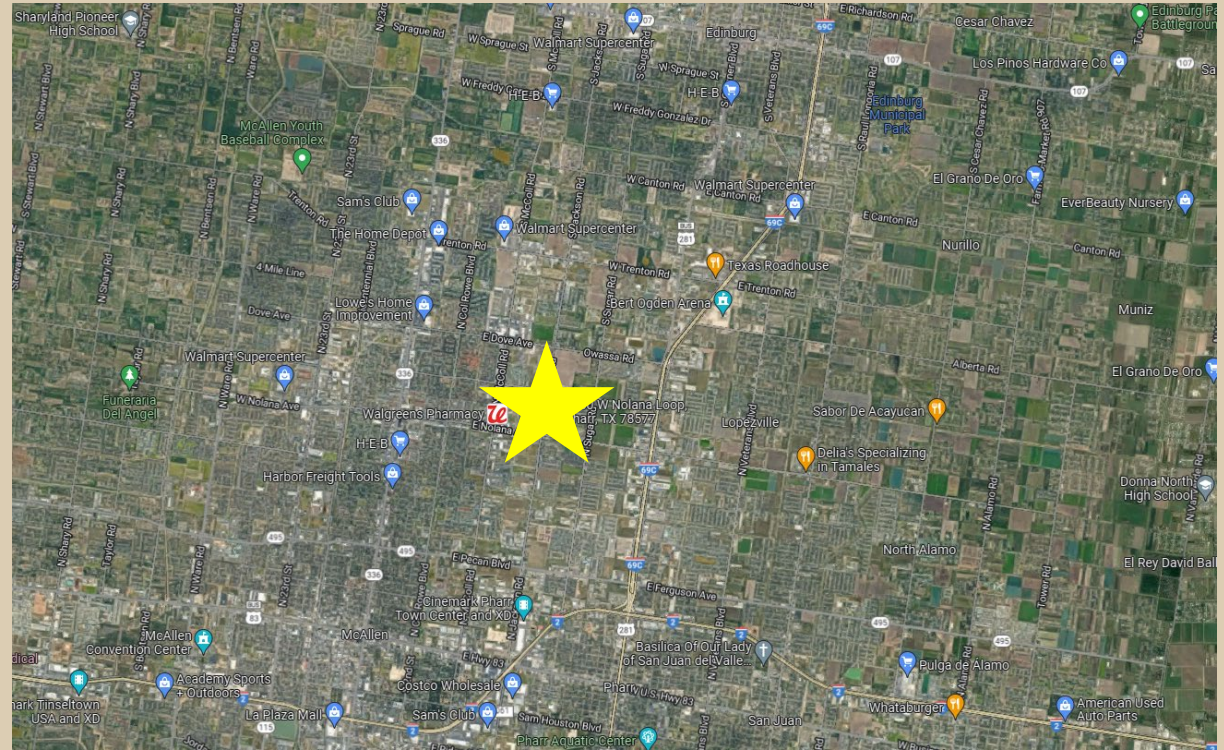


PHARR BINGO

1400 W. Nolana Loop, Pharr, Texas 78577



CBG
REAL ESTATE
GROW WITH US



- Centrally located between McAllen Medical Center and major thoroughfares.
- Pad site opportunity facing Nolana.
- Easy access from Nolana Loop & Jackson Rd.

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Greg Vasquez
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Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	10,000	99,000	268,000
Average Household Income	\$69,000	\$98,000	\$89,000
Daytime Employees	6,000	53,000	105,000
Property Size:	+- 18,000 sf		
Lat/Long	26.23761 / -98.19607		
Traffic Counts (VPD)	31,000 – W. Nolana Loop 19,000 – N. Jackson Rd.		



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- ✓ Call for Lease Rates
- ✓ NNNs: \$5.85 psf

