



500 N. JACKSON RD PHARR TEXAS 78577

# PHARR TOWN CENTER

470,000 SF WORLD-CLASS SHOPPING DESTINATION



LEVCOR

# BUSTLING ENTERTAINMENT HUB IN THE BOOMING RIO GRANDE VALLEY

Pharr Town Center has emerged as the destination for locals and visitors looking for the best retail and entertainment experience in the region. The 470,000 SF shopping center serves as a world-class retail/entertainment destination and is the home to exclusive retailers Pappadeaux and Main Event. Also adjacent to the only Top Golf in the region, Pharr Town Center high-profile, nationally recognized tenants, including Academy, TJ Maxx, JoAnns, Ross Dress for Less, Five Below, Buy Buy Baby, Cost Plus World Market and Cinemark Theatres. The first phase of the project was fully developed and completed at the end of 2017. Phase II, The Oasis, will include additional dining options and is now under development.



#### Population

3 miles 100,848  
5 miles 240,726



#### Avg. HH Income

\$68,443  
\$73,130



#### Retail Exp. per Square Mile

\$896 M  
\$2.1 B



#### Vehicles per Day

143,068 - US 83  
25,235 - Jackson Rd

[WATCH OUR PROPERTY VIDEO](#)





## EXCELLENT TENANT SALES PERFORMANCE



Exceptional sales volumes,  
only location in the Rio  
Grande Valley



One of the top stores in the  
250-store chain



The top theater in the Valley!  
Houses 16 screens and  
newly renovated



Opened as the top store in  
the chain in late 2014



# GOING STRONG: THE RIO GRANDE VALLEY MARKET

Retail businesses looking to expand within a vibrant and growing community need not look any further than Pharr. It provides access to an immediate customer base of 1.8 million in the Rio Grande Valley and a population of over 10 million within a 200 mile radius. In the Rio Grande Valley alone, annual retail sales have topped \$5 billion.

The Valley is one of the fastest growing markets nationally and in Texas. McAllen, part of RGV and the immediate geographic neighbor of Pharr, was named by Forbes as the 3rd best market for job growth (2014) and 1st by the U.S. Bureau of Labor Statistics (2012). RGV also has one of the best retail markets in Texas. McAllen has the highest actual retail sales per household (retail sales above household income), and 2nd highest per capita and per household retail sales. Much of these statistics are due to daily border traffic from Mexican nationals that come to the Rio Grande Valley to shop.



**1.8 MILLION**

customer base of in the  
Rio Grande Valley



**OVER 10 MILLION**

a population of within  
a 200 mile radius



**\$5 BILLION**

in annual retail sales in the  
Rio Grande Valley alone

# IMMEDIATE TRADE AREA RETAIL TENANCY



JUST OPENED ACROSS THE  
FREEWAY (JACKSON & US  
83) WITH A 4 HOUR WAIT  
ON WEEKENDS



#1 UNIT IN THE US



ONLY STORE IN THE VALLEY IS  
IN PHARR (NEXT TO AT HOME)



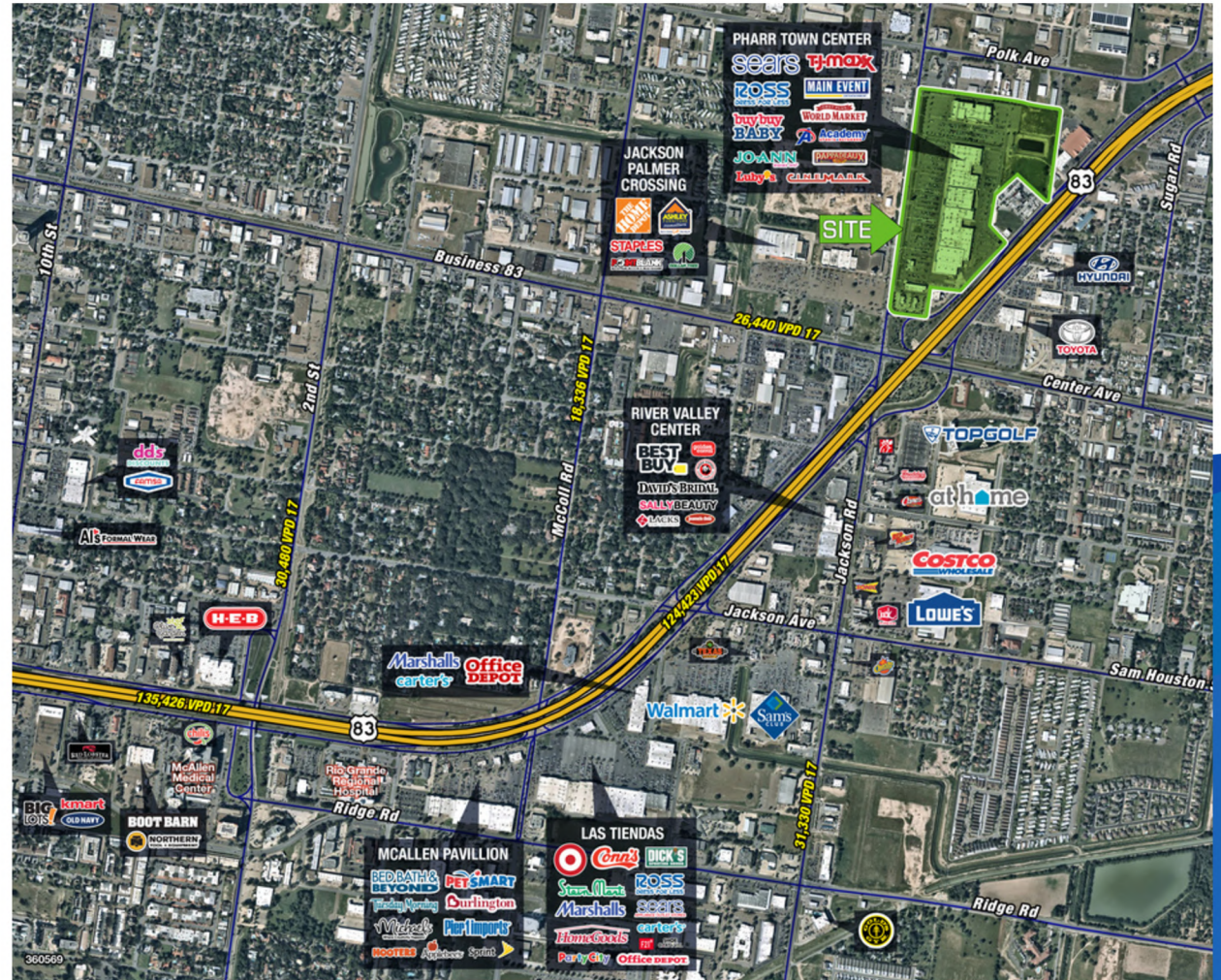
CHOSE PHARR FOR ITS FIRST  
STORE IN THE VALLEY



HAS 2 STORES A MILE APART  
FROM EACH OTHER BOTH  
DOING EXTRAORDINARY SALES



#1 STORE IN THE CHAIN





**COSTCO**  
WHOLESALE

**Red Robin**

**at home**  
The Home Decor Superstore

**Cane's**

**Freddy's**  
ICE CREAMERY

**Chick-fil-A**

**AT&T**  
**Orthodontics**  
**DAVID'S**  
**BEST BUY**  
**Firehouse Subs**  
**Sherwin Williams**  
**BR**

**TOPGOLF**

**Ford**

**Burnsmotors.com**  
honest business since 1948  
MCALLEN MISSION

**HIGHWAY 83** 23,274 VPD

**MCCOY'S**  
BUILDING SUPPLY

**TOYOTA**

**Elstar Dental**

**McDonald's**

**HYUNDAI**

**Luby's**

**ASHLEY Furniture** **Staples**

**DOLLAR TREE**

**THE HOME DEPOT**

**INTERSTATE HIGHWAY 2**  
143,068 VPD

**Academy**  
SPORTS + OUTDOORS

**RALLY**

**CRUNCH**

**TJ-maxx**

**Burlington**

**ROSS**  
DRESS FOR LESS

**Bath & Body Works**

**MAIN EVENT**

**five BELOW**

**COST PLUS**

**WORLD MARKET**

**JOANN**

**PAPPADEAUX**  
SEAFOOD KITCHEN

**FURNITURE ROW**

**MATTRESS CO.**

**RESTAURANTrow**  
AT PHARR TOWN CENTER  
COMING SOON

**PARRY'S**  
PIZZERIA & TAPHOUSE

**CINEMARK**

**NISSAN**

**WELLS FARGO**

**N. JACKSON ROAD**  
25,325 VPD

# RESTAURANT ROW AT PHARR TOWN CENTER

TOTAL GLA: 14,200  
PARKING: 308 SPACES









# FOR MORE INFORMATION

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