

SAM HOUSTON PLAZA

RETAIL-OFFICE-MEDICAL

1032 W. Sam Houston Blvd Pharr, TX 78577



LEASE RATE

\$18.00 SF/yr

Daniel Galvan, SIOR, CCIM
956 451 2983

Jacob Galvan
956 363 1179

Ernie Garza
956 342 3636



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

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PROPERTY DESCRIPTION

This 1st generation strip center is ideally situated on Sam Houston Boulevard, just East of Jackson Road in Pharr, TX. The center has proximity to major, medical facilities, shopping, dining, and entertainment. Suites range in size, starting at 1,500 square feet, and can get as large as 10,000 square feet.

PROPERTY HIGHLIGHTS

- High Traffic Area
- Excellent Accessibility
- Aggressive Lease Rates
- Tenant Allowances Available

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	1,500 - 1,837 SF
Building Size:	12,560 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,525	22,127	57,133
Total Population	7,778	69,107	189,120
Average HH Income	\$43,650	\$47,250	\$48,131

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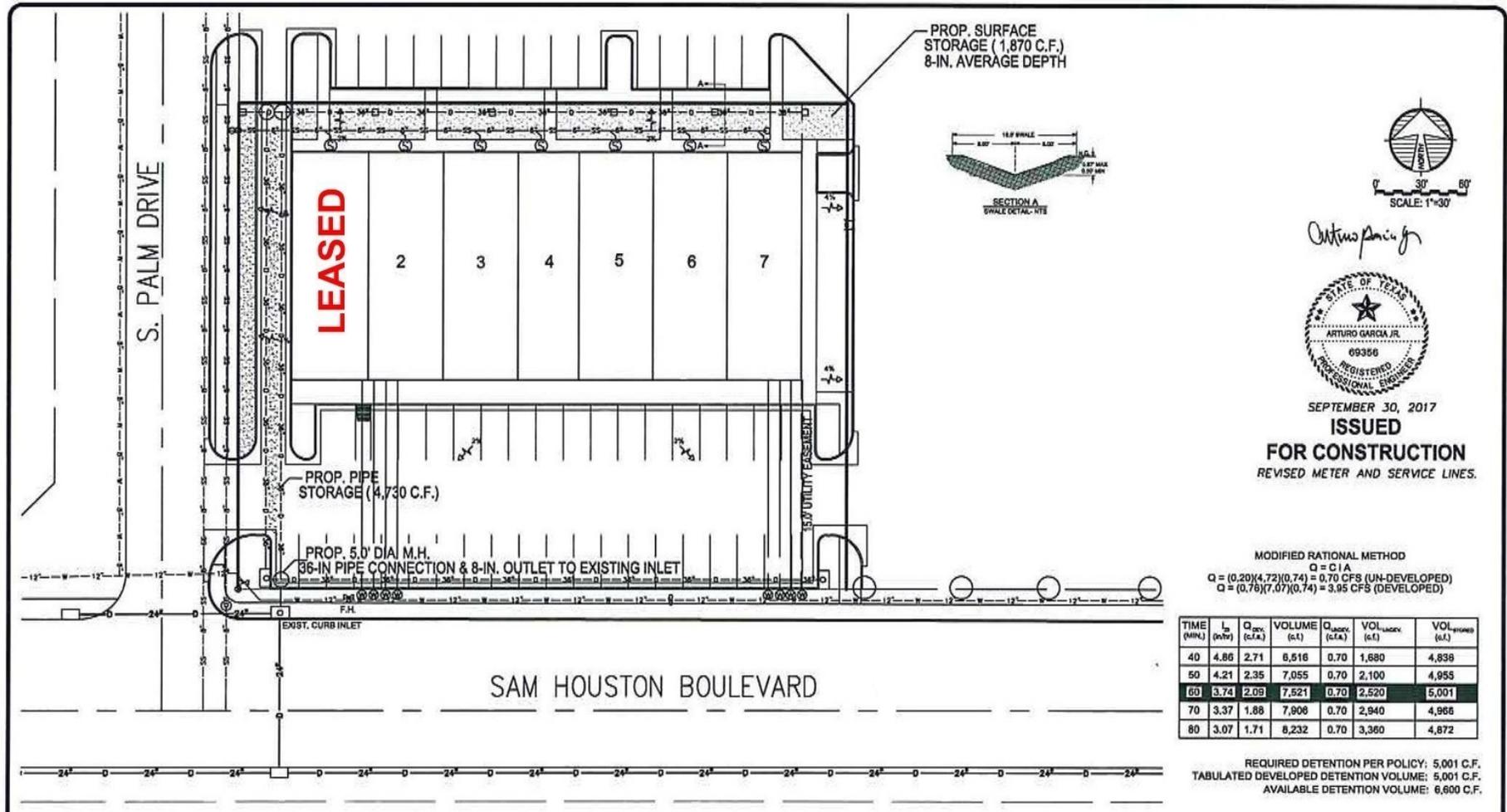


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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,500 - 1,837 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1032 E. Sam Houston Blvd Ste 2	Available	1,837 SF	Modified Gross	\$18.00 SF/yr
1032 E. Sam Houston Blvd Ste 3	Available	1,837 SF	Modified Gross	\$18.00 SF/yr
1032 E. Sam Houston Blvd Ste 4	Available	1,500 SF	Modified Gross	\$18.00 SF/yr
1032 E. Sam Houston Blvd Ste 5	Available	1,837 SF	Modified Gross	\$18.00 SF/yr
1032 E. Sam Houston Blvd Ste 6	Available	1,837 SF	Modified Gross	\$18.00 SF/yr
1032 W. Sam Houston Blvd Ste 7	Available	1,837 SF	Modified Gross	\$18.00 SF/yr

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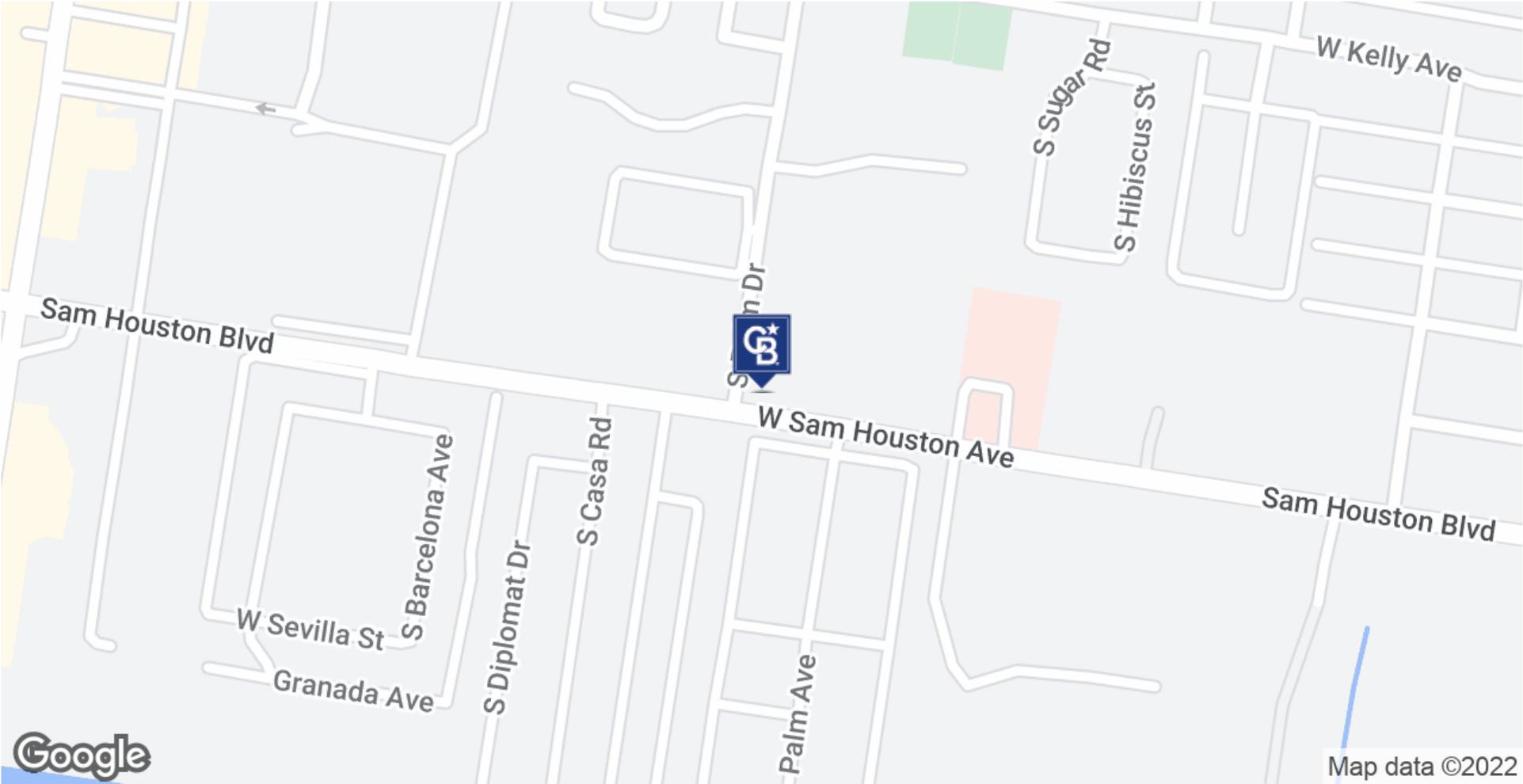


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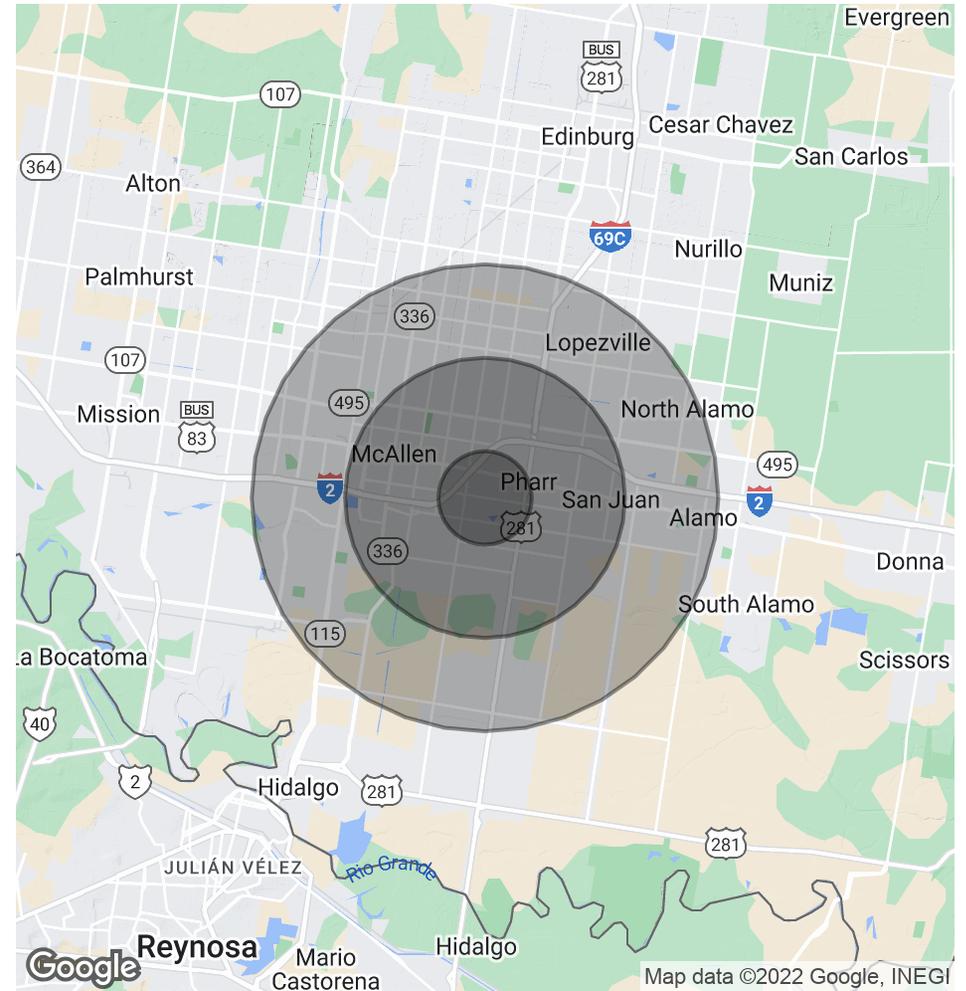
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,778	69,107	189,120
Average Age	31.8	31.7	29.9
Average Age (Male)	30.9	30.2	28.1
Average Age (Female)	34.4	33.4	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,525	22,127	57,133
# of Persons per HH	3.1	3.1	3.3
Average HH Income	\$43,650	\$47,250	\$48,131
Average House Value	\$92,923	\$107,877	\$102,587

* Demographic data derived from 2020 ACS - US Census



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