



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

900 W. SAM HOUSTON AVE

Pharr, TX 78577

AVAILABLE SPACE

2,414 SF

ANNUAL RATE

\$12.00 PSF + (Gross)

FEATURES

- Easy Access Interstate 2
- High Traffic
- Proximity to Hospitals



OFFICE - MEDICAL

Daniel Galvan, SIOR, CCIM

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RIO GRANDE VALLEY**

508 E Dove Ave, McAllen, TX 78504
956.631.1322

FOR LEASE

CBCWORLDWIDE.COM



900 W. SAM HOUSTON AVE

Pharr, TX 78577



OFFERING SUMMARY

Available SF:	2,414 SF
Annual Rent:	\$12.00 PSF (Gross)
Lot Size:	2.80 Acres
Year Built:	1992
Building Size:	29,190 SF
Submarket:	Rio Grande Valley
Market:	Pharr
Parking Ratio:	1.88 / 1,000

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PROPERTY OVERVIEW

This 2nd generation medical/office space in Pharr, TX. Aggressive Landlord offering rent abatement, TI Allowances , and negotiable lease rates.

PROPERTY HIGHLIGHTS

- Easy Access Interstate 2
- High Traffic
- Proximity to Hospitals

LEASE



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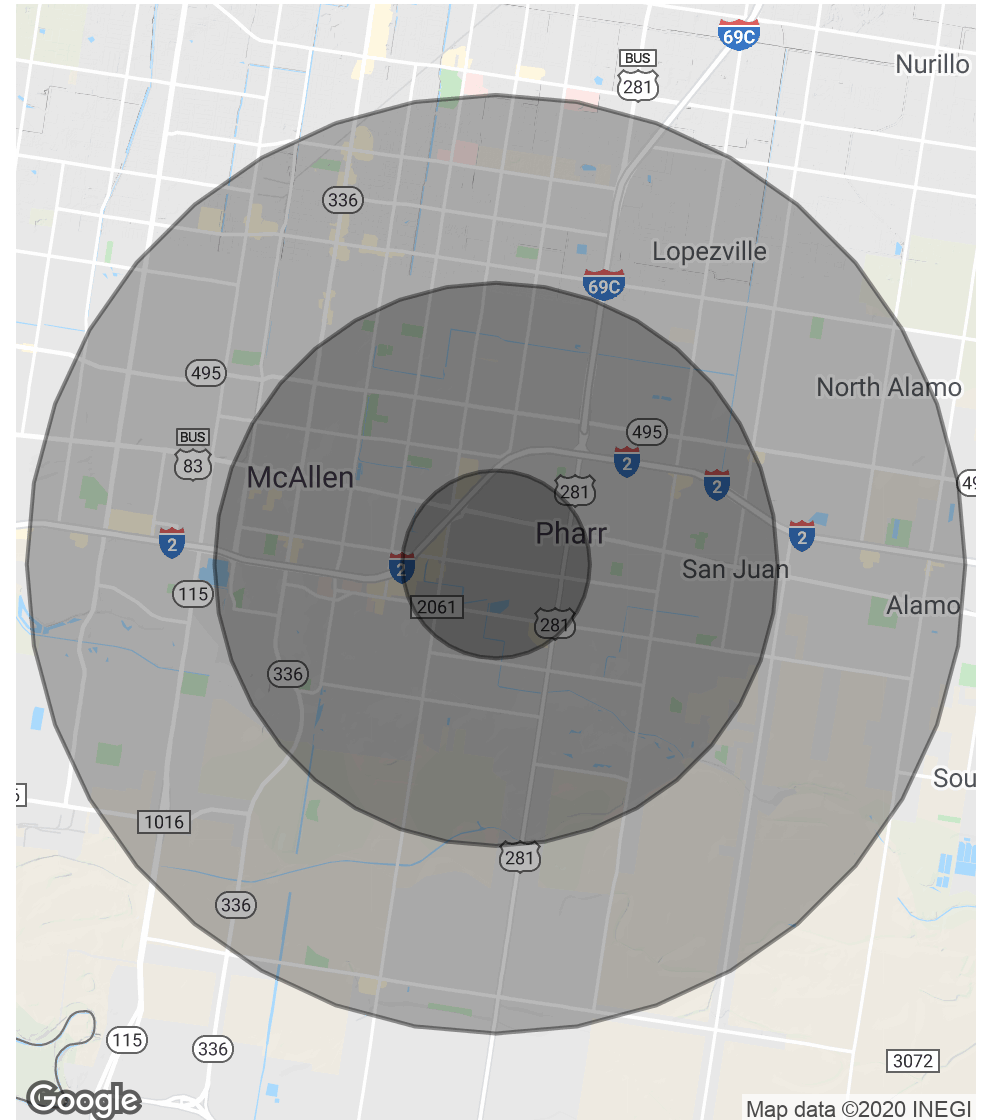
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,405	69,182	188,960
Average age	31.9	31.5	29.9
Average age (Male)	30.9	29.9	28.1
Average age (Female)	34.5	33.2	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,698	21,975	56,944
# of persons per HH	3.1	3.1	3.3
Average HH income	\$41,684	\$47,170	\$48,028
Average house value	\$87,239	\$105,807	\$102,190

* Demographic data derived from 2010 US Census



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