

# MEDICAL FACILITY AVAILABLE

## FOR LEASE

500 N Jackson Rd Pharr, TX 78577



**Daniel Galvan, SIOR, CCIM**

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**Michael Pacheco**

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RIO GRANDE VALLEY

# PROPERTY OVERVIEW

500 N JACKSON RD

Pharr, TX 78577



## OFFERING SUMMARY

Lease Rate:	\$26.00
NNN:	\$8.30
Available SF:	8,505 SF
Lot Size:	26,823 SF
Year Built:	2016
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Pharr

## PROPERTY OVERVIEW

The Pharr Town Center offers an 8,505-square-foot medical facility that is move-in ready. This premier retail and entertainment destination spans 470,000 square feet and features exclusive tenants like Academy and Main Event. Positioned next to the region's only Topgolf, the center attracts a high volume of visitors. Other prominent, nationally recognized tenants include TJ Maxx, Joann's, Ross Dress for Less, Five Below, Cost Plus World Market, and Cinemark Theatres.

## PROPERTY HIGHLIGHTS

- Adjacent to Top Golf
- High Traffic Location
- Upscale Dining and Entertainment Venues

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# LOBBY AREA

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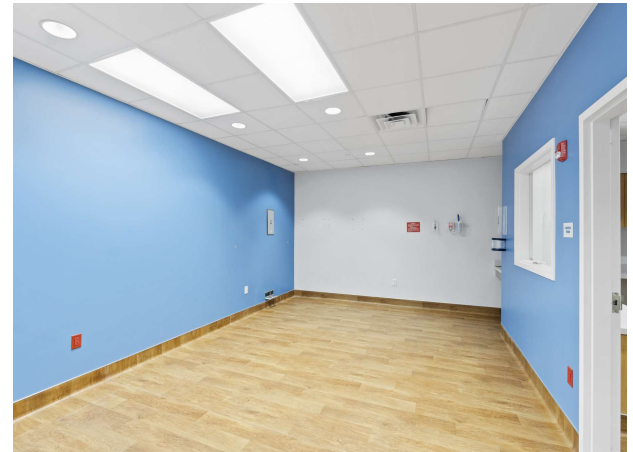


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# OFFICE/EXAM ROOMS

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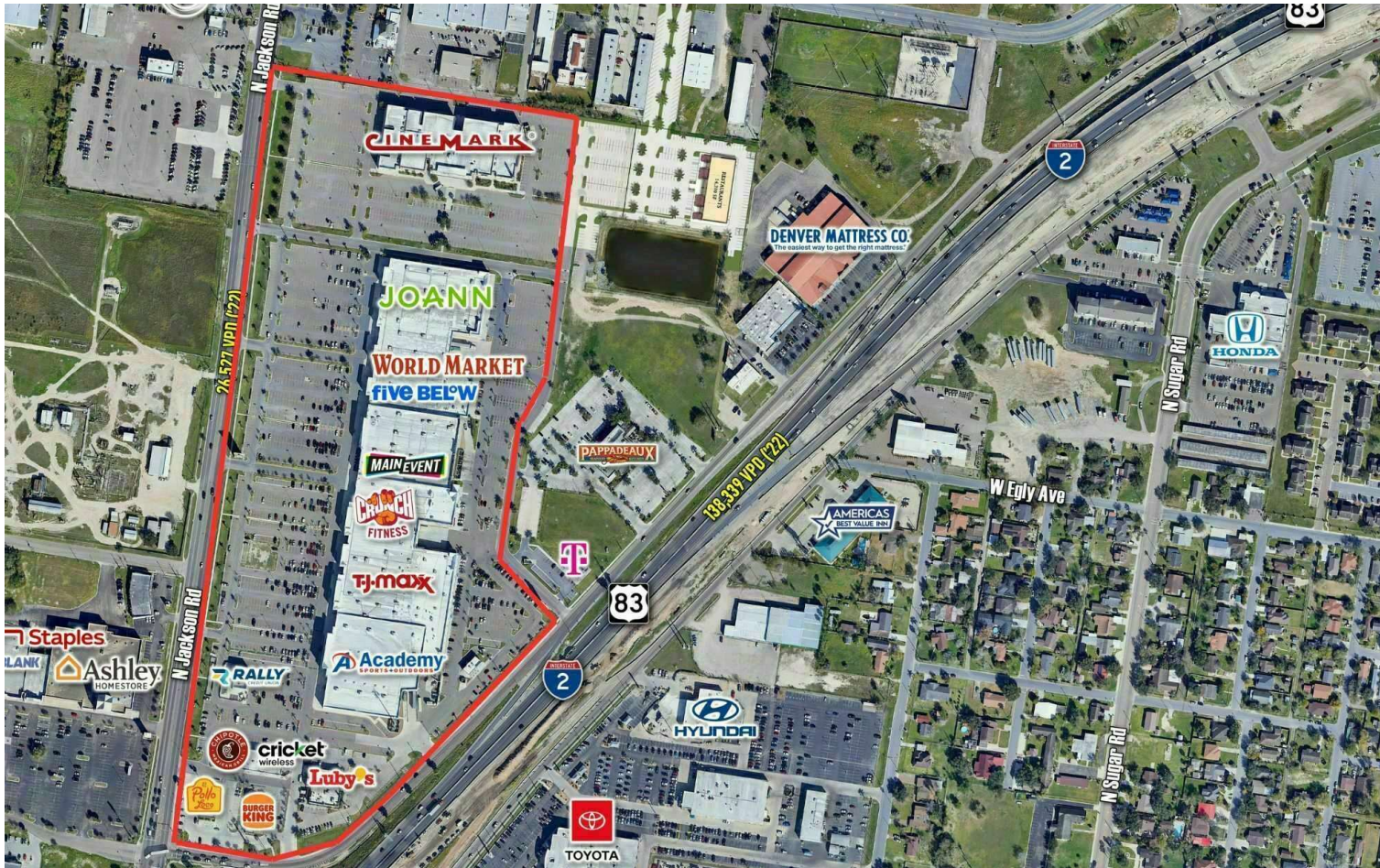
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# AERIAL

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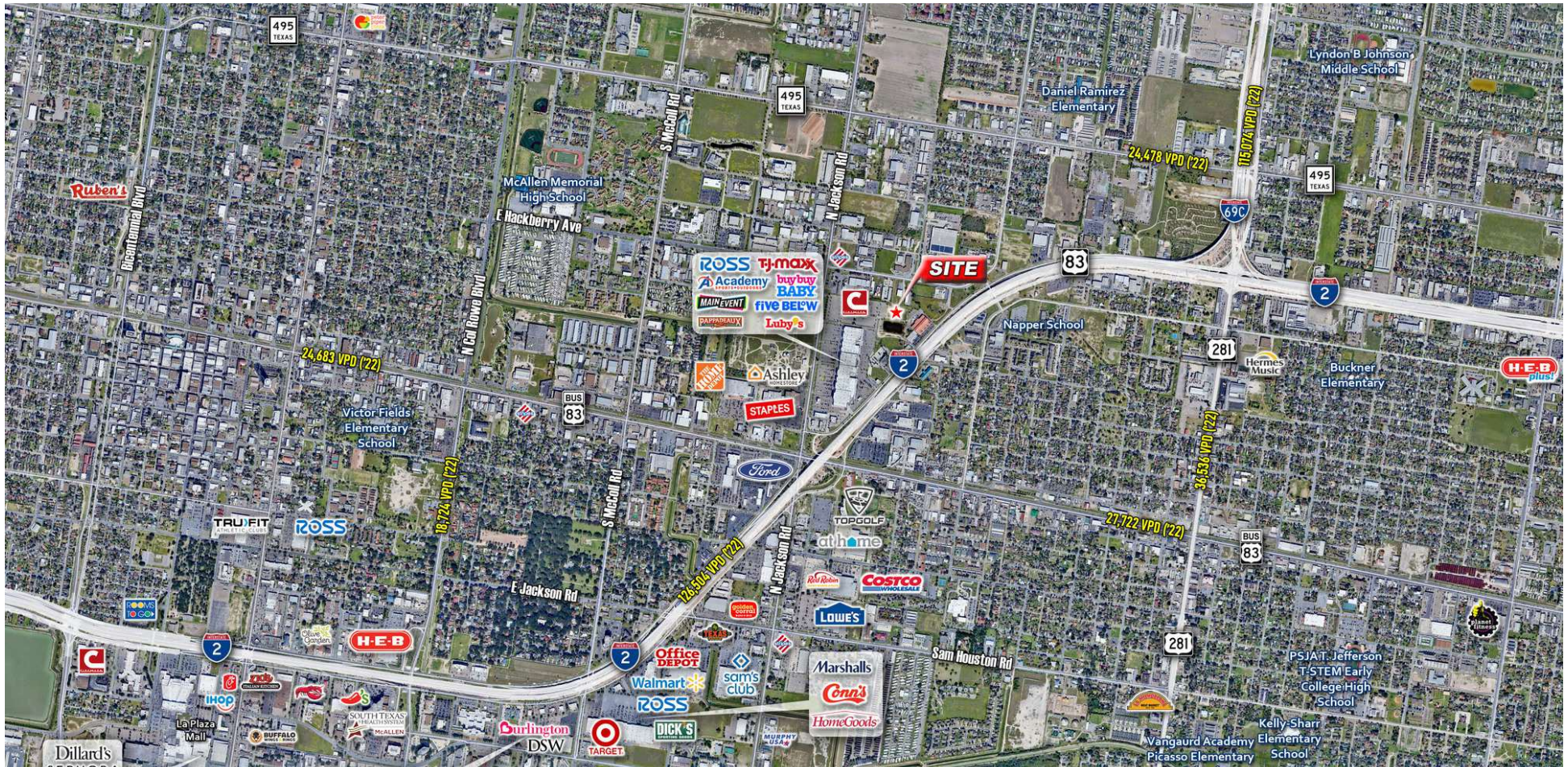
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# AERIAL MAP

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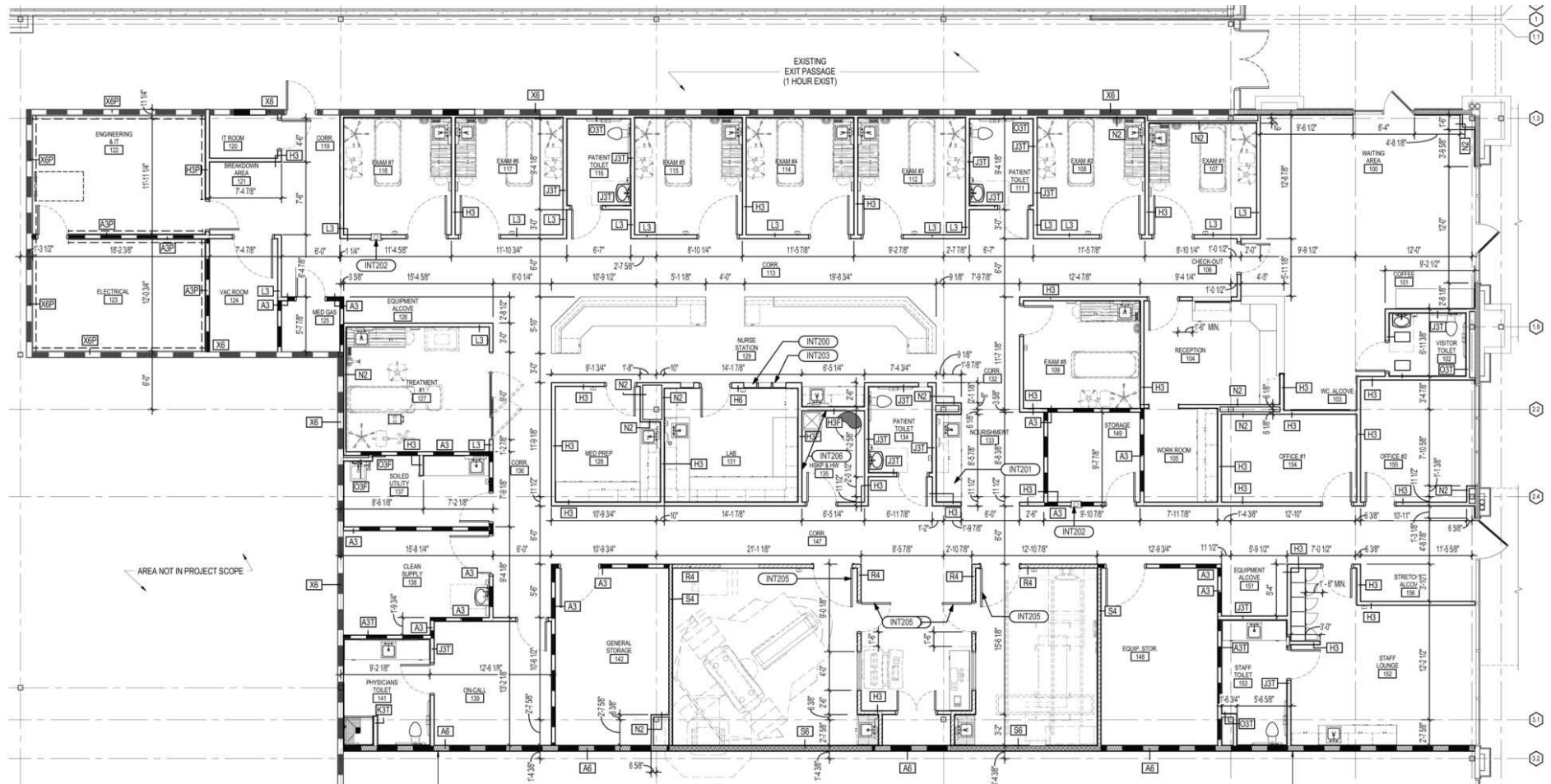
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# SITE PLAN

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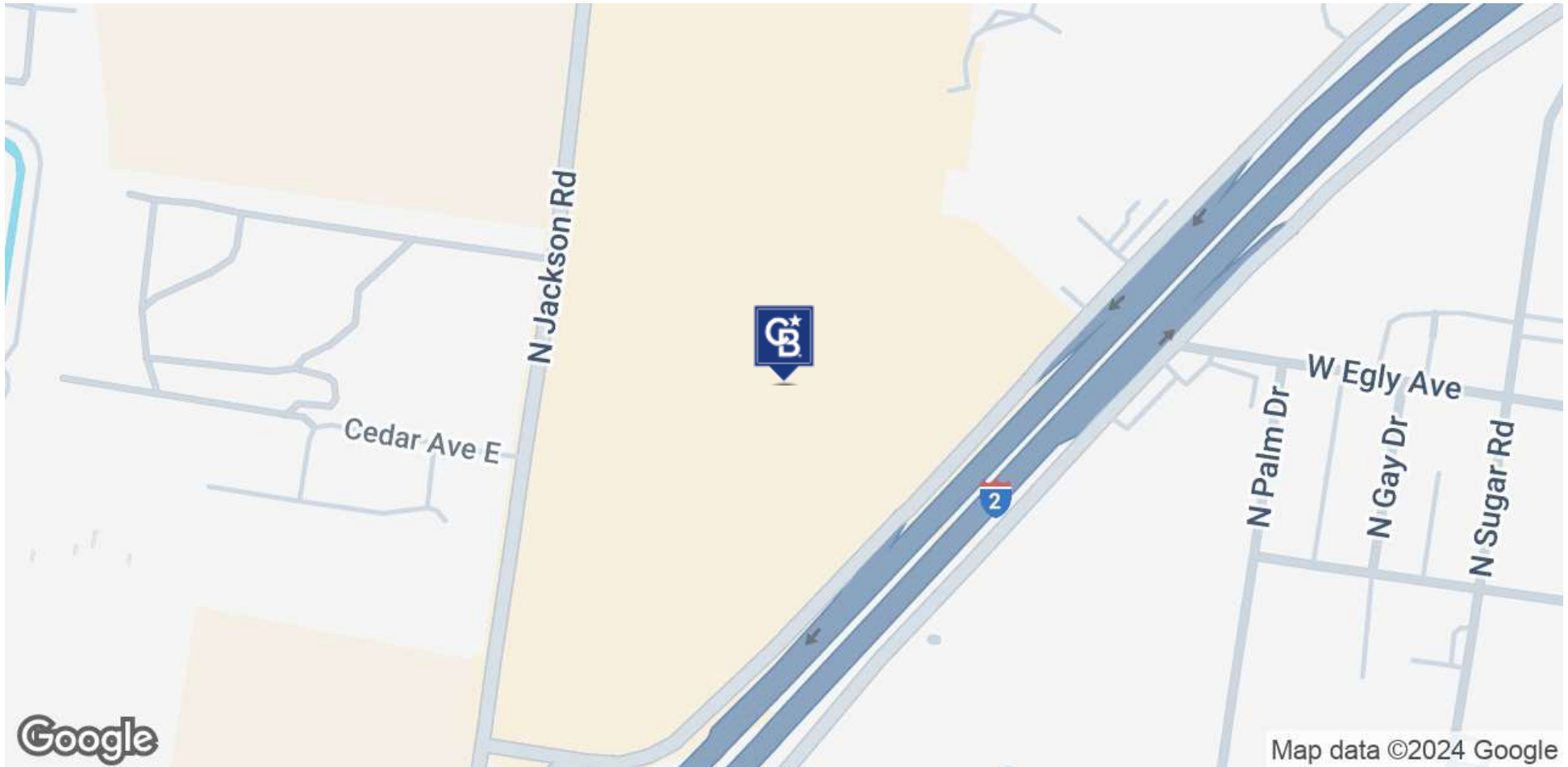


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# LOCATION MAP

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# DEMOGRAPHICS

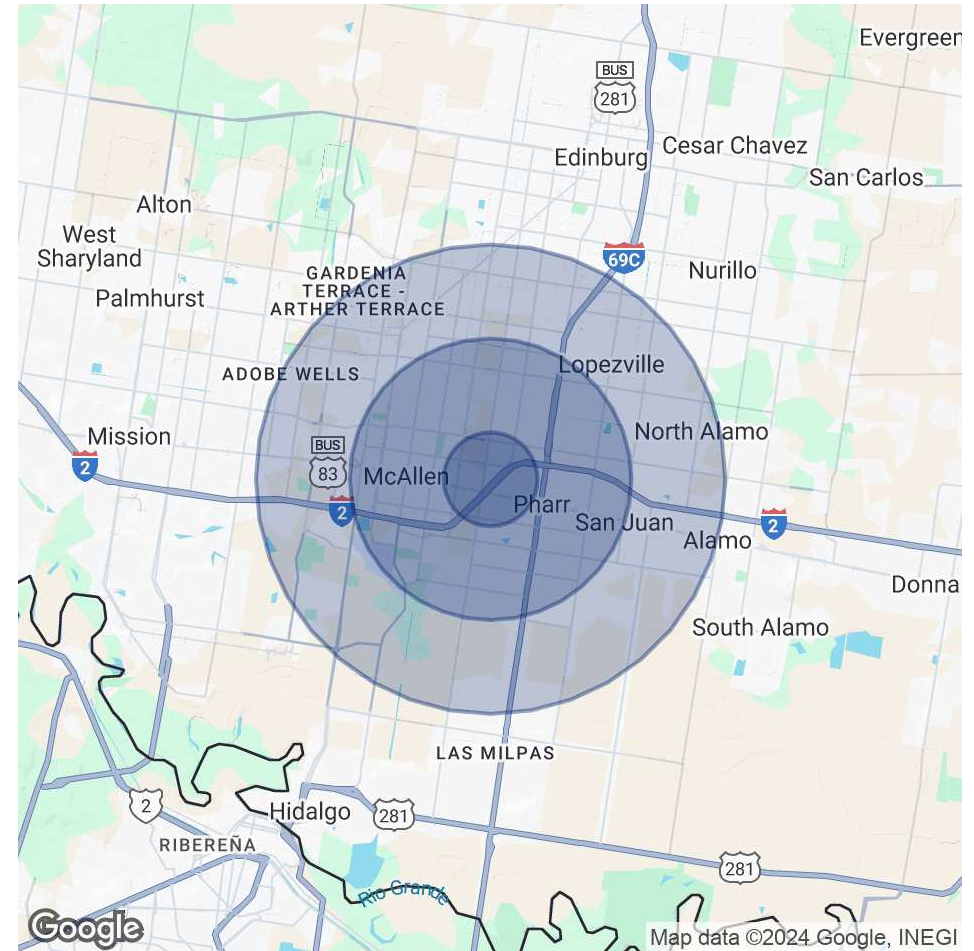
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,543	102,663	228,265
Average Age	37	38	37
Average Age (Male)	35	36	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,096	36,391	76,513
# of Persons per HH	2.8	2.8	3
Average HH Income	\$50,770	\$67,147	\$71,427
Average House Value	\$141,557	\$172,905	\$179,556

Demographics data derived from AlphaMap



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