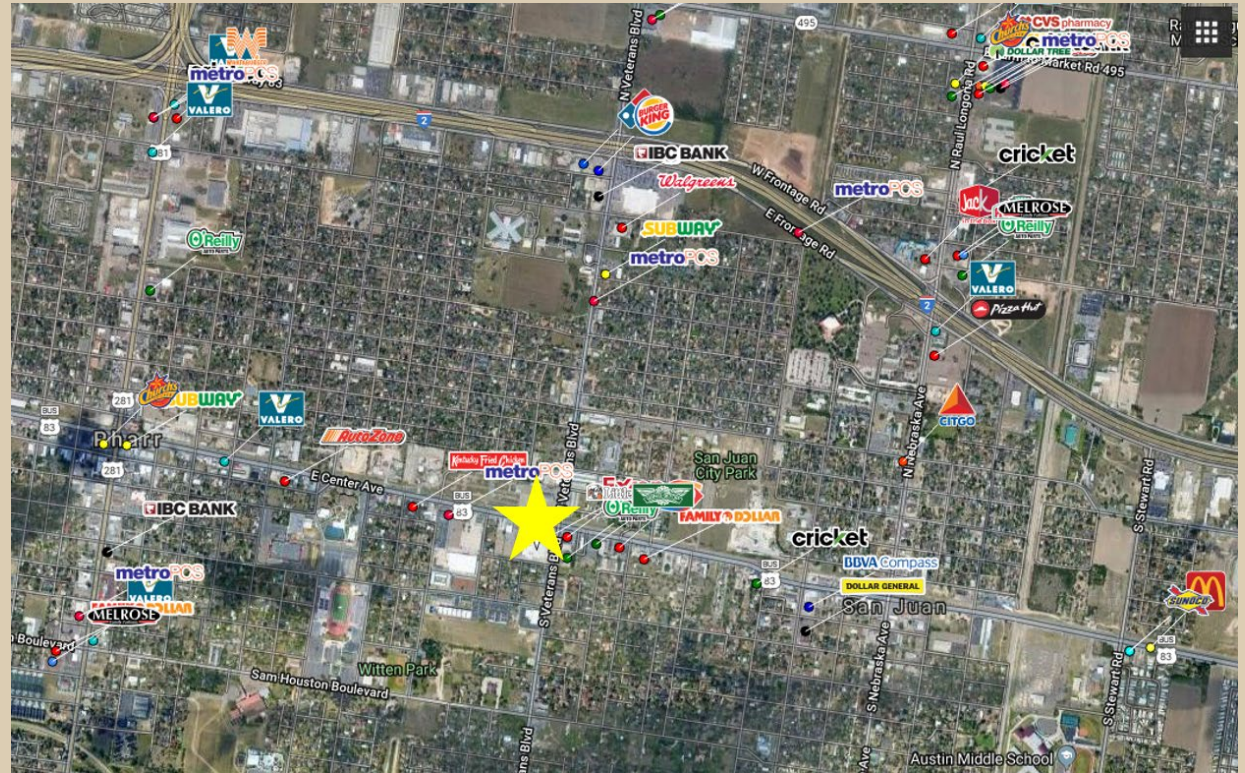


# PHARR PLAZA

1300 E. Business Loop, Pharr, Texas 78577



**CBG**  
REAL ESTATE  
GROW WITH US



- Beautifully remodeled Shopping Center located at hard corner of Business 83 and Veterans Blvd.
- Excellent visibility and access.
- Great mix of national, regional and local tenants.

Reuben Bar Yadin  
[Reuben@cbgcre.com](mailto:Reuben@cbgcre.com) • (210) 424-8000

Greg Vasquez  
[GVasquez@cbgcre.com](mailto:GVasquez@cbgcre.com) • (210) 424-8000

# PHARR PLAZA

1300 E. Business Loop, Pharr, Texas 78577



**CBG**  
REAL ESTATE  
GROW WITH US



## Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	14,000	89,000	204,000
Average Household Income	\$75,000	\$68,000	\$74,000
Daytime Employees	4,000	28,000	75,000
Property Size:	+- 55,880 sf / 1,400 sf		
Lat/Long	26.19134 / -98.16849		
Traffic Counts (VPD)	19,000 – W. US Business 83 17,000 – S. Veterans Blvd.		



**CBG**  
REAL ESTATE  
GROW WITH US

# PHARR PLAZA

1300 E. Business Loop, Pharr, Texas 78577



Call for Lease Rates



NNNs: \$4.32 psf

**100% LEASED**

