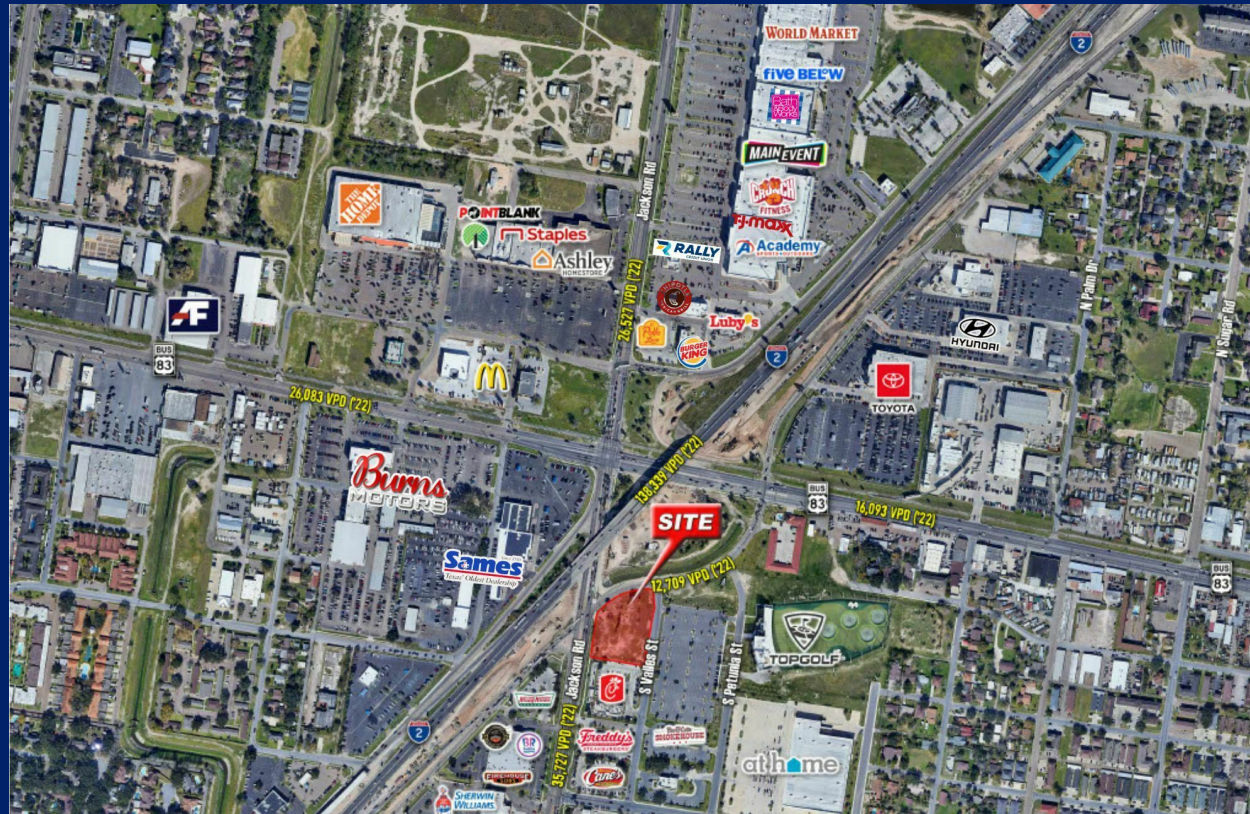


RIO GRANDE VALLEY TROPHY SITE

GROUND LEASE

2011 S Jackson Rd Pharr, TX 78577



LEASE RATE

Negotiable

Daniel Galvan, SIOR, CCIM

956 451 2983

dgalvan@cbcworldwide.com



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PROPERTY OVERVIEW

2011 S JACKSON RD

Pharr, TX 78577



OFFERING SUMMARY

Ground Lease Rate:	Negotiable
Lot Size:	1.83 Acres
Submarket:	Pharr
Market:	Rio Grande Valley
Zoning:	General Commercial

PROPERTY OVERVIEW

This 1.83 acre pad site is strategically anchored by Top Golf, Costco, and At Home, and is surrounded by other premier establishments. With proximity to Interstate 2, this location offers unparalleled visibility and accessibility, making it an ideal choice for businesses looking to thrive in a dynamic and high-traffic environment.

PROPERTY HIGHLIGHTS

- Premium Retail Location
- Upscale Dining and Entertainment Venues
- Heavy Traffic Location
- Ground Lease Available
- Top Golf & Costco Anchored

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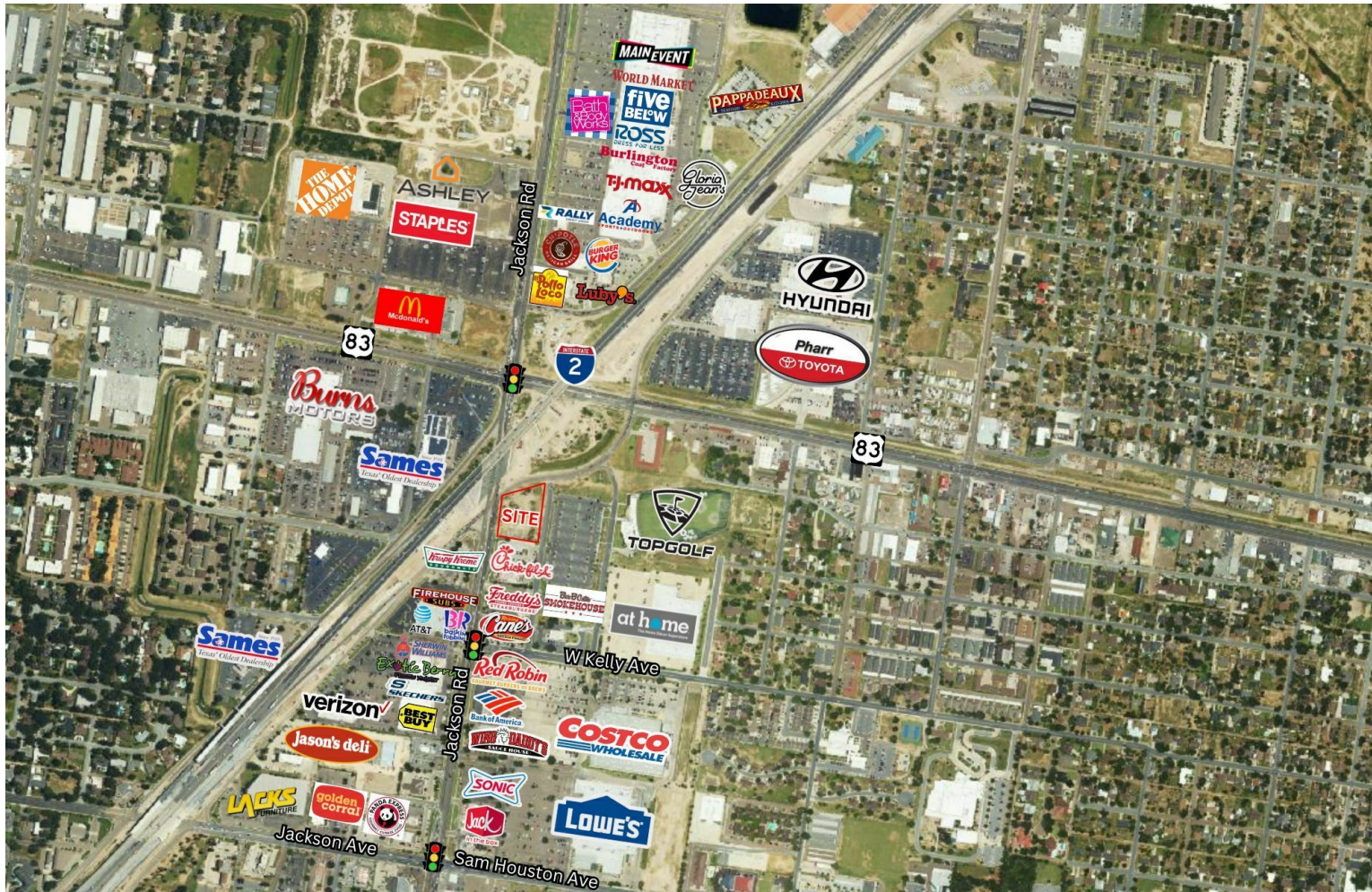


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AERIAL

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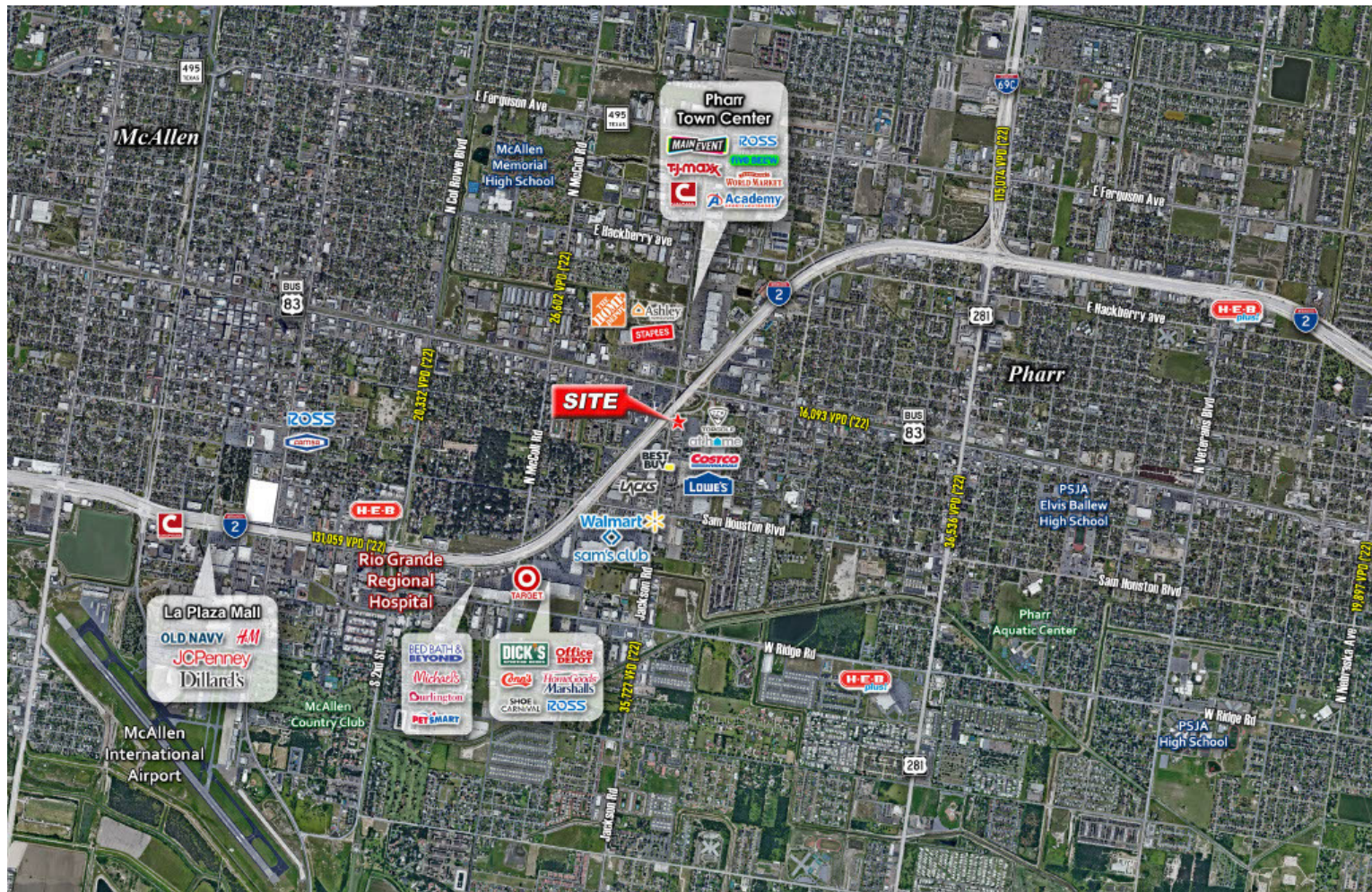


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AERIAL MAP

2011 S JACKSON RD

Pharr, TX 78577



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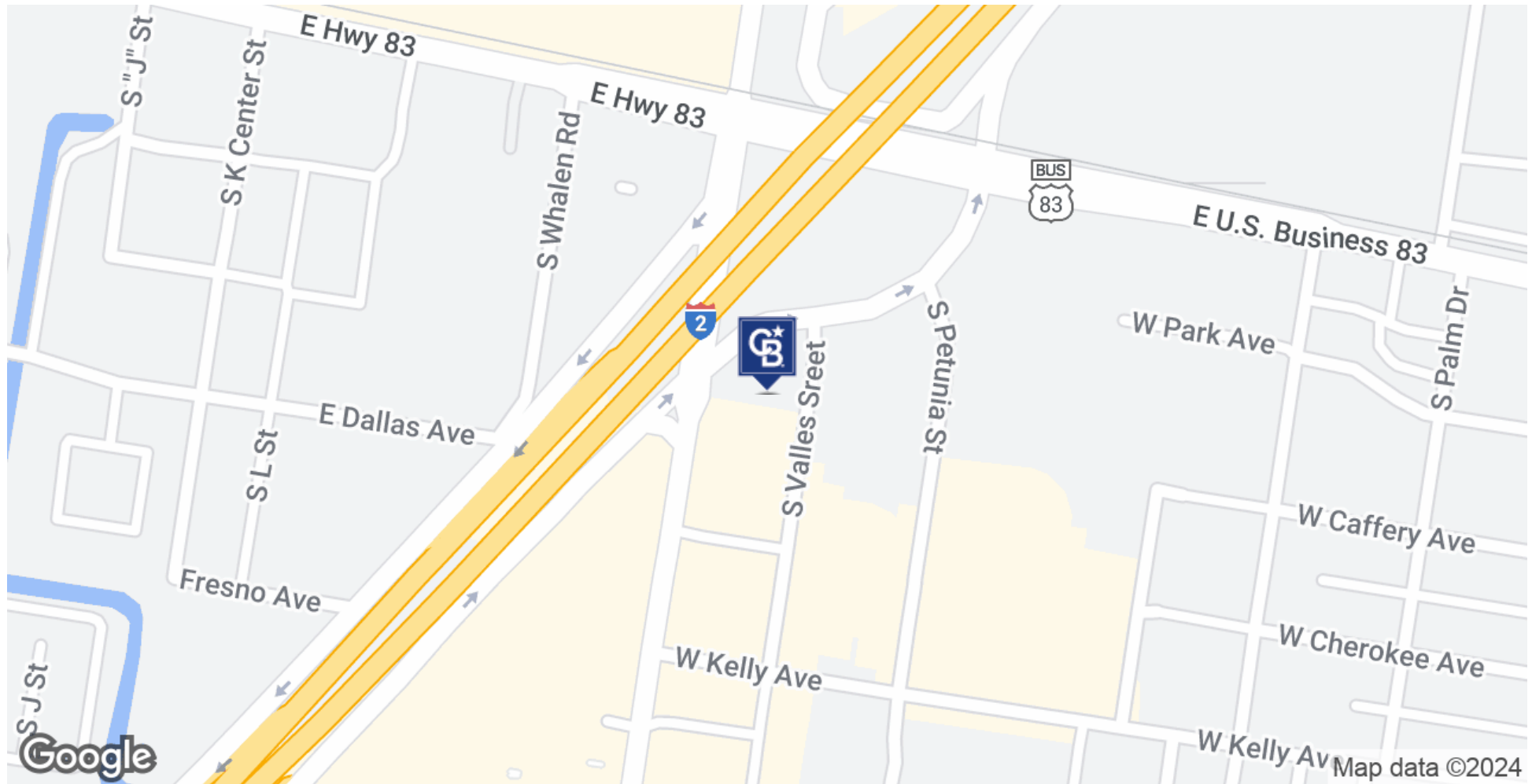


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LOCATION MAP

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DEMOGRAPHICS

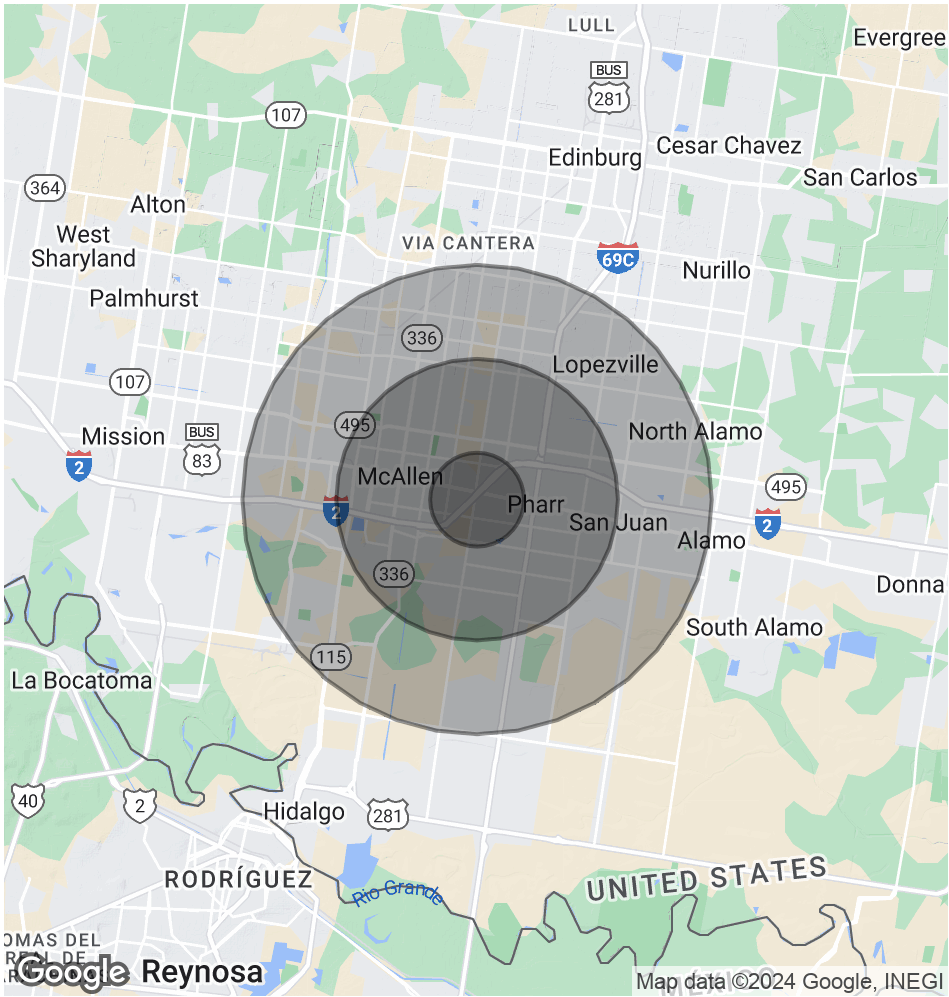
2011 S JACKSON RD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,030	91,350	227,256
Average Age	33.5	34.4	32.7
Average Age (Male)	28.6	32.2	30.5
Average Age (Female)	35.5	36.5	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,727	35,849	80,454
# of Persons per HH	2.4	2.5	2.8
Average HH Income	\$38,351	\$44,690	\$53,259
Average House Value	\$150,382	\$103,769	\$114,418

* Demographic data derived from 2020 ACS - US Census



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