

# FOR LEASE



A **Varco** REAL ESTATE PROJECT

## HIGHLIGHTS

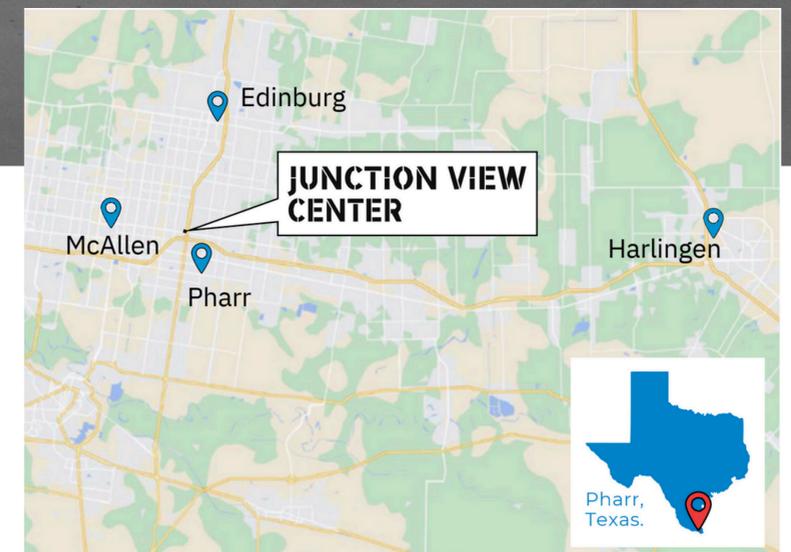
- ▶ Located in the center where McAllen, Pharr and Edinburg meet
- ▶ Offers prime retail opportunities
- ▶ Excellent visibility and easy access from N Cage Boulevard
- ▶ Strategically positioned in high traffic area

## TRAFFIC COUNT

**90,166**

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.

 SCHOOL	 HOSPITAL	 AIRPORT
🕒 4 min 🚗 0.8 mi	🕒 8 min 🚗 4.6 mi	🕒 9 min 🚗 4.5 mi
 PORT	 INTERNATIONAL	
🕒 65 min 🚗 56.4 mi	🕒 39 min 🚗 32.5 mi	



**2101 N Cage Blvd, Pharr, TX 78577**

Coordinates: 26.2130, -98.1825

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



origoworks.com

956 388 1007



# FOR LEASE

A **Varco** REAL ESTATE PROJECT

**2101 N Cage Blvd, Pharr, TX 78577**

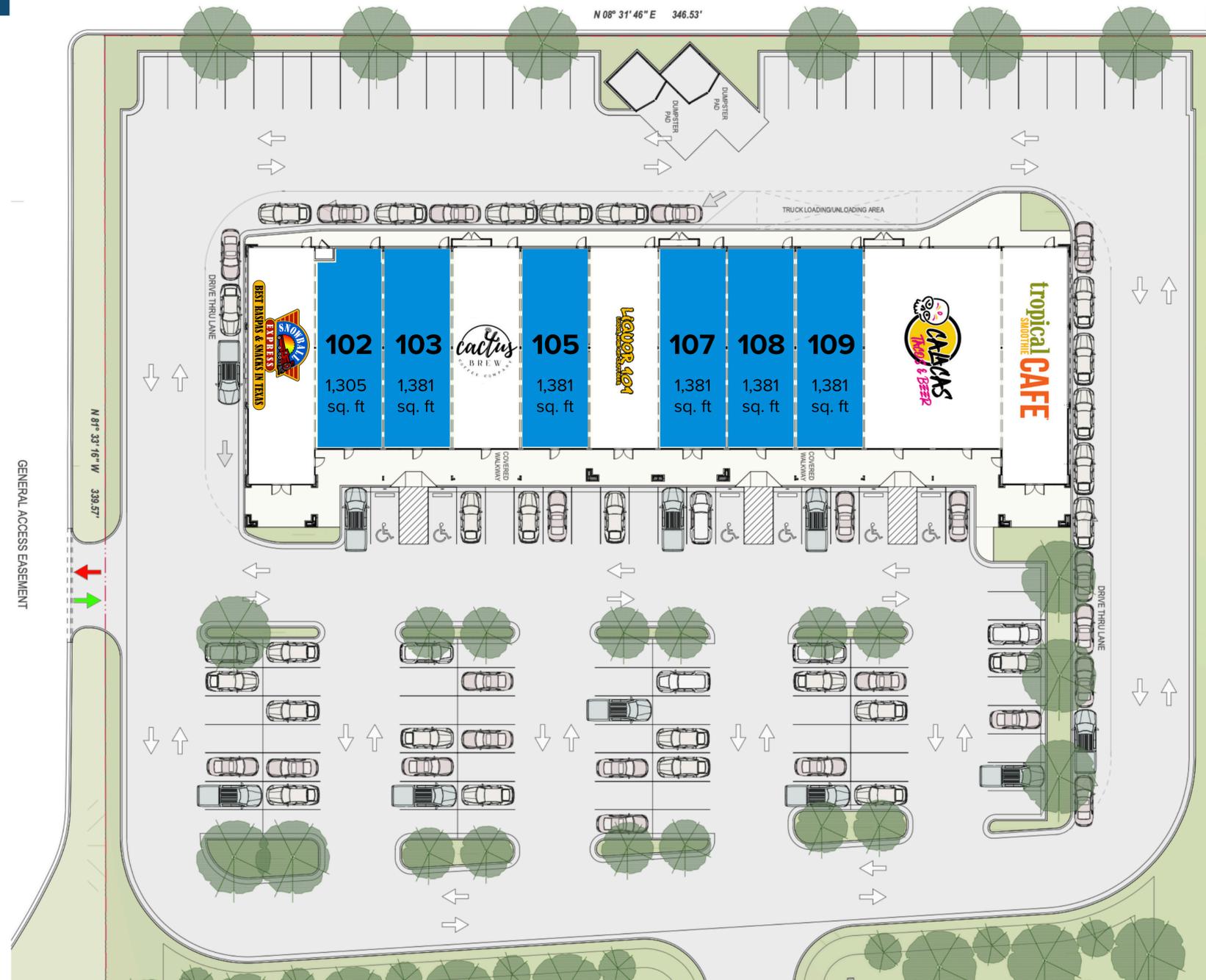
Coordinates: 26.2130, -98.1825

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

## AVAILABLE SPACE

<b>102</b>	1,305	SQ. FT
<b>103</b>	1,381	SQ. FT
<b>105</b>	1,381	SQ. FT
<b>107</b>	1,381	SQ. FT
<b>108</b>	1,381	SQ. FT
<b>109</b>	1,381	SQ. FT

## GROSS LEASABLE AREA 17,024 SQ. FT



## CURRENT TENANTS

101	<b>Snowball Express</b>	1,662	SQ. FT
104	<b>Cactus Brewing Coffee Company</b>	1,381	SQ. FT
106	<b>Liquor 101</b>	1,381	SQ. FT
110-111	<b>Calcas Tacos &amp; Beer</b>	2,719	SQ. FT
112	<b>Tropical Smoothie</b>	1,671	SQ. FT

## REACH OUT FOR MORE INFO

**Tomi Hajduk**  
thajduk@origoworks.com

**Alberto Villarreal**  
avillarreal@origoworks.com

**Matthew Lopez**  
mlopez@origoworks.com

**Office Number**  
956 338 1007

222 N. Expressway,  
Suite 300  
Brownsville, Texas