

Pharr Town Center

Space Available

530 N. Jackson Rd Pharr, TX 78577



LEASE RATE: \$30.00 Per Square Foot

LEASE TYPE: Net

NNN: \$8.30

Michael Pacheco
(956) 739-5172
mpacheco@cbcgrandvalley.com

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcgrandvalley.com

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

Property Overview

530 N Jackson Rd

Pharr, TX 78577



PROPERTY DESCRIPTION

This newly constructed commercial space offers an exceptional opportunity for your business in a high-traffic location, surrounded by a variety of prominent retailers. Situated in a thriving area with major attractions such as Cinemark and Main Event, this property guarantees excellent visibility and foot traffic. The 1,455 sqft space is available for lease, providing ample room for customization to suit a wide range of business needs. With the added benefit of a well-established retail and entertainment hub, this location is ideal for businesses looking to attract a steady stream of potential customers.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Academy and Main Event Anchored
- Excellent visibility and exposure
- Fully Customizable to Suit Your Business Needs

OFFERING SUMMARY

Lease Rate:	\$30.00 Per Square Foot
Lease Type:	Net
NNN:	\$8.30
Number of Units:	1
Available SF:	1,455 SF
VPD:	+/- 26,527
Market:	Rio Grande Valley
Submarket:	Pharr

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Area Info

530 N Jackson Rd

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The #1 Theater in the Valley! Houses 16 screens and newly renovated.



First location in the Rio Grande Valley



Opened as the #1 store in the chain in late 2014



This location is ranked Top 14% Among 250 Stores

Grand China Buffet

TJ-maxx



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Site Plan

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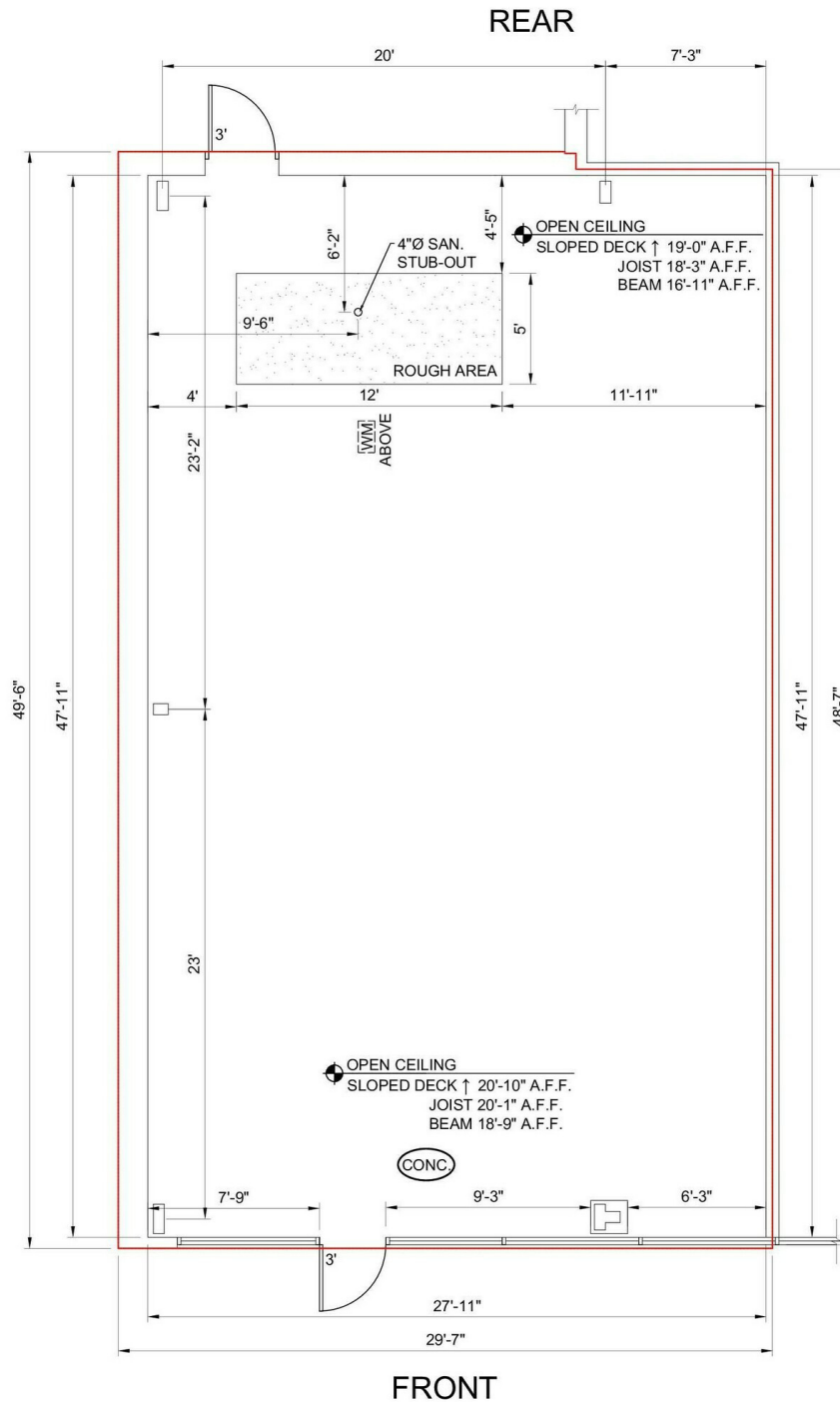


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Floor Plan

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East Facing Aerial

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South Facing Aerial

530 N Jackson Rd

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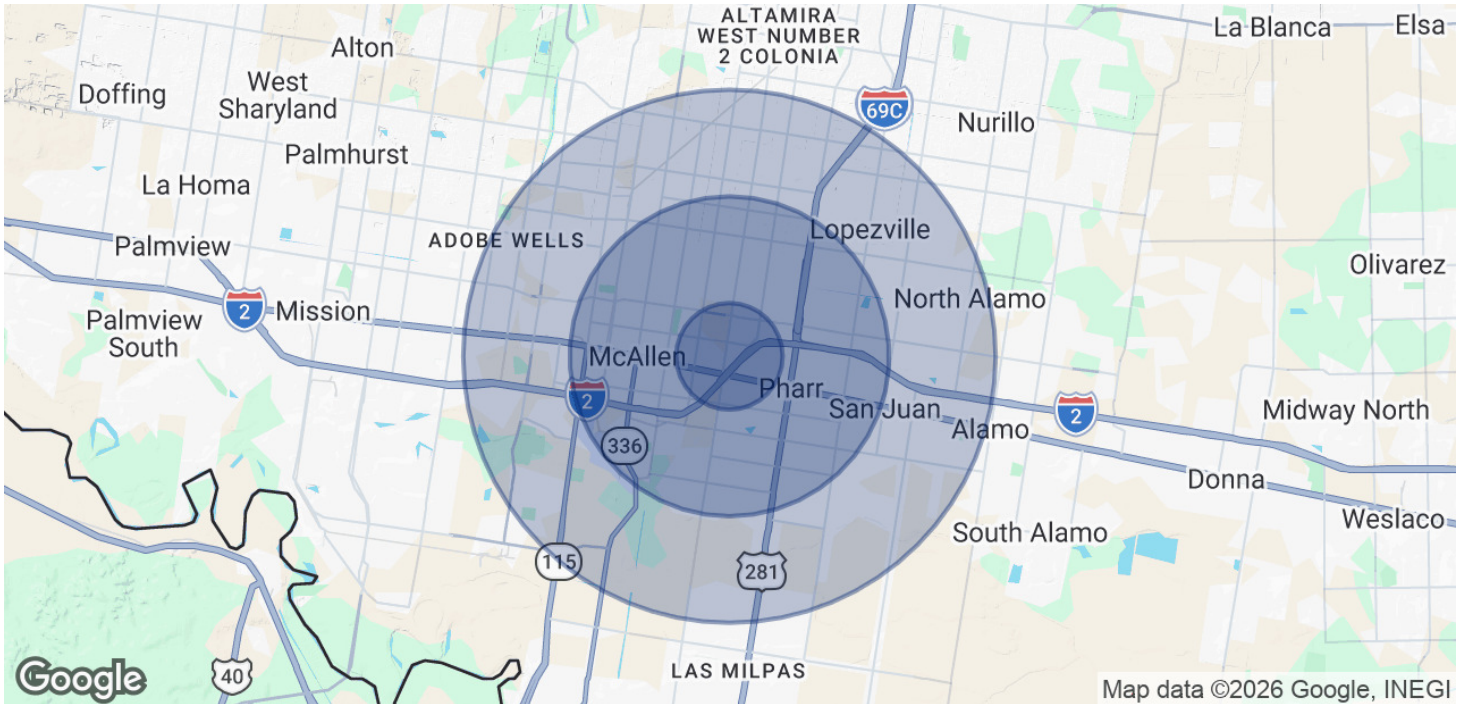


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Demographics

530 N Jackson Rd

Pharr, TX 78577



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,683	104,762	234,371
Average Age	37	38	37
Average Age (Male)	36	36	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,158	37,248	78,743
# of Persons per HH	2.7	2.8	3
Average HH Income	\$51,074	\$66,775	\$71,873
Average House Value	\$143,566	\$172,081	\$180,903

2020 American Community Survey (ACS)

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