



500 N JACKSON RD PHARR TEXAS 78577

PHARR TOWN CENTER

470,000 SF WORLD CLASS SHOPPING DESTINATION



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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THE OASIS



The Oasis sets a new benchmark for upscale dining, modern office environments, and vibrant entertainment in the Rio Grande Valley. Located next to Pharr Town Center, this landmark development is poised to become the region's premier destination for both business and leisure. With a 14,200-square-foot shell space available, The Oasis offers exceptional flexibility—ideal for professional offices, high-end retail, or restaurant concepts. Developer Levcor LLC is open to demising the space to meet tenant needs, with a strong emphasis on creating dynamic, modern office space opportunities.

Positioned among national anchors like Academy, Main Event, and Ikea, The Oasis benefits from high visibility, steady foot traffic, and a surrounding environment full of amenities that enhance the workday experience for employees. With ample on-site parking and a thoughtfully designed atmosphere, The Oasis is not just a place to visit—it's a place to work, thrive, and enjoy.

Lease Information

Total Space Available	± 14,200 SF
Minimum Divisible	3,550 SF
Max Contiguous	± 14,200 SF

Property Specifications

Building Size	± 14,200 SF
Lot Size	1.84 Acres
Year Built	2025
Ceiling Height	24'
Occupancy	0.0%
Parking Spaces	± 350

YOUR DESTINATION FOR SHOPPING, DINING & FUN

Pharr Town Center has become a premier destination for both locals and visitors seeking top-tier retail and entertainment. This 470,000 SF center features exclusive anchors like Pappadeaux and Main Event, and sits next to the region's only Topgolf. It also boasts a strong lineup of national retailers, including Academy Sports, TJ Maxx, Ross, Five Below, World Market, and Cinemark Theatres. The first phase was completed in late 2017, and Phase II—The Oasis—is now underway, bringing exciting new dining options to the development.



Population

3 Miles
5 Miles

100,848
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



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 the 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). The 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

population within
a 200 mile radius



\$5 BILLION

annual retail sales in the
Rio Grande Valley alone



1301 W POLK AVE
PHARR, TX 78577

OASIS PHOTO



RESTAURANT PROPERTY FOR LEASE

NAISTX
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1301 W POLK AVE
PHARR, TX 78577

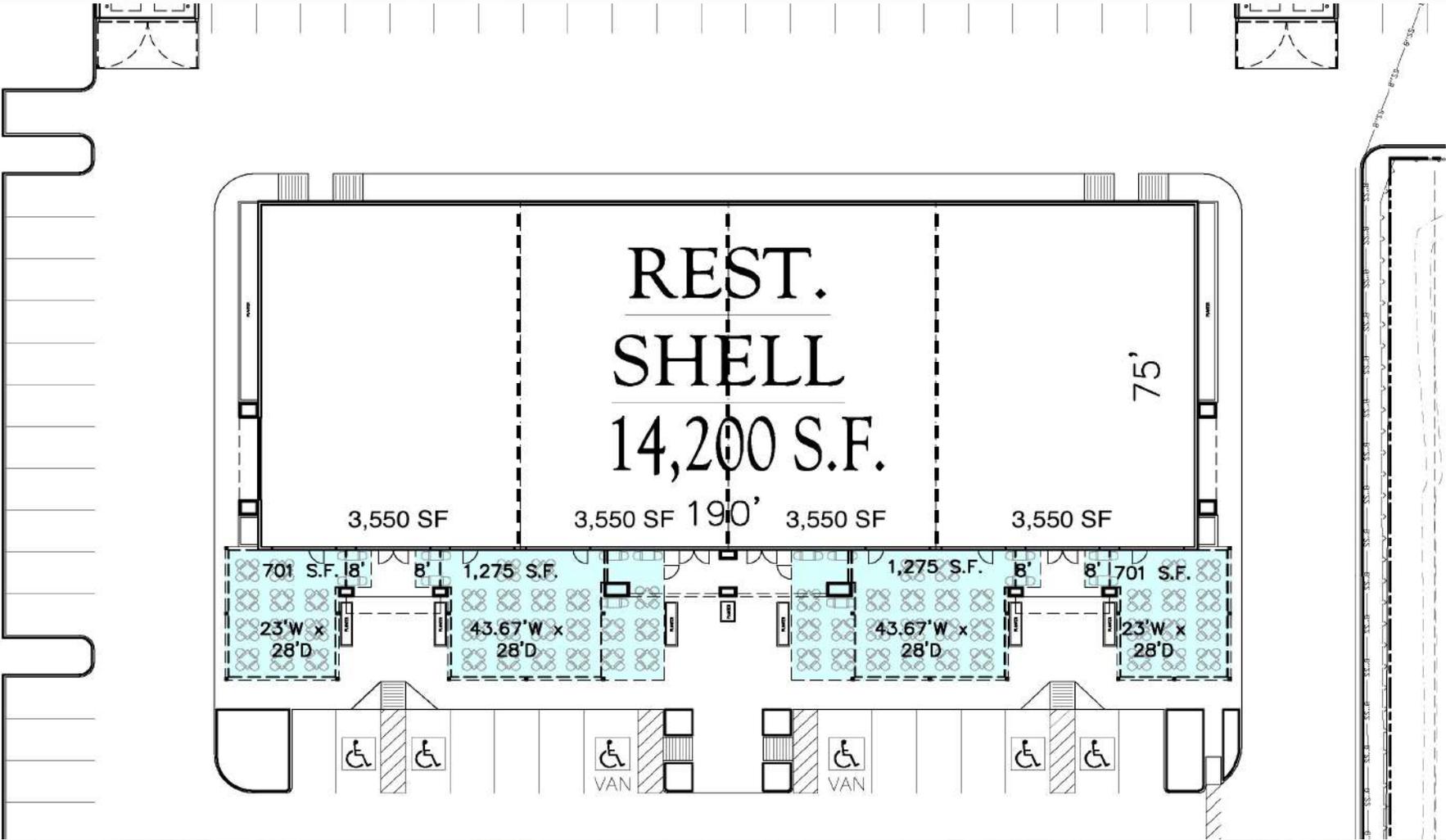
**INTERIOR SHELL & EXTERIOR
CLOSEUP PHOTOS**



RESTAURANT PROPERTY FOR LEASE

1301 W POLK AVE
PHARR, TX 78577

THE OASIS FLOOR PLAN



RESTAURANT PROPERTY FOR LEASE



IMMEDIATE RETAIL MAP



COSTCO
WHOLESALE

Red Robin
HONEY BUNDED BURGERS

FIREHOUSE SUBS
BEST BUY
DAVID'S BRIDAL
Lakeshore
SHERWIN-WILLIAMS
Jason's deli
verizon
Orthodontics
A Perfect Smile
Every Certified Orthodontist

TOPGOLF

INTERSTATE 2

BUSINESS 83

MCCOY'S
BUILDING SUPPLY

TOYOTA

Luby's

BUSINESS 83

HYUNDAI

T-Mobile

PAPPADEAUX
SEASONED KITCHEN

JAMES AVERY
artisan jewelry
Academy SPORTS & OUTDOORS
CRUNCH ATM
T.J. MAXX
Burlington
ROSS
DRESS FOR LESS®
Bath & Body Works®
MAIN EVENT
five BELOW
WORLD MARKET

THE HOME DEPOT
McDonald's
Staples **DOLLAR TREE**
ASHLEY **LINCOLN**
AMERICAN LUXURY
Elstar Dental

IKEA

CINEMARK

PARRY'S

NISSAN

FURNITURE ROW
DENVER MATTRESS CO.
The Mattress Store for the Denver Metro Area

WILD 'N PANGO

RETAIL MAP

Why Choose Pharr for Retail Expansion?

Pharr Town Center is a 470,000 SF retail and entertainment hub in the heart of the Rio Grande Valley. It features top national retailers like TJ Maxx, Ross, Academy, 5 Below, and World Market, plus attractions like Cinemark, Main Event, and Pappadeaux.

 AVAILABLE FOR LEASE



cricket wireless
CHIPOTLE
ALL-STAR NUTRITION **EZ Cuts**
STEFANO'S

JAMES AVERY
artisan jewelry

 **VPD: 24,793**

IKEA

 **VPD: 122,209**

FURNITURE ROW
DENVER MATTRESS CO.
The easiest way to get the right mattress.

THE OASIS

PARRY'S
PIZZERIA & TAPHOUSE

CINEMARK

530 N. JACKSON RD.

Pharr Town Center, located at 500 N. Jackson Road in Pharr, Texas, serves as a premier retail and entertainment destination encompassing 470,000 square feet. This shopping center is anchored by well-known national retailers, including Academy, Main Event, TJ Maxx, Ross, Five Below, World Market, Cinemark, James Avery, and Ikea. Its strategic location adjacent to the region's sole Topgolf contributes to substantial visibility and foot traffic.

Currently, there is one retail suite available for lease within the center. Suite A (1,455 SF) is next to James Avery. It offers excellent visibility and accessibility within this thriving shopping center.



Highlights

- Suite A is a versatile open layout, ready for tenant build-out
- Suitable for boutique retail, service, or specialty use
- High foot traffic and visibility from major roads
- Strong demographic and tourist appeal

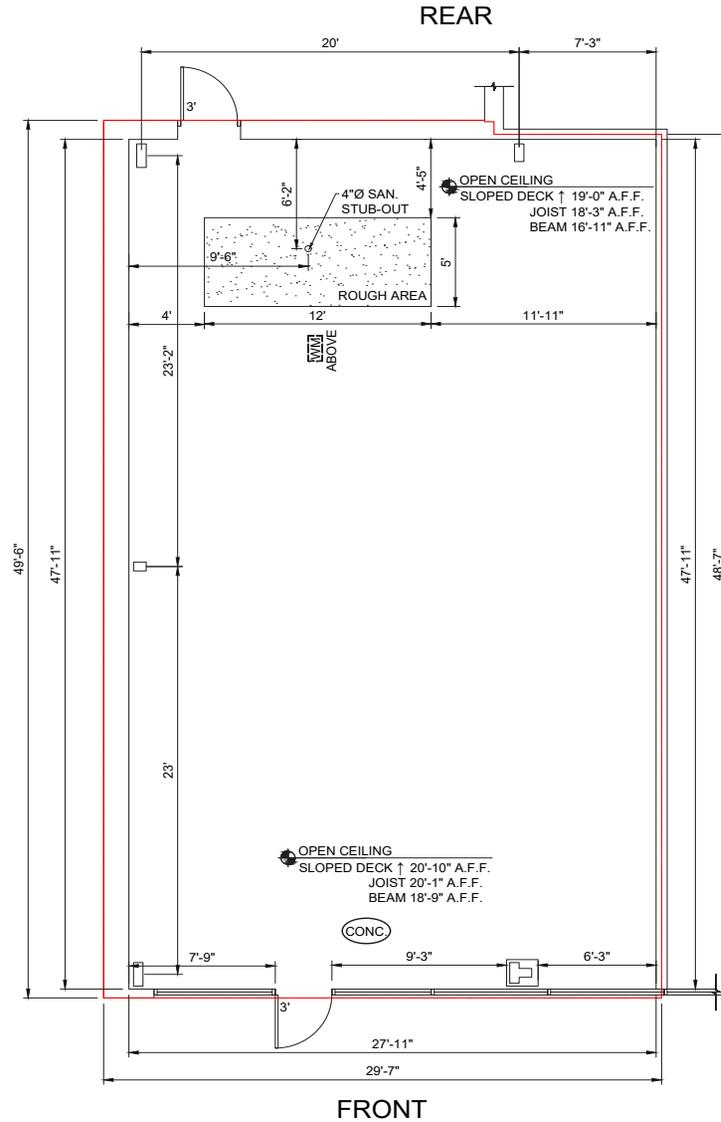
Property Specifications

Suite A: ± 1,455 SF

Parking Spaces ± 1,054

530 N JACKSON RD
PHARR, TX 78577

SUITE A FLOOR PLAN



LEGEND
 WM = WATER METER;
 2"Ø WATER LINE

----- LEASEABLE S.F. = 1,455 SF



SITE EVALUATORS LLC
 6136 FRISCO SQUARE BLVD.
 SUITE 400
 FRISCO, TX 75034
 214-705-8555

LEVCOR
 PHARR TOWN CENTER
 530 N JACKSON RD., SUITES A-B,
 PHARR, TX 78577

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 DRAWING.
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 ALL DIMENSIONS ARE
 SUGGESTED AND ARE TO BE
 VERIFIED BY THE
 CONTRACTOR.

DRAWN BY: I.S.
 NOT TO SCALE
 DATE: 03-03-25

RESTAURANT PROPERTY FOR LEASE



PHARR TOWN CENTER

PHARR, TX 78577

SITE PLAN

**DEVELOPMENT SYNOPSIS
REQUIREMENTS PER CITY OF PHARR, TEXAS**

TOTAL LAND AREA (±48.60 AC)	±2,117,295 S.F.
TOTAL BUILDING AREA (GLA ONLY)	471,162 S.F.
DENSITY	22.3 %
RETAIL	315,032 S.F. (3 ±1,300 S.F.)
RESTAURANTS	34,626 S.F. (1,100 S.F.)
CINEMA	63,504 S.F. (2,336 SEATS (174 SEAT))
MAIN EVENT	58,000 S.F.
*15 SPACES PER LANE (28 BOWLING LANES AND 4 BOOZE BALL LANES), PLUS (2) SPACES FOR RESTAURANT, (1) COMMERCIAL AND OFFICE, PLUS 1 FOR EACH ADDITIONAL 300 S.F.)	
TOTAL PARKING REQUIRED	2,611 SPACES
PARKING RATIO REQUIRED	5.5 /1000
TOTAL PARKING PROVIDED	2,607 SPACES
PARKING RATIO PROVIDED	5.3 /1000

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BUILDING A9 - A10

A9A	VIDA SMOOTHIE	1,300 SF
A9B	SNOWBITE	2,556 SF
A10A	DK'S ANIME & GIFTS	1,500 SF
A10B	SEOUL ASIAN MARKET	4,757 SF

**DETAILED FOOTPRINT
RETAIL #5
BUILDING 'C'**

CRICKET WIRELESS	1,440 SF
EUROPEAN WAX	1,500 SF
FIVE STAR NUTRITION	1,200 SF
TN NAILS	1,500 SF
EZ CUTS	1,200 SF
STEFFANO'S PIZZA EXPRESS	1,800 SF
BLACK MINT	1,464 SF
CHIPOTLE	2,200 SF



Pharr Town Center

NORTH JACKSON ROAD @ U.S. EXPRESSWAY 83
CITY OF PHARR, TEXAS

RETAIL PROPERTY FOR LEASE



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The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes 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.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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