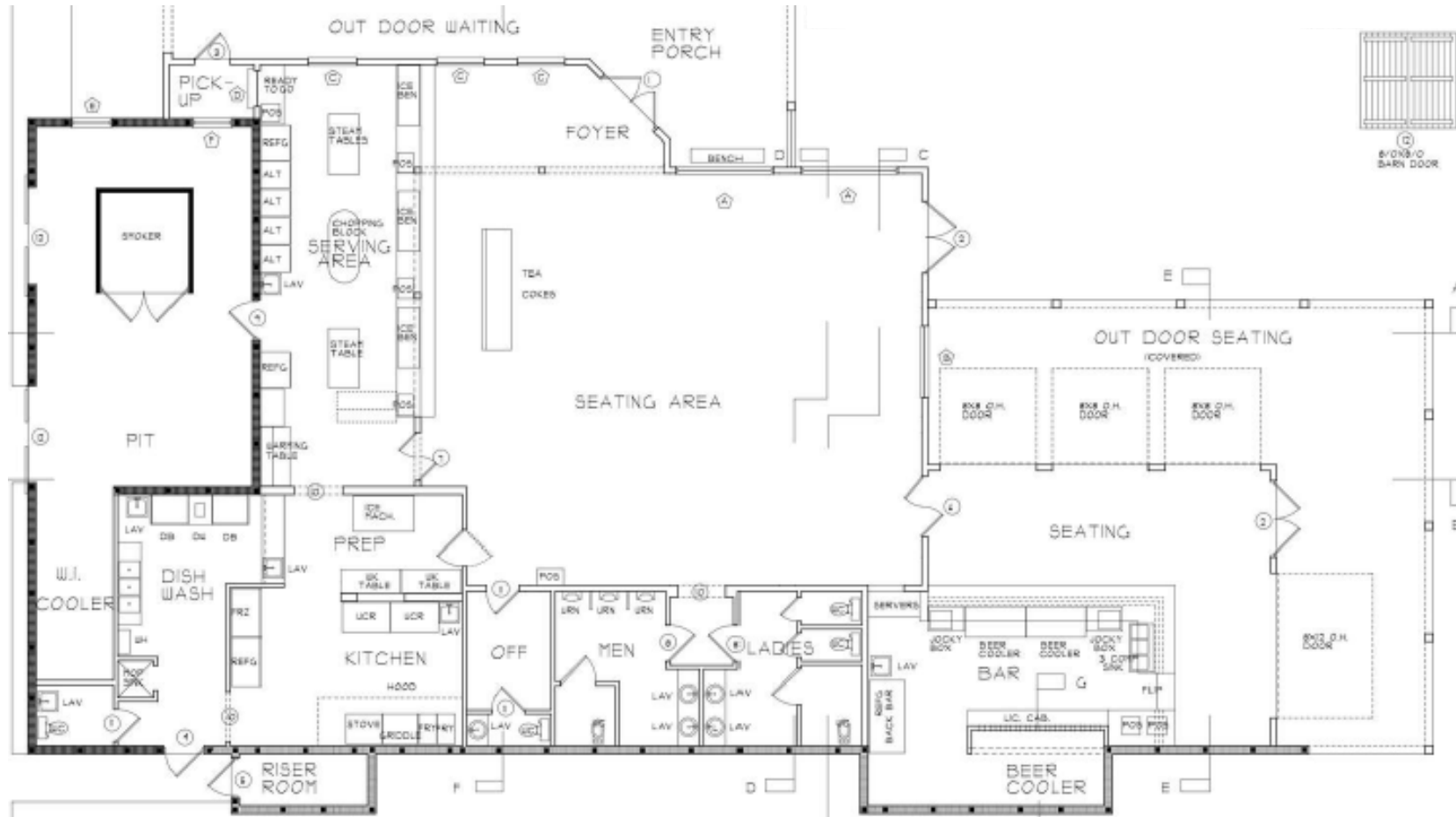
1617 W POLK AVE PHARR, TX 78577

AERIAL VIEW



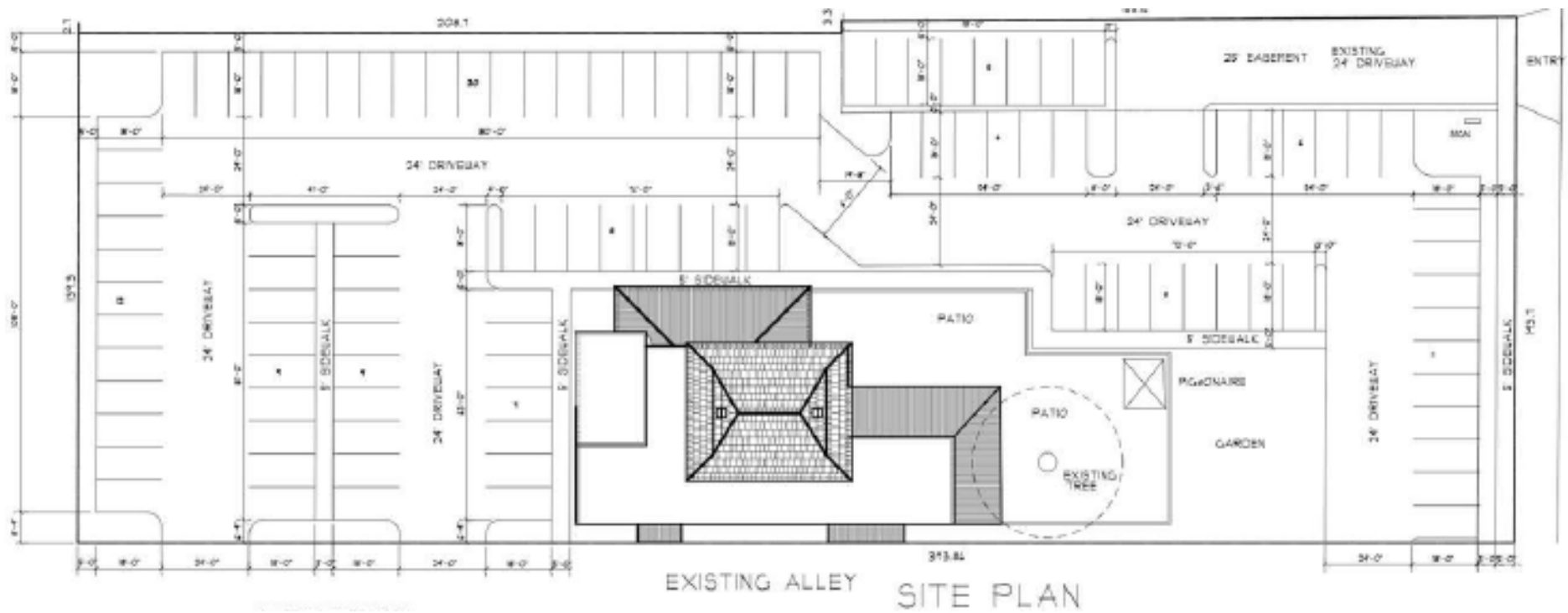
1617 W POLK AVE PHARR, TX 78577

FLOOR PLAN



1617 W POLK AVE PHARR, TX 78577

SITE PLAN



1617 W POLK AVE PHARR, TX 78577

INTERIOR PHOTOS



1617 W POLK AVE PHARR, TX 78577

EXTERIOR PHOTOS



1617 W POLK AVE PHARR, TX 78577

EXTERIOR PHOTOS



FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ
NAI RIO GRANDE VALLEY
PARTNER | CO-MANAGING BROKER
LAURAP@NAIRGV.COM | 956.227.8000



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property. The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make 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.