



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## JACKSON PLAZA

\$18.00 SF/yr (NNN)

807 S. Jackson Rd #3  
Pharr, TX 78577

AVAILABLE SPACE  
3,000 SF

### FEATURES

- High traffic area
- Proximity to Expressway 83
- Excellent Visibility



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### RETAIL

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FOR LEASE

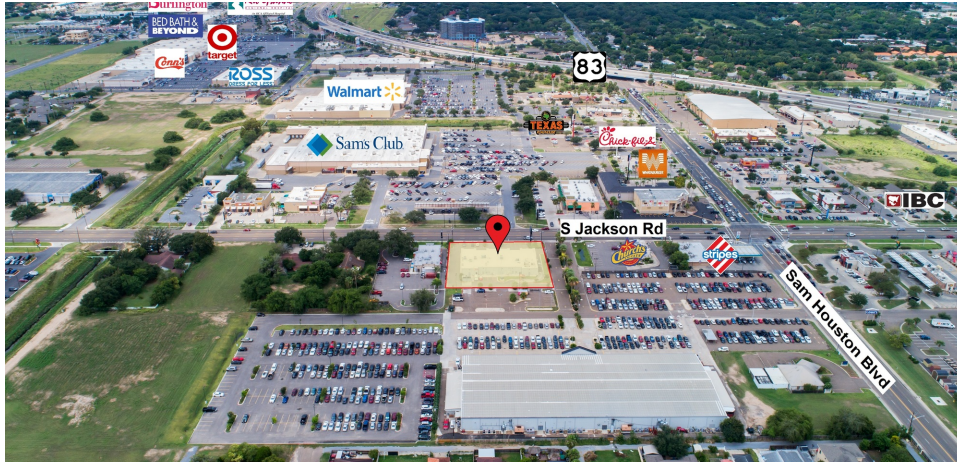
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807 S. Jackson Rd #3, Pharr, TX 78577

LEASE



## OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$18.00 SF/yr (NNN)

Lot Size: 5.67 Acres

Year Built: 2015

Building Size: 10,686 SF

## PROPERTY OVERVIEW

Jackson Plaza is a retail strip center that sits in The Heart of Pharr, TX’s retail district. This high-traffic strip center has proximity to South McAllen’s Medical District and sits among some of most dense, retail development in The Rio Grande Valley. With easy access, the location is perfect for any retail user.

## PROPERTY HIGHLIGHTS

- High traffic area
- Proximity to Expressway 83
- Excellent Visibility

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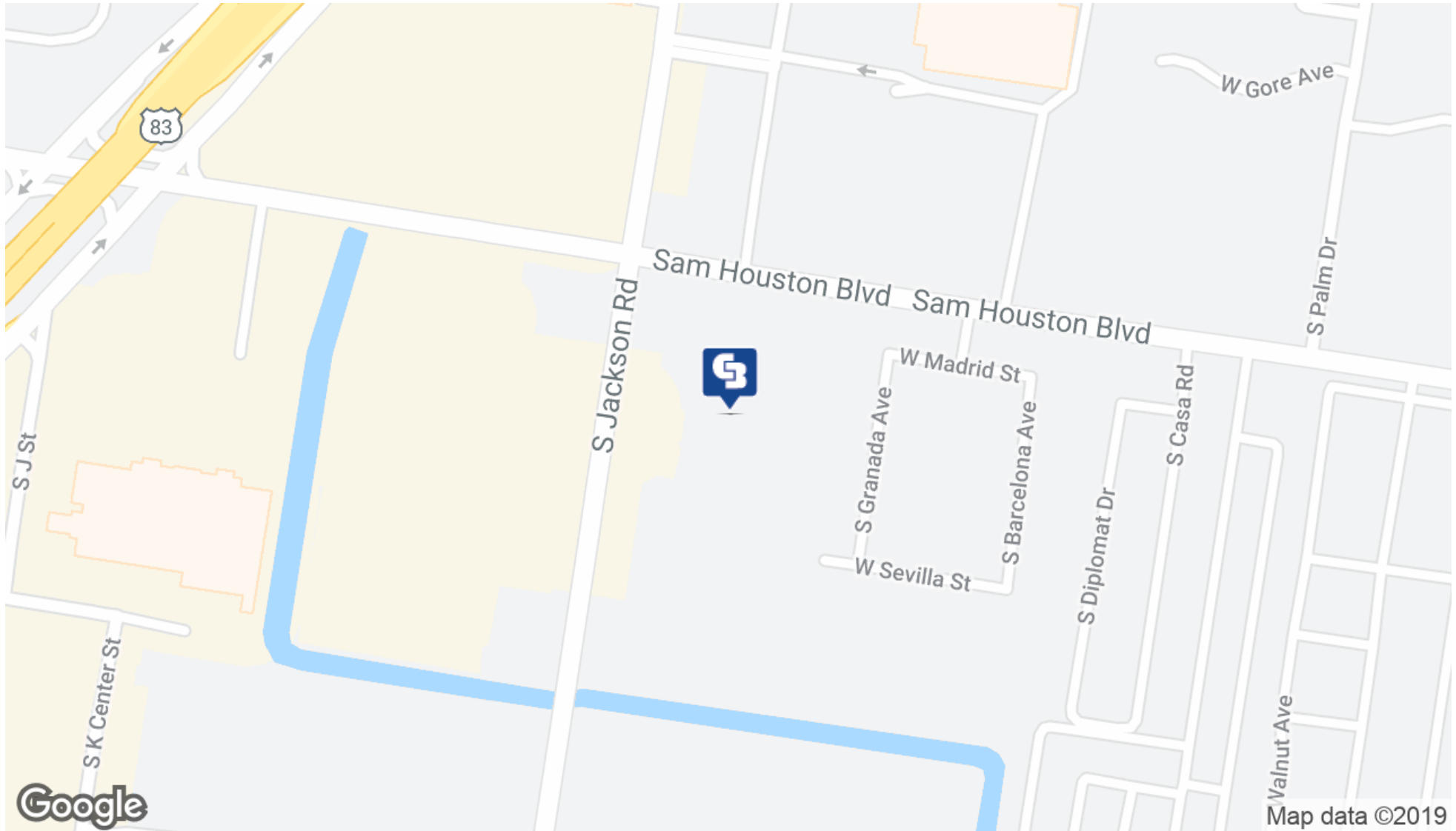
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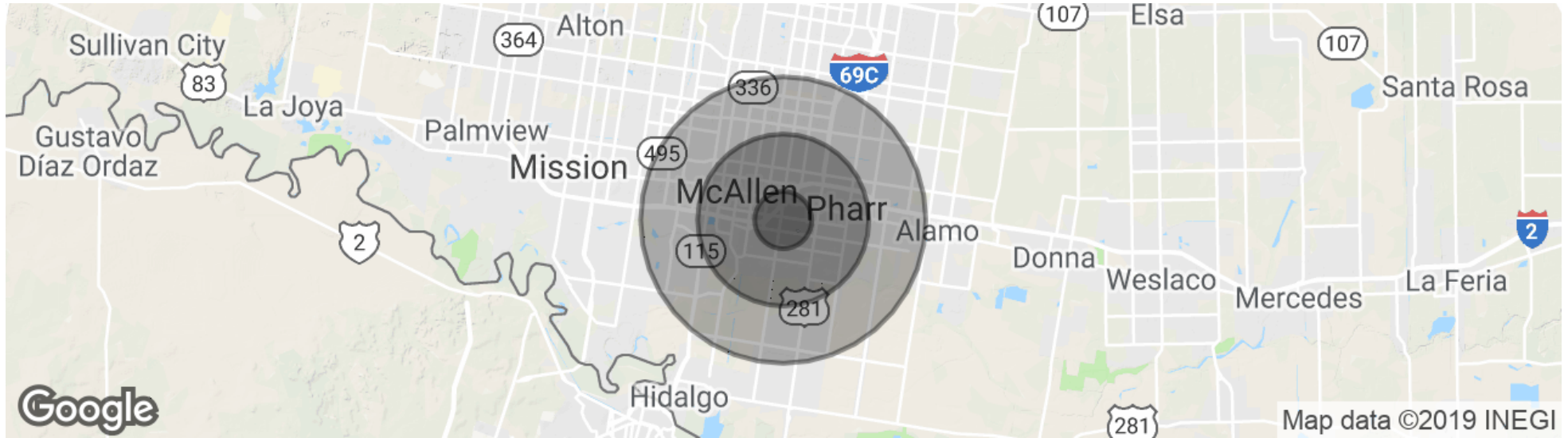
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,460	70,226	188,872
Median age	32.0	32.1	29.9
Median age (Male)	31.1	30.5	28.2
Median age (Female)	34.5	33.8	32.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,149	22,590	57,382
# of persons per HH	3.0	3.1	3.3
Average HH income	\$51,800	\$47,227	\$48,400
Average house value	\$116,424	\$113,705	\$103,611

\* Demographic data derived from 2010 US Census

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