

1617 W POLK AVE PHARR, TX 78577

PROPERTY OVERVIEW

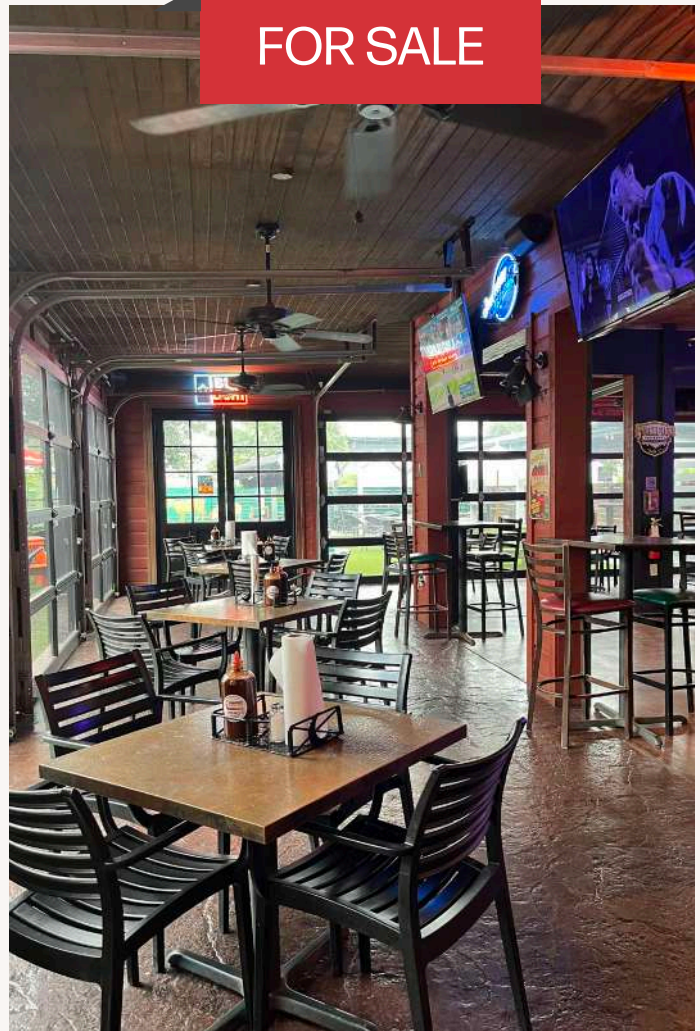
Sale Price:	\$1,599,000
Lot Size:	±1.29 Acres
Building Size:	4,840 SF
Year Built:	2018
Zoning:	Heavy Commercial
Taxes:	\$25,044
Parking Spaces	86 Spaces Available
Traffic Count:	26,527 VPD
Cross Streets:	W Polk Ave N Jackson Rd
County ID:	116502

PROPERTY SUMMARY

Turnkey Fully Equipped restaurant! This is your chance to own a stunning 4,840 SF free standing restaurant 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.

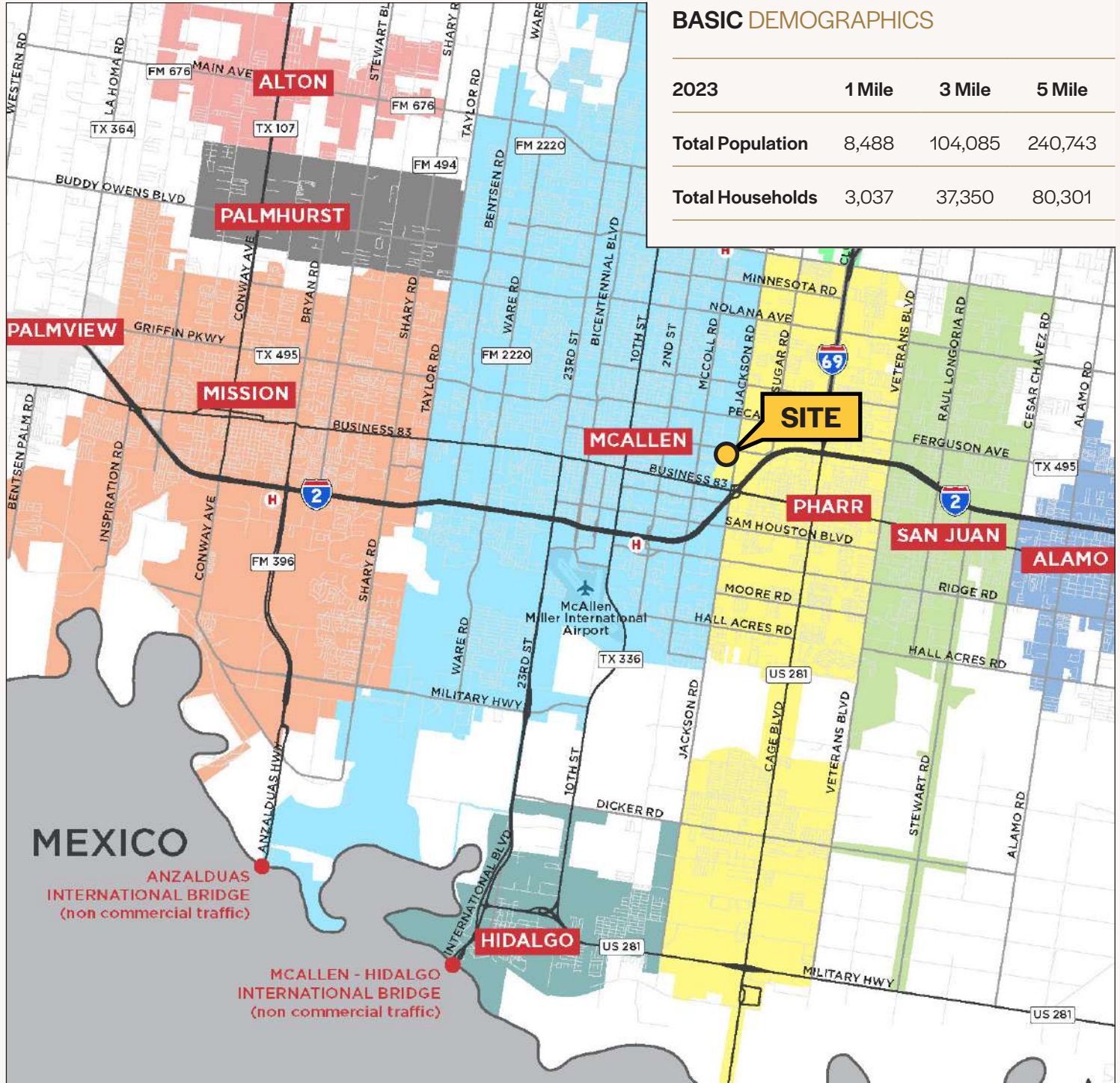
Positioned just east of the intersection of North Jackson Road and Polk Avenue, with easy access to Business Highway 83 and Interstate 2, this area has a population of 110,444 residents within 3 miles, making it ideal for attracting both locals and travelers alike. Don't miss this incredible opportunity to acquire a well-established venue in a sought-after location.

FOR SALE



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LOCATION OVERVIEW



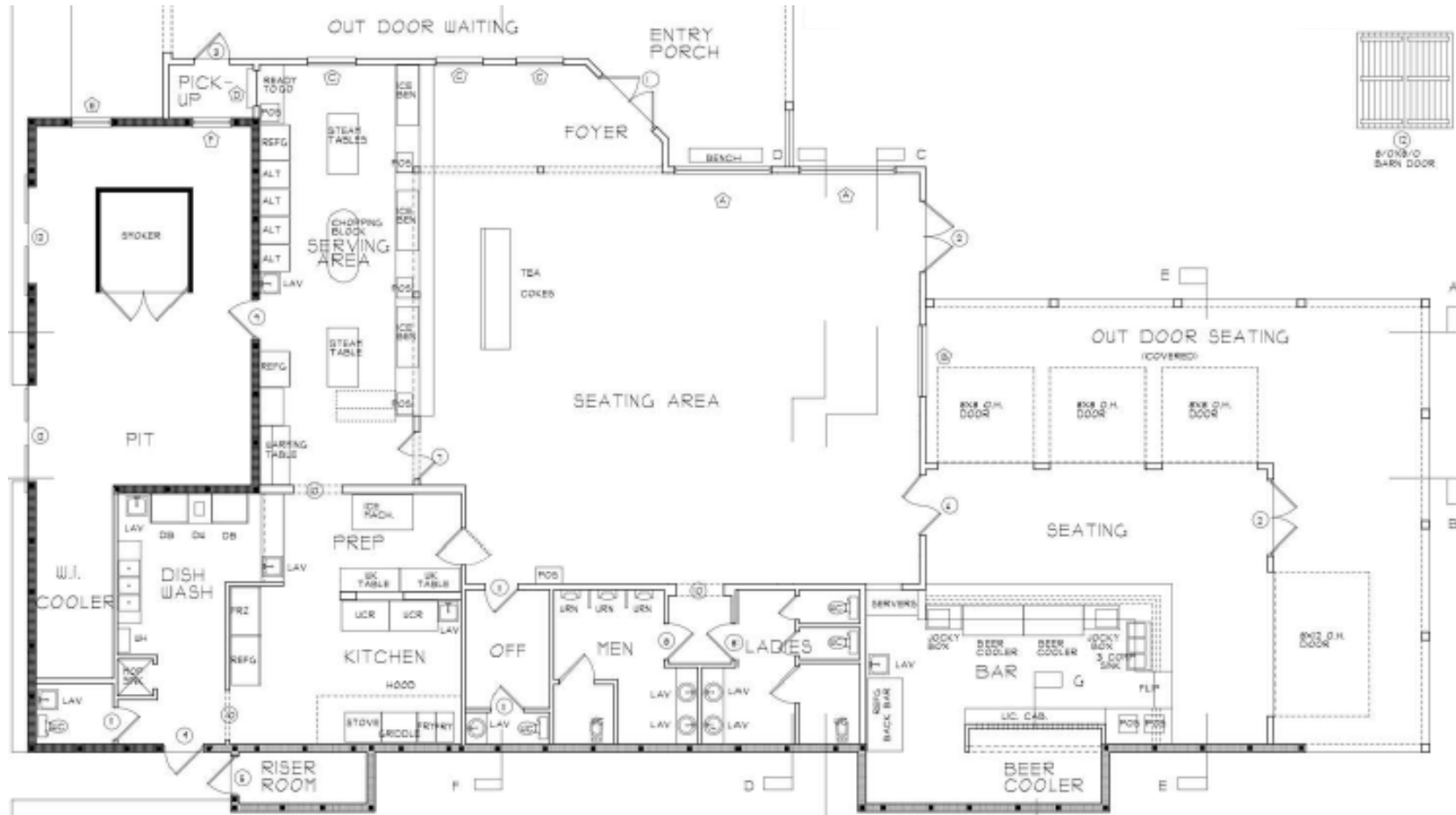
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AERIAL VIEW



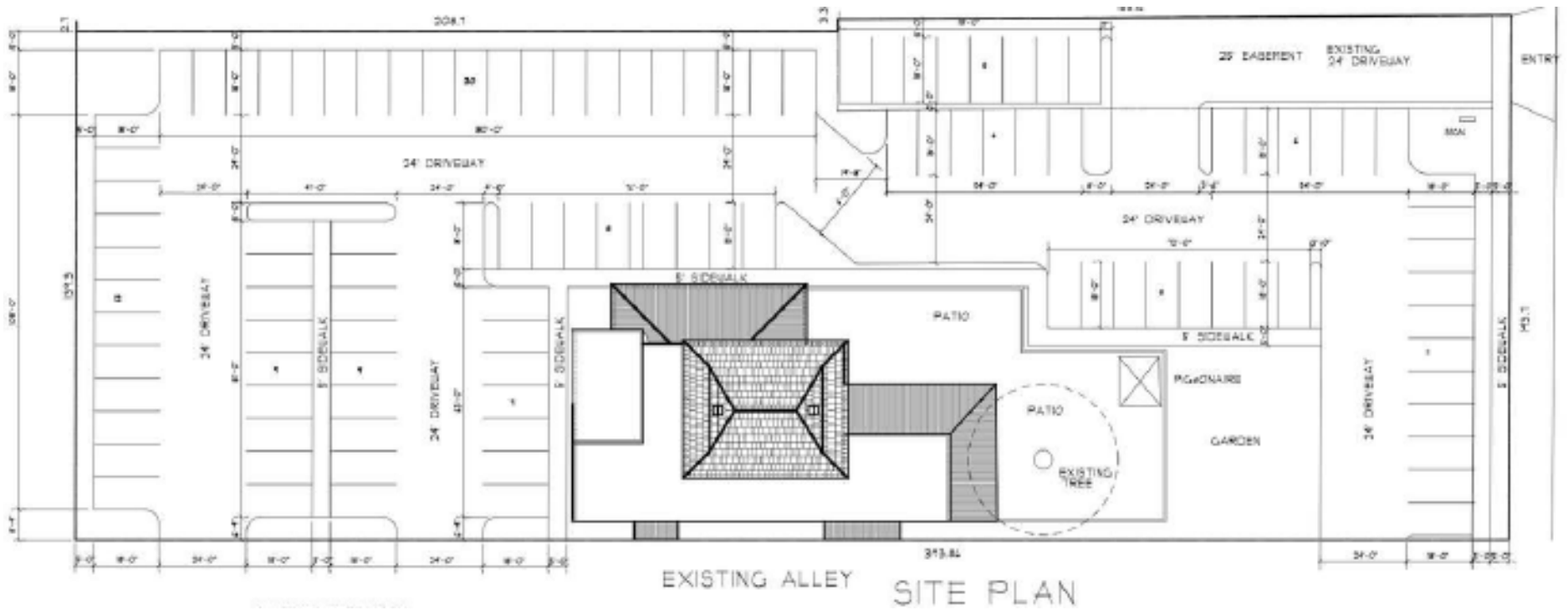
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FLOOR PLAN



1617 W POLK AVE
PHARR, TX 78577

SITE PLAN



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SURVEY

PEÑA ENGINEERING
1001 WHITEWING - P.O. BOX 4320
(956) 682-8812 - McALLEN, TEXAS 78502 - FAX (956) 631-PENA

POLK AVE.
V. 22 P. 186 M.R.

B/C

S 80°-59'-30"E 143.70'

S 8°-51'E 155.16'

N 8°-51'E 208.70' B/C

N 80°-59'-30"W 142.00' F1

LOT 1A
1.18 ACRES

25' ALLEY V. 22 P. 186 M.R.

S 8°-51'W 393.66'

EAST LINE OF LOT 1 FIRST VALLEY BANK SUB. V. 30 P. 94-A M.R.

20' UTILITY EASEMENT

26'7" INGRESS AND EGRESS EASEMENT DOC # 166705 O.R.

30' EASEMENT TO H.C.I.D. No. 2

158.70'

SOUTH R.O.W.

V. 22 P. 186 M.R. JACKSON ROAD EAST R.O.W.

NORTH RUDY

BASIS OF BEARING IS THE SOUTH LINE OF ALBRAD SUB. V. 22 P. 186 M.R. HIDALGO COUNTY TEXAS.

CADS - ALBRAD I-A
SCALE: 1" = 60'

LEGEND
S - SET 1/2" DIAMETER IRON ROD
F1 - FOUND 1/2" DIAMETER IRON ROD
R.O.W. - RIGHT-OF-WAY
B/C - BACK OF CONCRETE CURB & GUTTER
P - POWER POLE LINE
F/V - FLUSH VALVE
M.R. - MAP RECORDS
D.R. - DEED RECORDS
O.R. - OFFICIAL RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT

NOTES:
1). BLANKET EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2
2). BLANKET EASEMENT TO C.P.L. V. 890 P. 23 D.R.

BUYER'S NAME: _____

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel No. 480347 0005 C
Map Revised: Oct. 19, 1982

☐ Zone "A" - This is to certify that this property is in a flood prone area.
☒ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plot represents the facts found on the ground at the time of survey and that there are no visible discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements except as shown on this plot. © copyright 2006 PEÑA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this survey. Survey valid only if print has original seal and signature.

ADDRESS: _____
LEGAL DESCRIPTION: ALL OF LOT 1A AND THE EAST 26.70 FEET OF LOT 1, ALBRAD SUBDIVISION UNIT NO. 1, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS

ACCORDING TO THE MAP RECORDED IN VOLUME 22 PAGE 186
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

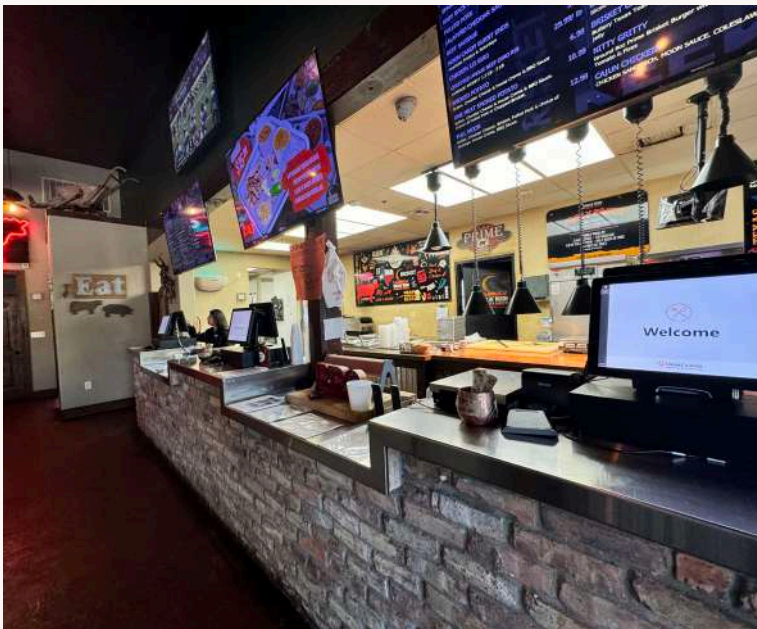
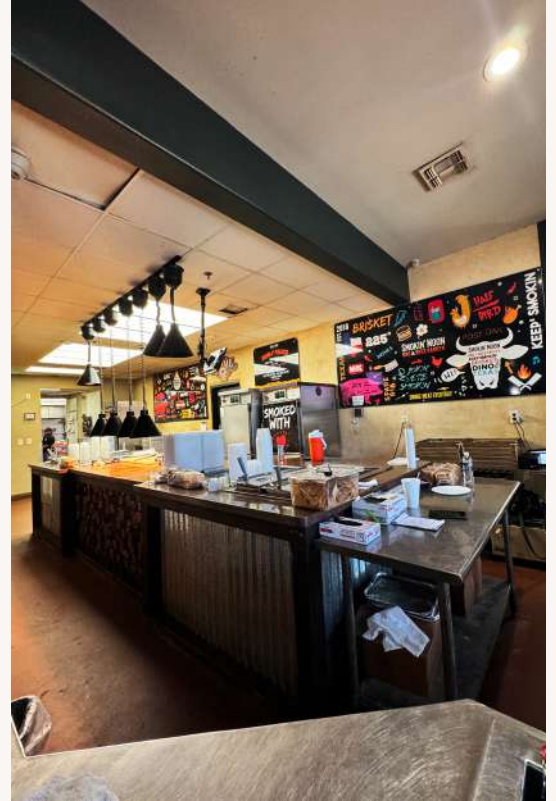
NOV/13/2006
DATE

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EXHIBIT "A"

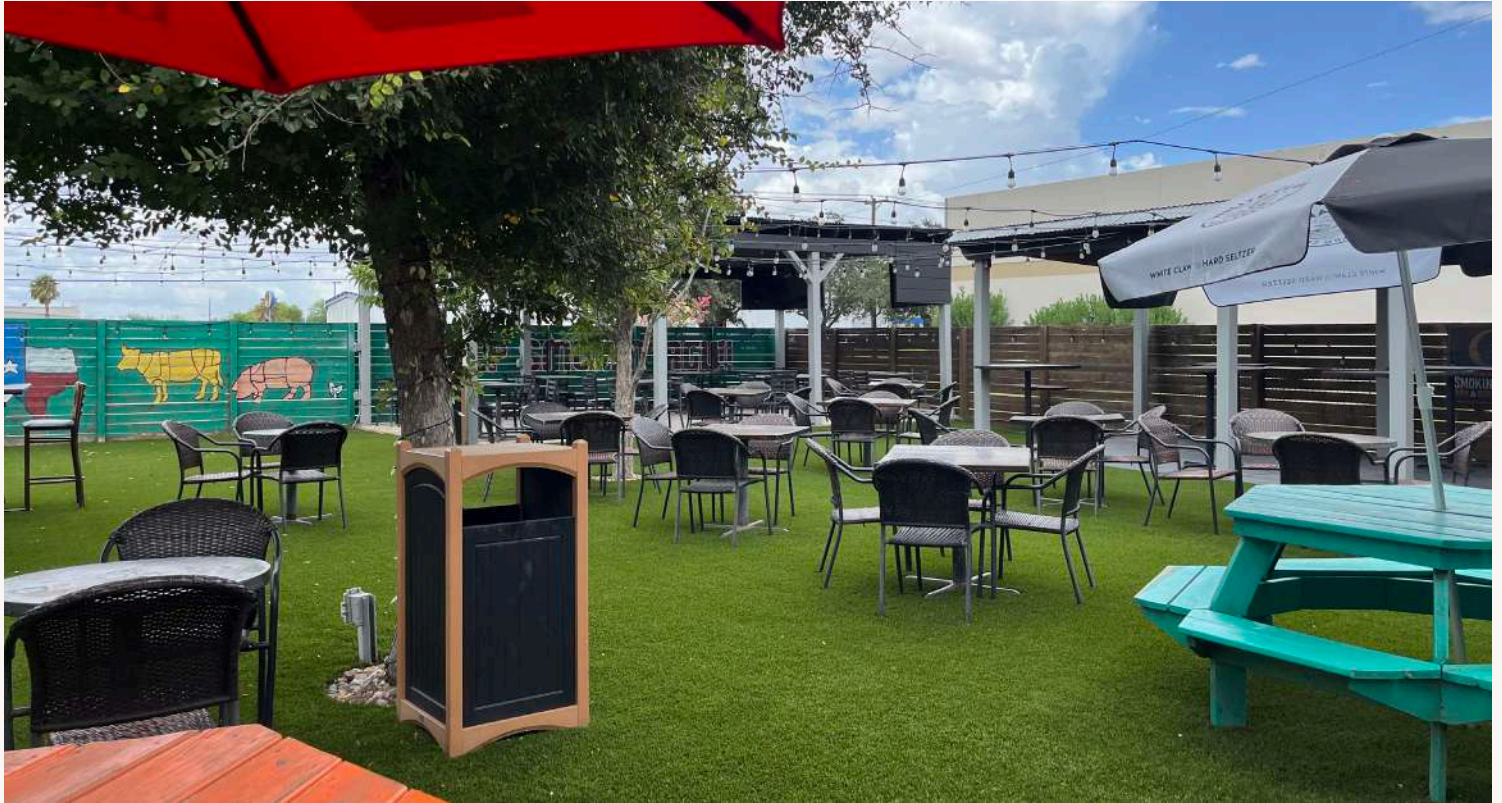
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INTERIOR PHOTOS



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



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