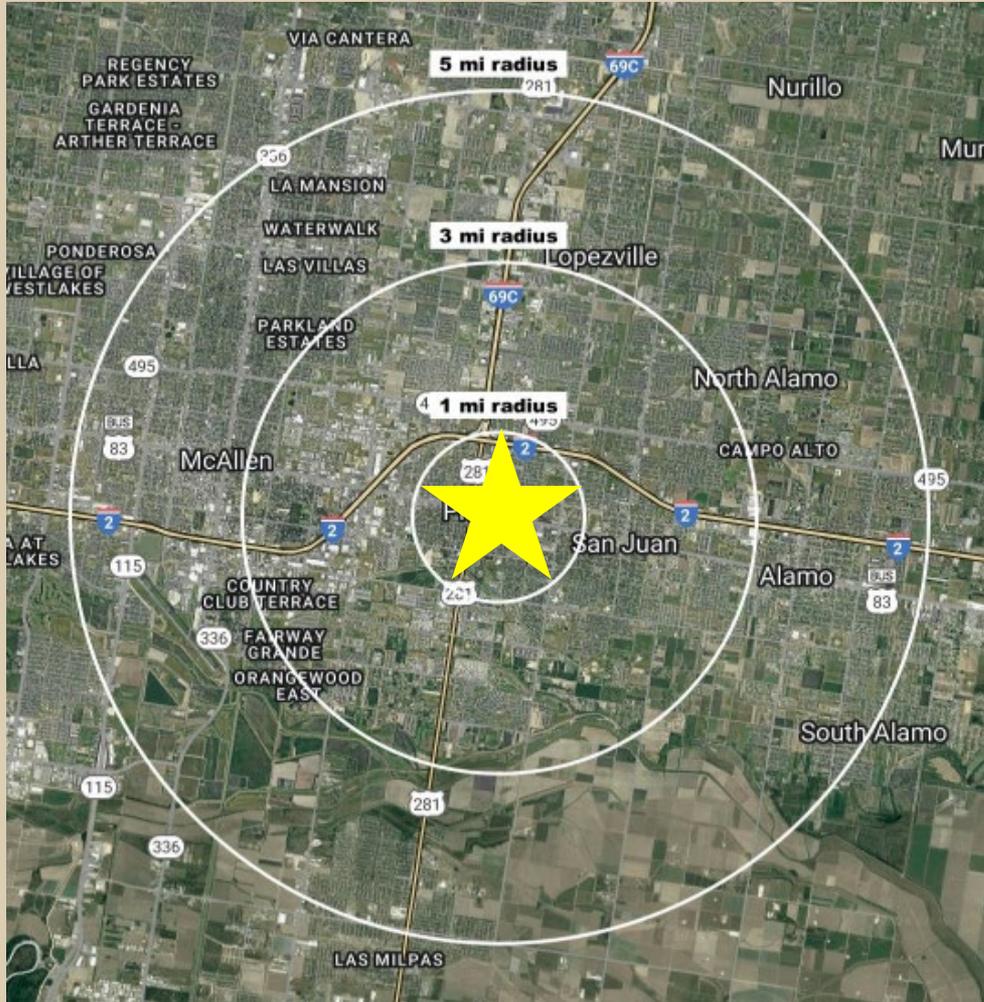


PHARR FS

412 E. Business 83, Pharr, Texas 78577



CBG
REAL ESTATE
GROW WITH US



Demographic Highlights

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------------------------|----------|----------|
| Population | 13,000 | 99,000 | 219,000 |
| Average Household Income | \$63,000 | \$75,000 | \$79,000 |
| Daytime Employees | 5,000 | 34,000 | 82,000 |
| Property Size: | +- 6,887 sf | | |
| Lat/Long | 26.19384 / -98.17904 | | |
| Traffic Counts (VPD) | 16,000 – W. US Business 83 | | |

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100% LEASED

- ✓ Call for Lease Rates
- ✓ Call for NNNs



US Business 83