



AN EXCLUSIVE LISTING BY:



36,186 SF OFFICE / MEDICAL SPACE

1503 W Polk Ave. Pharr, TX 78577

PROPERTY OVERVIEW



A unique chance to acquire a 36,186 SF office building in Pharr, Texas, previously occupied by Texas Health & Human Services. Located on Polk Ave, this property offers excellent access to highways and is near national retailers at Pharr Town Center, including Academy Sports + Outdoors and Cinemark. The office space is suitable for owner-users or investors, featuring waiting areas, private offices, conference rooms, and private parking. Its flexible layout allows for division into smaller suites for multiple tenants.



BEYOND ORDINARY COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

PROPERTY SPECS

Sale Price	\$3,800,000
Building Size	36,186 SF
Property Type	Office
Lot Size	2.46 Acres
Building Class	B
Year Built	1984

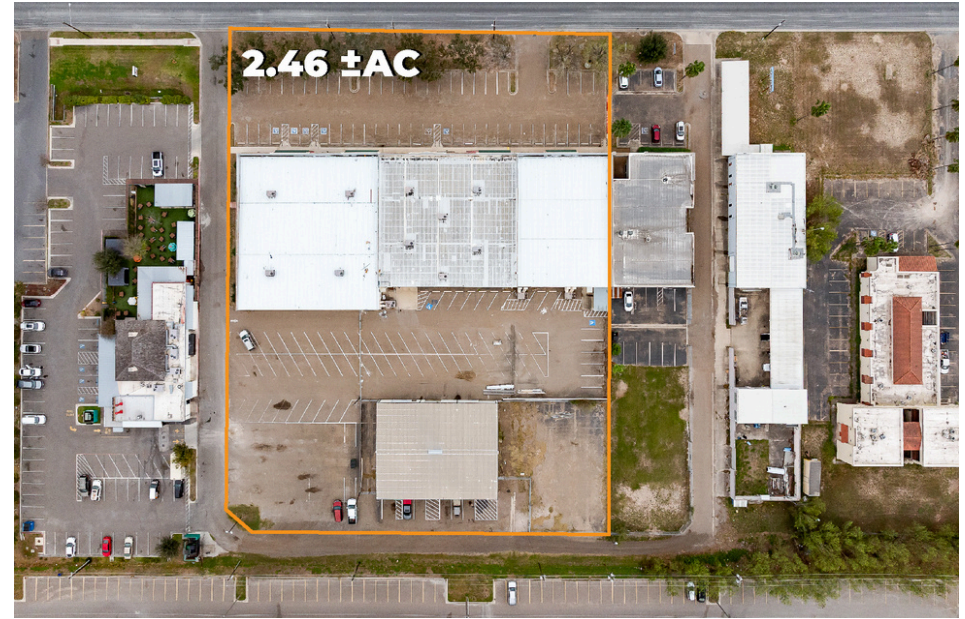


PROPERTY HIGHLIGHTS

- **Location:** Polk Ave, near Interstate 2 & 69C
- **Retail Environment:** Near Pharr Town Center, a busy retail hub
- **Office Space Features:** Waiting areas, executive offices, conference rooms
- **Regional Growth:** Pharr is a central business area with high demand for office space
- **Investment Potential:** Opportunity for owner-occupancy or leasing for income
- **Ideal For:** Corporate headquarters, government agencies, healthcare providers, educational institutions, call centers.



ADDITIONAL PHOTOS



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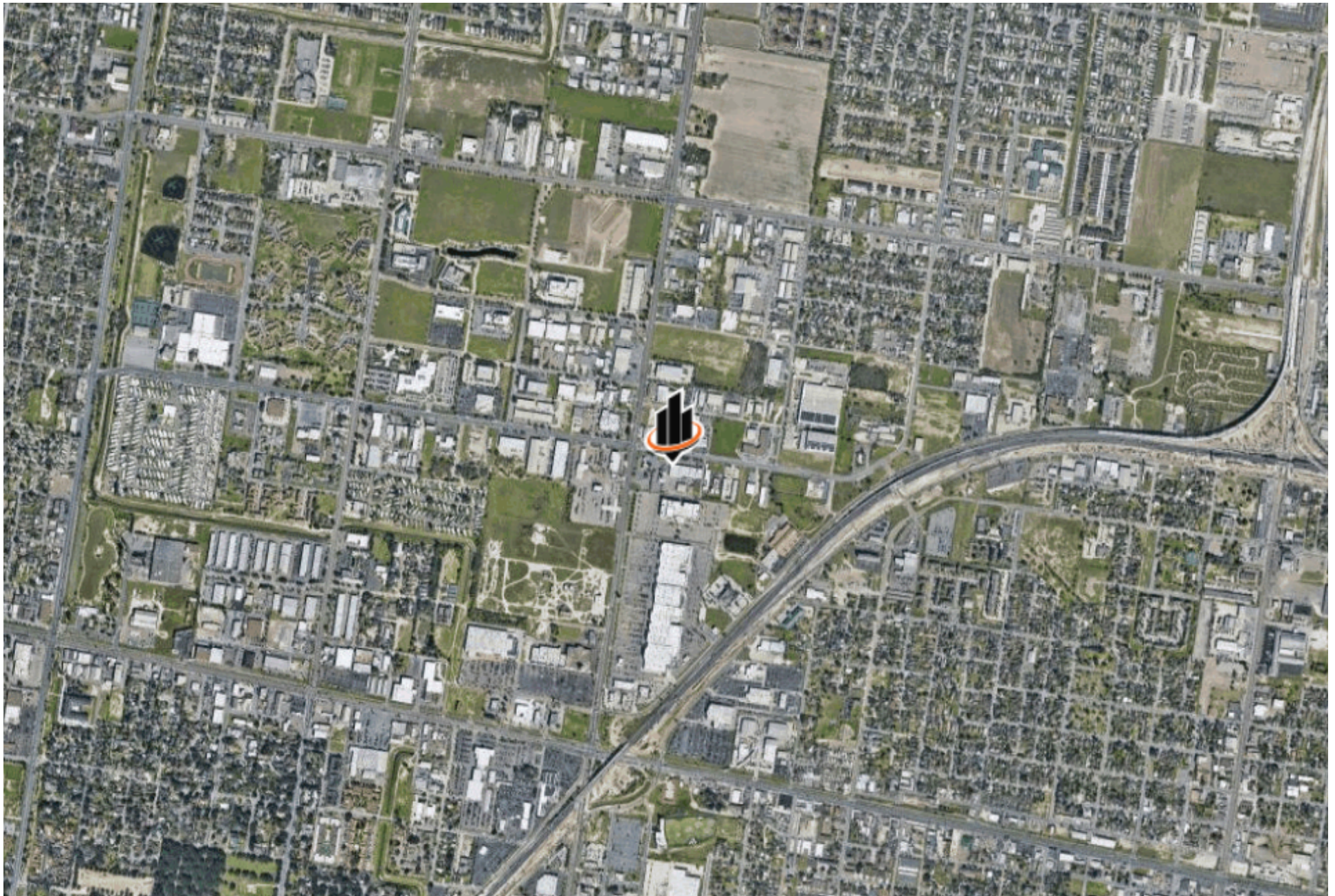
ACCESS ROAD



Dual access via N Jackson Road and W Polk Avenue, linking the property to major commercial thoroughfares and facilitating seamless connectivity to Interstate 2, South Jackson Road retail corridors, and surrounding Pharr-McAllen traffic networks.



REGIONAL MAP



DEMOGRAPHIC SUMMARY

POPULATION

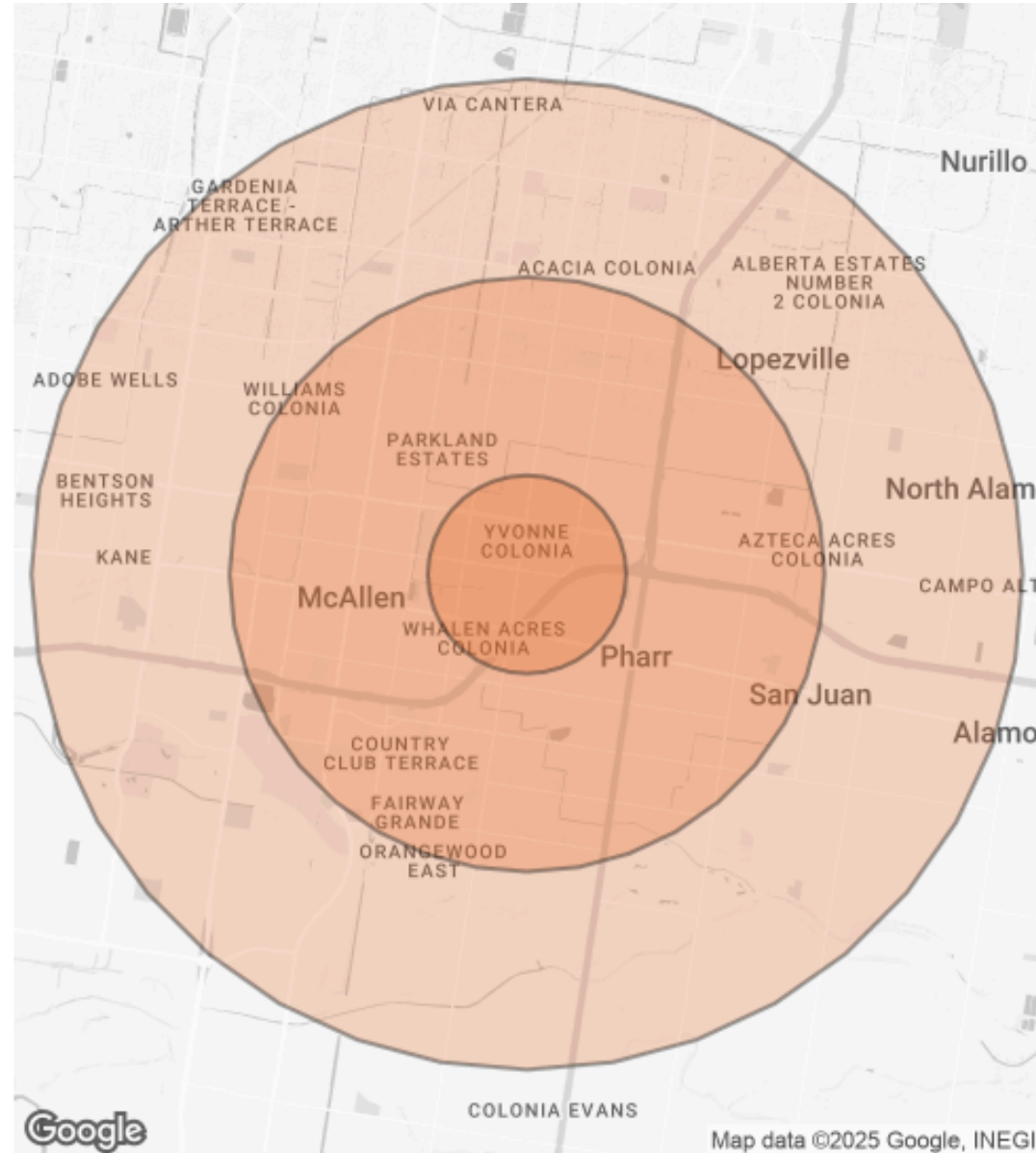
1 MILE	8,423
3 MILES	104,085
5 MILES	240,743

HOUSEHOLDS

1 MILE	3,011
3 MILES	37,350
5 MILES	80,301

AVG HOUSEHOLD INCOME

1 MILE	\$50,565 ±
3 MILES	\$67,281 ±
5 MILES	\$72,945 ±





6.3+ M

Current annual visits from Cinemark, Main Event, Parrys Pizzeria, Stripes, Ross Dress for Less, Pharr Town Center, Bert Ogden, and Wells Fargo.



PLACER AI VISITOR COUNTS



1.1M
VISITS



506.3K
VISITS



308K
VISITS



147.3K
VISITS



222.4K
VISITS



283.8K
VISITS



3.2M
VISITS



92.2K
VISITS



482K
VISITS

LAST 12 MONTHS

*Visits: The extrapolated number of visits at the property.





MARK HANNA, CCIM
MANAGING DIRECTOR

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BEYOND ORDINARY COMMERCIAL REAL ESTATE

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