

# LEASE

## DOLLAR TREE PLAZA

7311 South Jackson Rd Pharr, TX 78577



LEASE RATE: CALL FOR PRICING

RETAIL

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Larry Leahy

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COLDWELL BANKER  
**COMMERCIAL**  
RIO GRANDE VALLEY

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### PROPERTY DESCRIPTION

Newly built building that is anchored by Dollar Tree. It is located caddy corner from Walmart in Hidalgo, TX and in a growing retail area. The property is close to and very accessible to the thoroughfares to and from the McAllen-Reynosa International Bridge and the Pharr-Reynosa International and Cargo Bridge.

### PROPERTY HIGHLIGHTS

- Walmart Shadow Anchored
- On Lighted Hard Corner
- In Growing Retail Area
- Great Visibility
- Will Demise

### OFFERING SUMMARY

Lease Rate:	CALL FOR PRICING
NNN	\$5.03 PSF
Available SF:	1,960 - 2,800 SF
Building Size:	22,450 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	591	6,558	20,433
Total Population	2,494	24,026	72,125
Average HH Income	\$34,811	\$48,945	\$47,722

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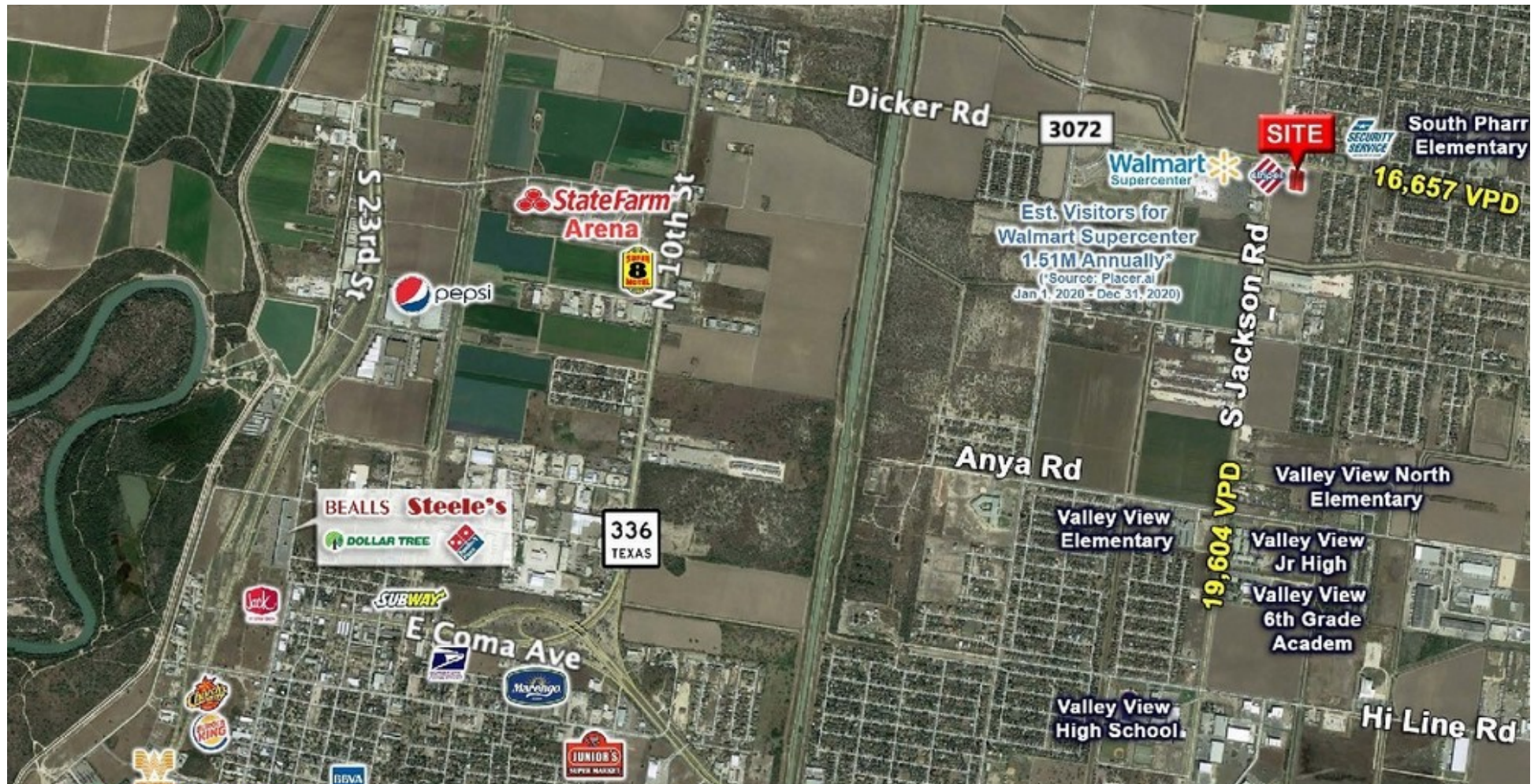
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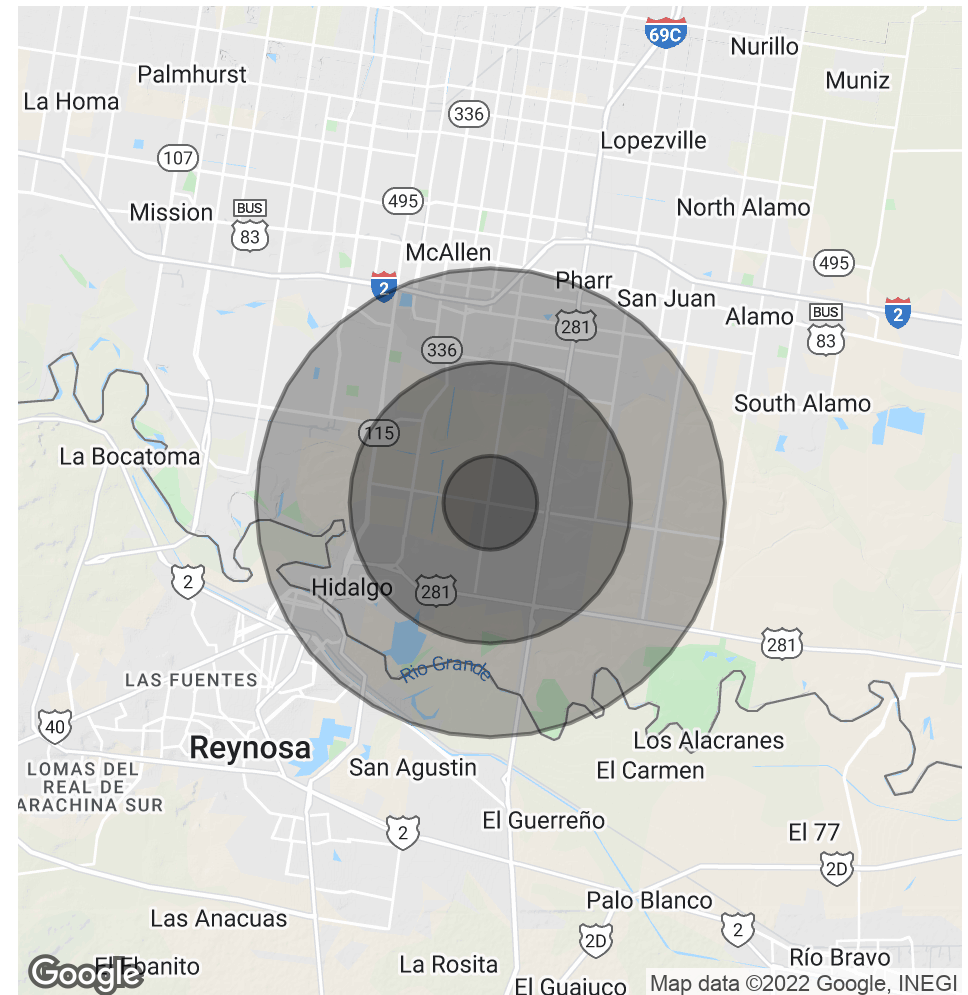
## DOLLAR TREE PLAZA

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,494	24,026	72,125
Average Age	24.3	27.4	28.7
Average Age (Male)	23.1	26.0	27.0
Average Age (Female)	25.1	28.2	30.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	591	6,558	20,433
# of Persons per HH	4.2	3.7	3.5
Average HH Income	\$34,811	\$48,945	\$47,722
Average House Value	\$74,227	\$124,341	\$118,584

\* Demographic data derived from 2010 US Census



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