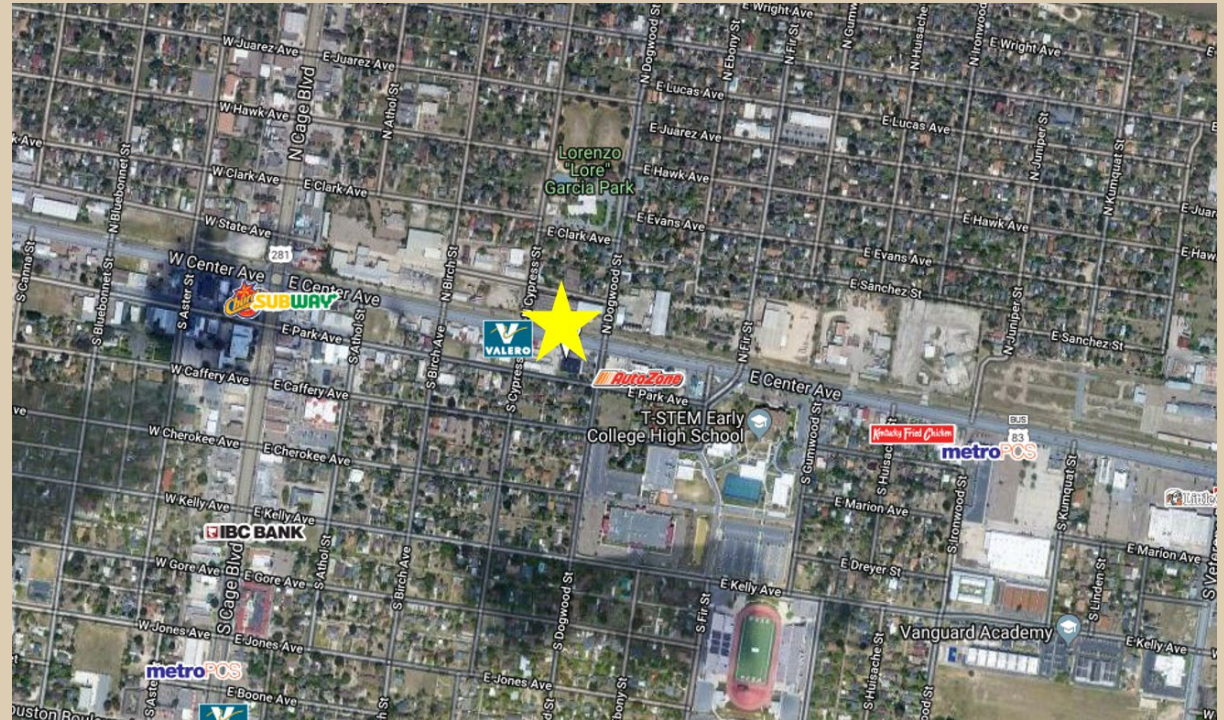


PHARR FS

412 E. Business Loop, Pharr, Texas 78577



- Great location on Business 83.
- High daytime traffic.
- Excellent visibility and access.

Reuben Bar Yadin
Reuben@cbgcre.com • (210) 424-8000

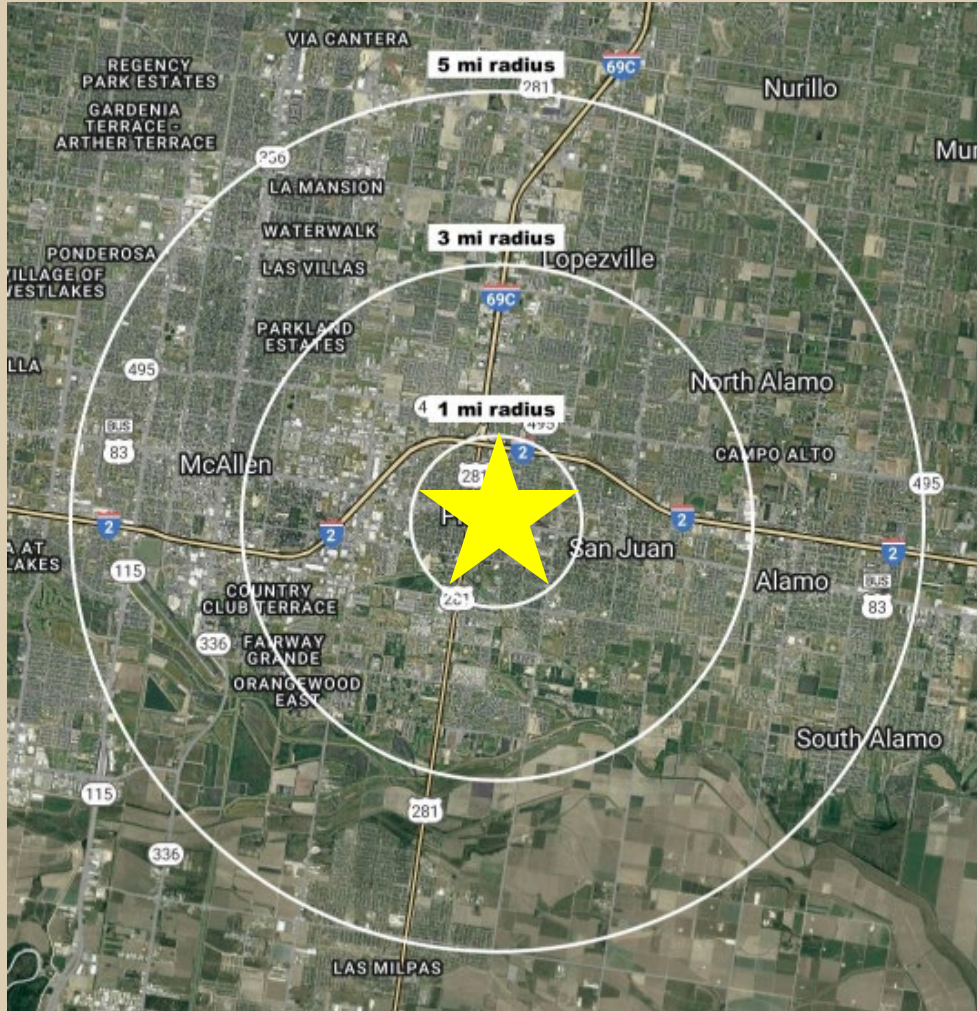
Greg Vasquez
GVasquez@cbgcre.com • (210) 424-8000

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412 E. Business Loop, Pharr, Texas 78577



CBG
REAL ESTATE
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Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	14,000	96,000	216,000
Average Household Income	\$70,000	\$71,000	\$76,000
Daytime Employees	5,000	36,000	84,000
Property Size:	+- 6,887 sf		
Lat/Long	26.19384 / -98.17904		
Traffic Counts (VPD)	19,000 – W. US Business 83		



PHARR FS

412 E. Business Loop, Pharr, Texas 78577

100% LEASED

- ✓ Call for Lease Rates
- ✓ NNNs: \$6.88 psf

