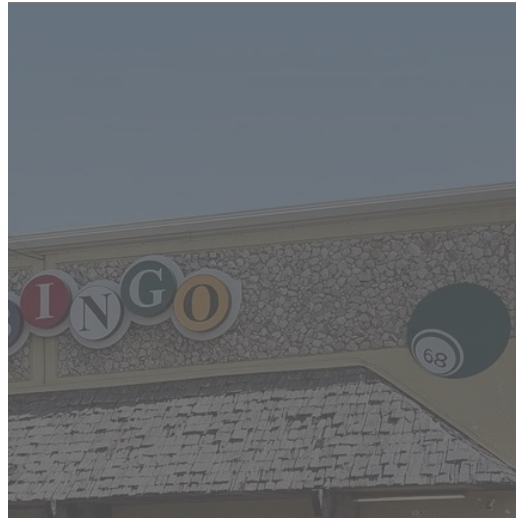


RETAIL PROPERTY FOR SALE OR LEASE

517 US-83 PHARR, TX

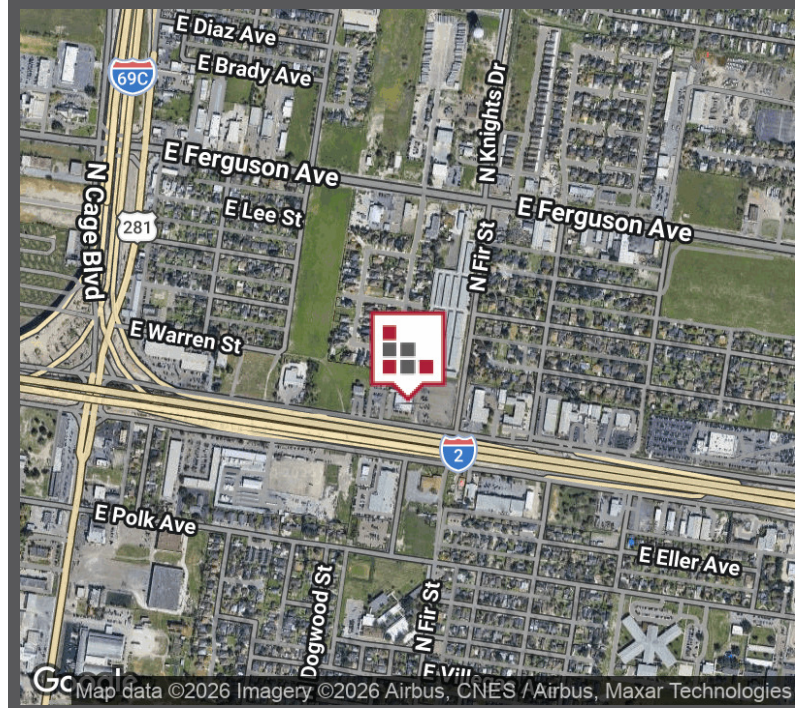


Introducing a prime leasing opportunity at 517 West Expressway 83, Pharr, TX, 78577. This versatile commercial property offers a lucrative blend of convenience and functionality. Boasting a spacious and adaptable interior, it is perfectly suited for a wide range of business ventures. The property's strategic location provides exceptional visibility and accessibility, making it an ideal choice



FOR SALE OR LEASE
517 US-83, PHARR, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$16.00 SF/yr \$6.00 NNN [Est]
MONTHLY RENT:	\$22,522.50
Building Size:	12,285 SF
Available SF:	12,285 SF
Lot Size:	1.99 Acres
Number of Units:	1
Year Built:	1975
Renovated:	2010
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Pharr

PROPERTY OVERVIEW

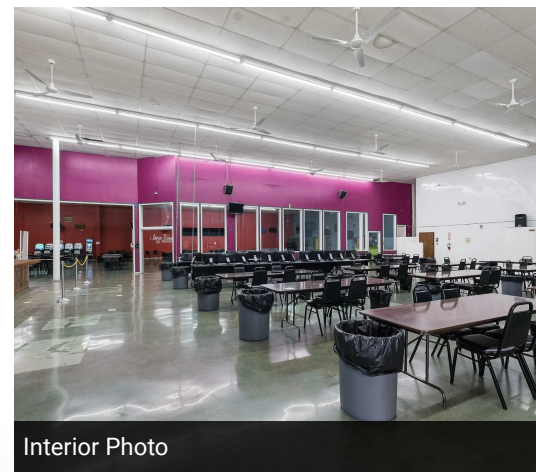
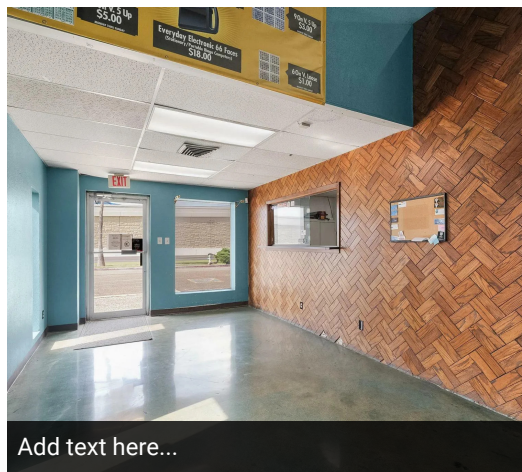
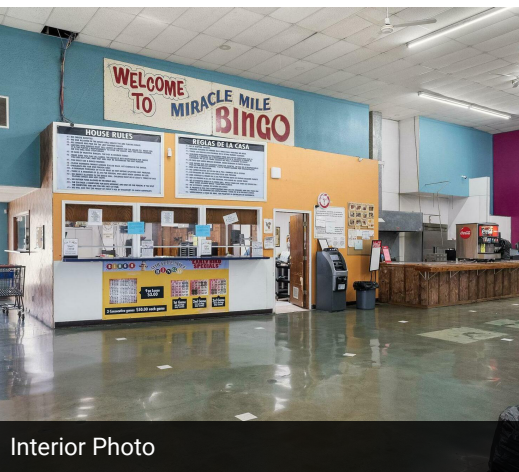
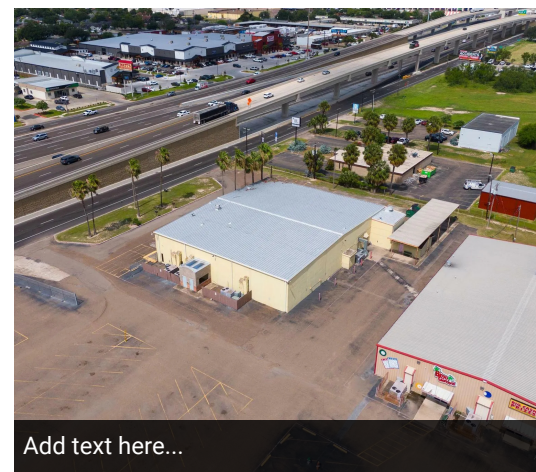
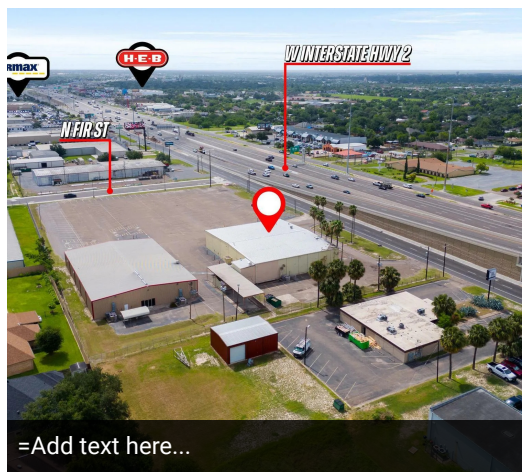
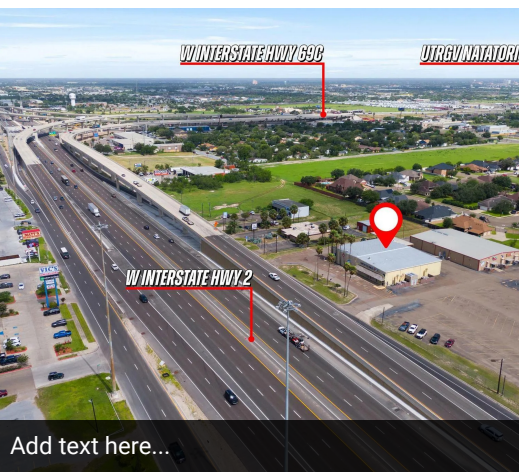
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PROPERTY HIGHLIGHTS

- **Freestanding Building**
- **High Visibility Location**
- **Existing Pole Signage**
- **Great Upper Valley Location**

FOR SALE OR LEASE
517 US-83, PHARR, TX

ADDITIONAL PHOTOS



FOR SALE OR LEASE
517 US-83, PHARR, TX

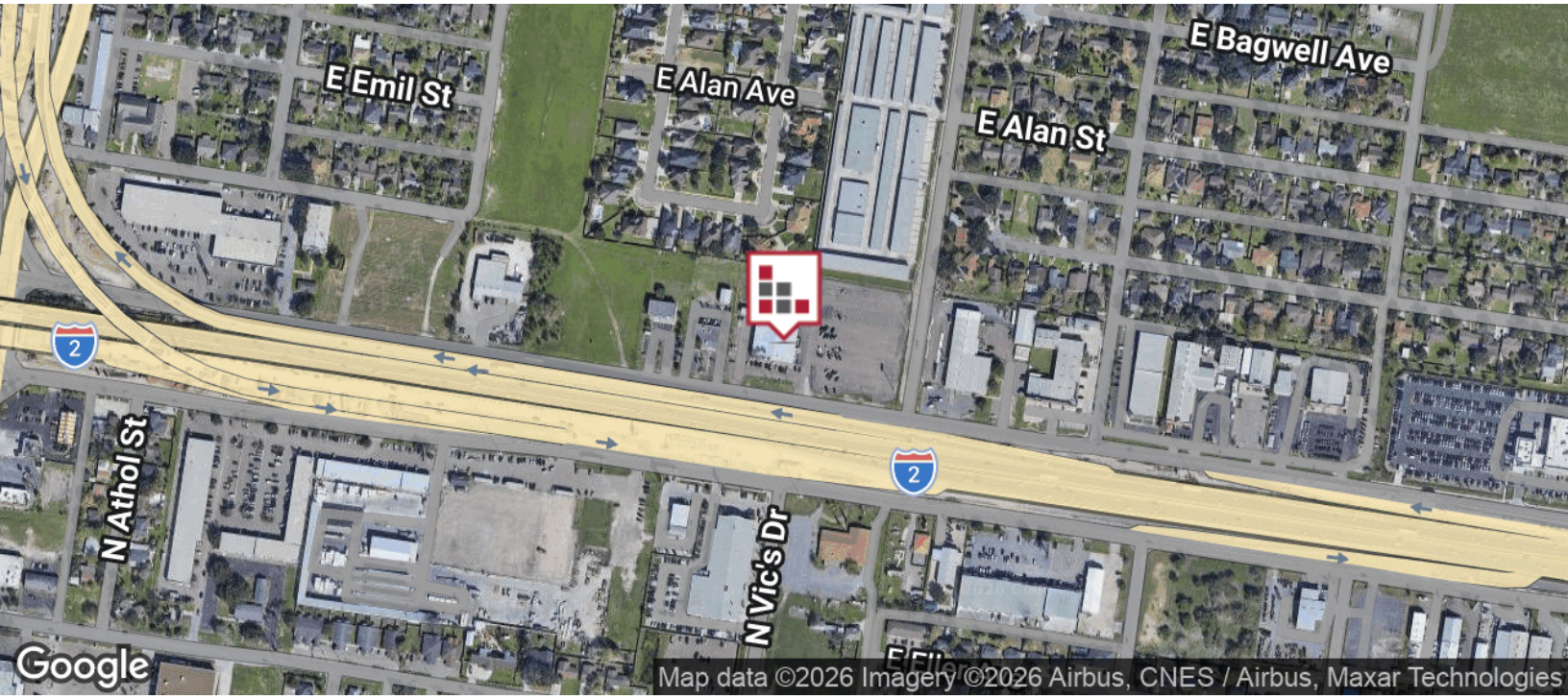
RETAILER MAP



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517 US-83, PHARR, TX

LOCATION MAP



CINDY HOPKINS REAL ESTATE
222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	99,742	219,237	559,545
Median age	36	36	35
Median age (Male)	35	35	34
Median age (Female)	37	38	37
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	32,232	72,353	176,408
# of persons per HH	3.1	3	3.2
Average HH income	\$65,982	\$72,310	\$73,516
Average house value	\$151,141	\$175,053	\$184,257
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	94.2%	92.1%	92.5%
RACE (%)	3 MILES	5 MILES	10 MILES
White	32.3%	33.4%	33.0%
Black	0.5%	0.6%	0.7%
Asian	0.6%	1.0%	1.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.6%	0.7%	0.7%
Other	23.5%	21.9%	22.1%

* Demographic data derived from 2020 ACS - US Census



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