



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

SAM HOUSTON PLAZA

1032 W. Sam Houston Blvd, Pharr, TX 78577

AVAILABLE SPACE

1,500 - 10,685 SF

FEATURES

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



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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
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FOR LEASE

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LEASE



OFFERING SUMMARY

Available SF: 1,500 - 1,837 SF

Annual Rate: \$15.00
(Gross)

T.I. Allowance: Negotiable

Year Built: 2018

Traffic Counts: 26,487 +/- VPD

Parking Ratio: 3.98/1000

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PROPERTY OVERVIEW

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

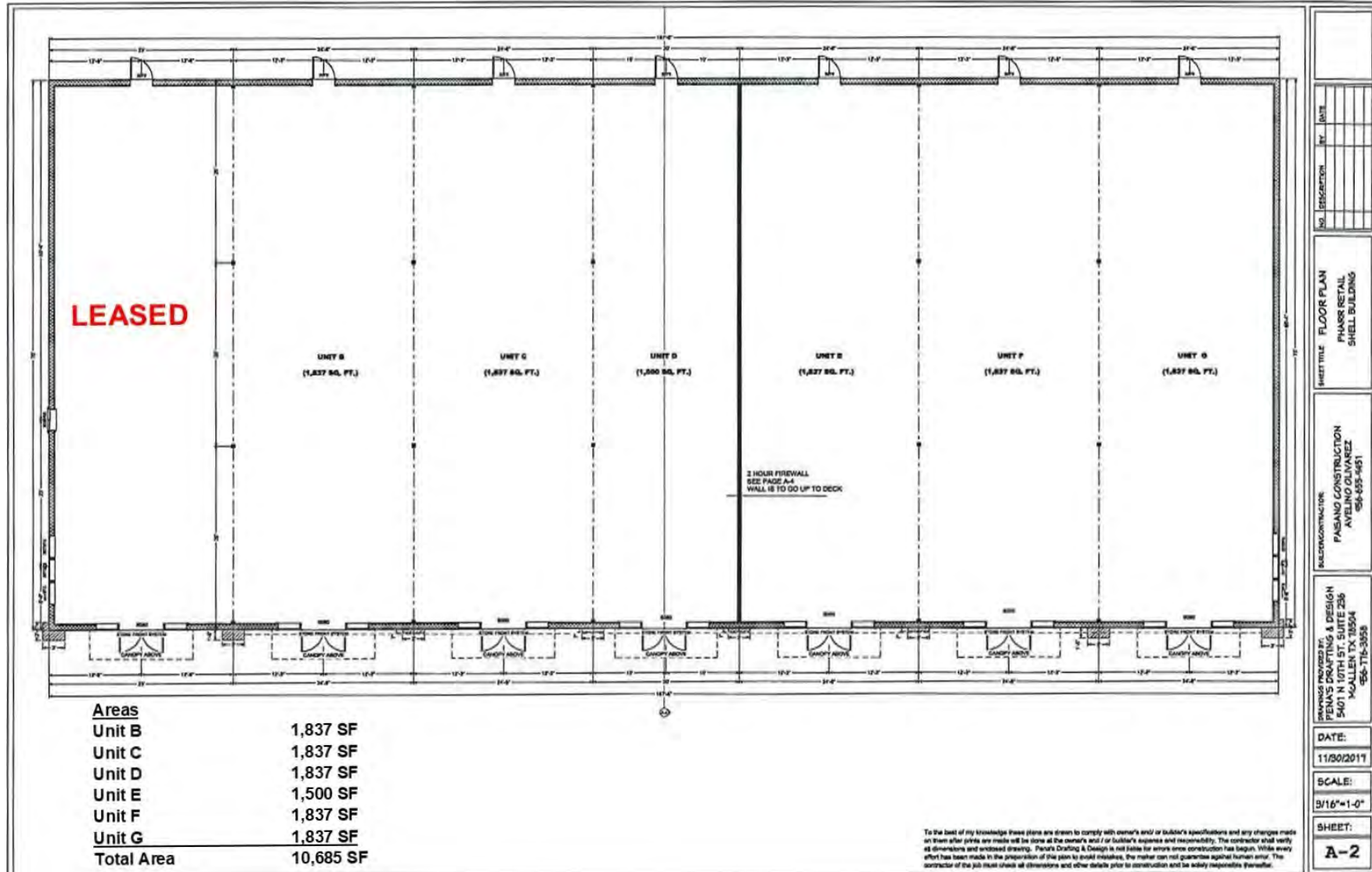
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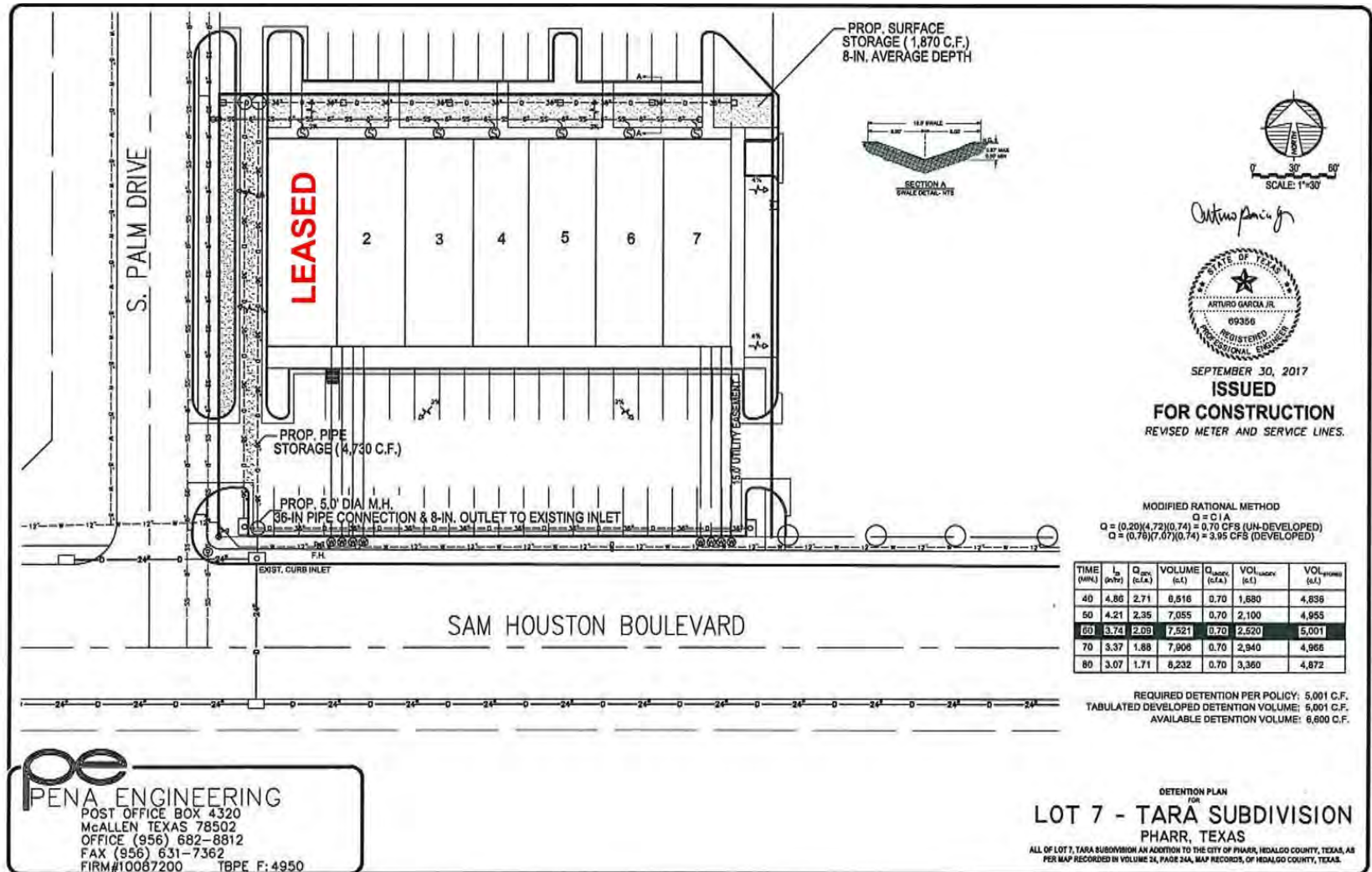
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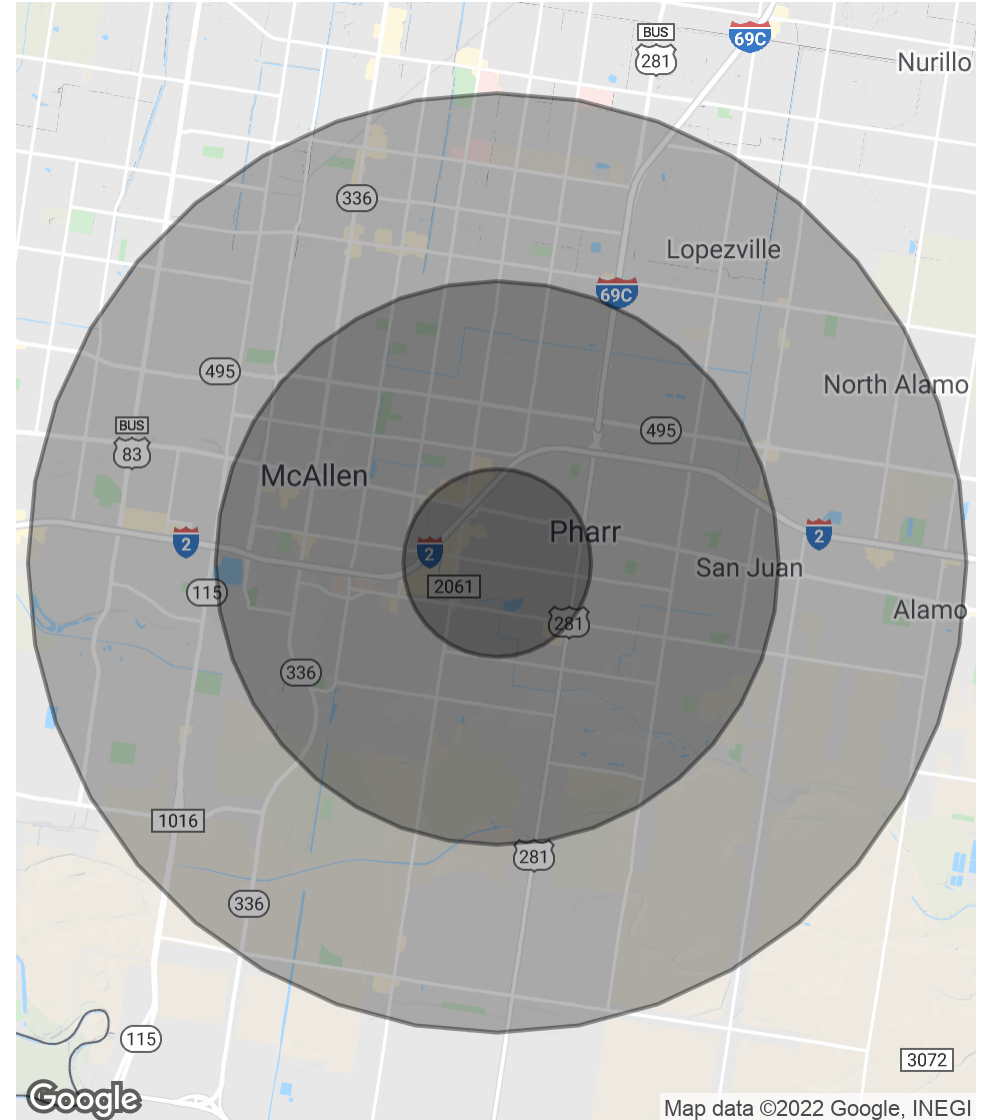
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,778	69,107	189,120
Average age	31.8	31.7	29.9
Average age (Male)	30.9	30.2	28.1
Average age (Female)	34.4	33.4	31.9

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 2010 US Census



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