



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## PHARR MEDICAL COMPLEX

AVAILABLE SPACE  
2,280-2,513 SF



FOR LEASE

CBCWORLDWIDE.COM

### OFFICE - MEDICAL

Daniel Galvan, SIOR, CCIM  
956 451 2983  
dgalvan@cbcworldwide.com

Jacob Galvan  
956 363 1179  
jacob.galvan@coldwellbanker.com

Ernie Garza  
956 342 3636  
ernest.garza@cbcworldwide.com

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL**  
**RIO GRANDE VALLEY**  
508 E Dove Ave, McAllen, TX 78504  
956.631.1322



## PHARR MEDICAL COMPLEX

1002 W. Sam Houston , Pharr, TX 78577

LEASE



### OFFERING SUMMARY

Unit 8:	2,513 SF
Unit 9:	2,280 SF
Unit 10:	2,303 SF
Annual Rent	\$18 PSF ( Gross)
Lot Size:	1.55 Acres
Year Built:	1997
Building Size:	24,089 SF
Parking Ratio:	2.08 / 1,000

CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM  
956 451 2983  
dgalvan@cbcworldwide.com

Jacob Galvan  
956 363 1179  
jacob.galvan@coldwellbanker.com

Ernie Garza  
956 342 3636  
ernest.garza@cbcworldwide.com

### PROPERTY OVERVIEW

This 1st generation medical/office spaces in Pharr, TX offers aggressive Landlord rent abatement, TI Allowances, and negotiable lease rates. Build- to- suit opportunities available.

### PROPERTY HIGHLIGHTS

- Great, Central Location
- High Traffic
- Proximity to Hospitals





## PHARR MEDICAL COMPLEX

1002 W. Sam Houston , Pharr, TX 78577

LEASE



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM  
956 451 2983  
dgalvan@cbcworldwide.com

Jacob Galvan  
956 363 1179  
jacob.galvan@coldwellbanker.com

Ernie Garza  
956 342 3636  
ernest.garza@cbcworldwide.com

 **COLDWELL  
BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY



## PHARR MEDICAL COMPLEX

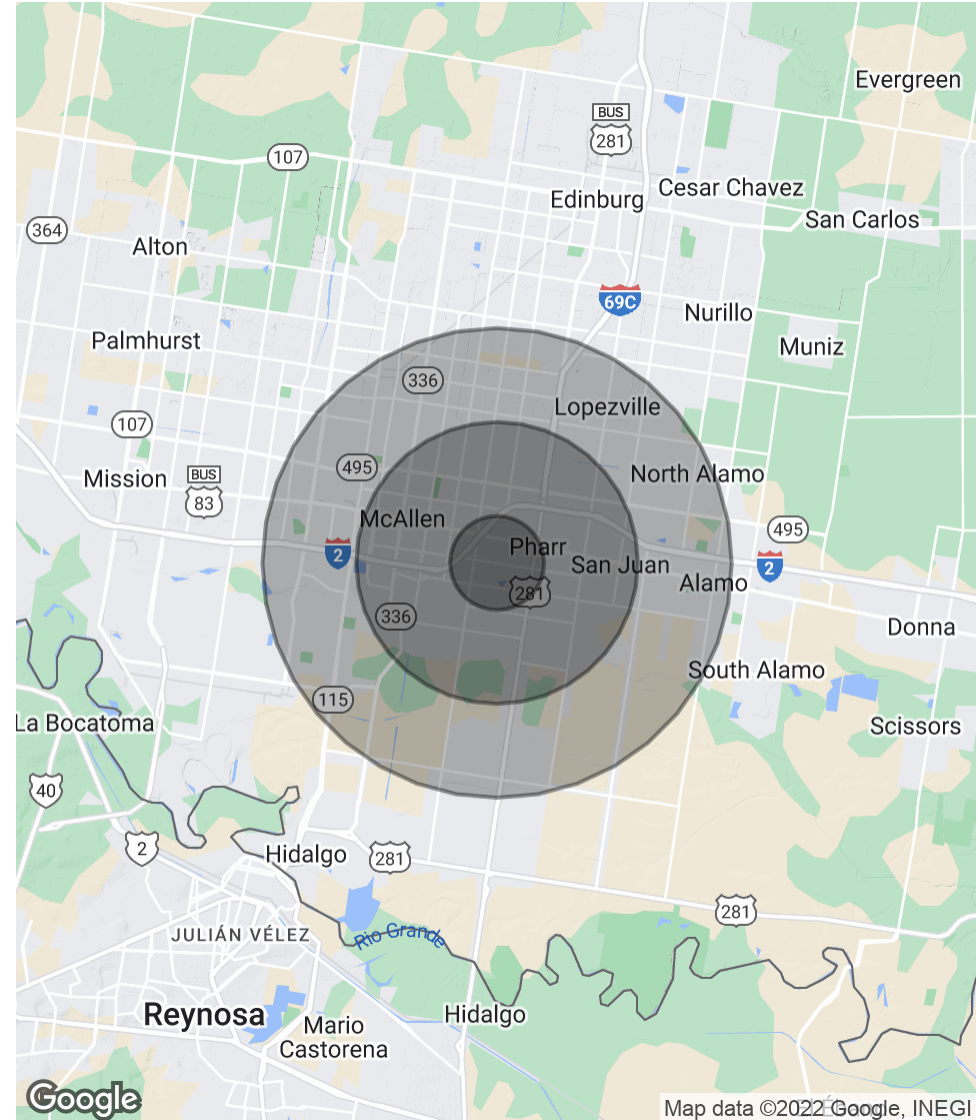
1002 W. Sam Houston , Pharr, TX 78577

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,079	68,956	188,882
Average age	31.8	31.6	29.9
Average age (Male)	30.9	30.0	28.1
Average age (Female)	34.5	33.3	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,609	22,021	56,999
# of persons per HH	3.1	3.1	3.3
Average HH income	\$42,588	\$47,199	\$48,100
Average house value	\$89,981	\$106,790	\$102,519

\* Demographic data derived from 2020 ACS - US Census



CBCWORLDWIDE.COM

Daniel Galvan, SIOR, CCIM  
956 451 2983  
dgalvan@cbcworldwide.com

Jacob Galvan  
956 363 1179  
jacob.galvan@coldwellbanker.com

Ernie Garza  
956 342 3636  
ernest.garza@cbcworldwide.com

**COLDWELL  
BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

LEASE