

US-281 PLAZA

FOR LEASE

3601 E Eldora Rd Pharr, TX 78577



LEASE RATE: \$22.00 Per Square Foot

NNN: \$5.45

Michael Pacheco

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

US-281 PLAZA

3601 E Eldora Rd Pharr, TX 78577



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr
NNN:	\$5.45 SF/yr
Minimum Divisible:	1,000 SF
Maximum Contiguous:	7,605 SF
Plaza 1:	8,279 SF
Plaza 2:	7,605 SF (Coming Soon)
Market:	Rio Grande Valley
Submarket:	Pharr

PROPERTY DESCRIPTION

Introducing US-281 Plaza, a premier retail center located off the highly trafficked Highway 281 frontage, offering unparalleled visibility. This second-generation retail and office space is ideally positioned in a vibrant commercial corridor, surrounded by prominent national retailers. The plaza provides flexible leasing opportunities suitable for a wide range of businesses, making it an exceptional choice for those seeking a prime location with high exposure. Whether you're looking to expand or establish your presence, US-281 Plaza offers the perfect blend of convenience, visibility, and growth potential.

PROPERTY HIGHLIGHTS

- Excellent Visibility and Accessibility
- Ample Parking
- Proximity to National Retailers

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SITE PLAN

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**COLDWELL BANKER
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NORTH AERIAL

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SOUTH AERIAL

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DEMOGRAPHICS

US-281 PLAZA

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	1 Mile	3 Mile	5 Mile
Overview			
Population	9,228	99,019	245,239
Pop density (per sq mile)	3,836	3,378	2,985
Area (sq mi) - based on Census Block Groups	2.41	29.31	82.16
Households			
Households	2,752	32,402	80,384
Family Households	2,233 (81.1%)	24,962 (77%)	61,384 (76.4%)
Non-Family Households	519 (18.9%)	7,440 (23%)	19,000 (23.6%)
Persons per Household	3.35	3.06	3.05
Household Income			
Household Average Income	\$67,546.15	\$68,125.21	\$74,793.22
Average Income per Person	\$21,296.2	\$22,763.06	\$25,186.91
Household Median Income	\$51,585.36	\$47,806.76	\$52,874.55
Calculated using Weighted Centroid from Block Groups DataSet: Census 2022 (ACS)			

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