

**DEVELOPMENT SYNOPSIS
REQUIREMENTS PER CITY OF PHARR, TEXAS**

TOTAL LAND AREA	(±48.60 AC.) ±2,117,295 S.F.	
TOTAL BUILDING AREA (GLA ONLY)	471,162 S.F.	
DENSITY	22.3 %	
RETAIL	315,032 S.F. (3 + 1/300 S.F.)	1054 SPACES
RESTAURANTS	34,626 S.F. (1/100 S.F.)	347 SPACES
CINEMA	63,504 S.F. 2,936 SEATS (1/4 SEATS)	734 SPACES
MAIN EVENT	58,000 S.F.	476 SPACES
*(5 SPACES PER LANE {28 BOWLING LANES AND 4 BOCCIE BALL LANES}, PLUS {#} FOR RESTAURANT, {#} COMMERCIAL AND OFFICE; PLUS 1 FOR EACH ADDITIONAL 300 GFA)		
TOTAL PARKING REQUIRED		2,611 SPACES
PARKING RATIO REQUIRED		5.5 /1000
*TOTAL PARKING PROVIDED		2,607 SPACES
PARKING RATIO PROVIDED		5.5 /1000

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BUILDING A9 - A10

A9A	VIDA SMOOTHIE	1,300 SF
A9B	SNOWBITE	2,556 SF
A10A	DK'S ANIME & GIFTS	1,500 SF
A10B	SEOUL ASIAN MARKET	4,757 SF

**DETAILED FOOTPRINT
RETAIL #5
BUILDING 'C'**

CRICKET WIRELESS	1,440 SF
EUROPEAN WAX	1,500 SF
FIVE STAR NUTRITION	1,200 SF
TN NAILS	1,500 SF
EZ CUTS	1,200 SF
STEFFANO'S PIZZA EXPRESS	1,800 SF
BLACK MINT	1,464 SF
CHIPOTLE	2,200 SF



Pharr Town Center

**NORTH JACKSON ROAD @ U.S. EXPRESSWAY 83
CITY OF PHARR, TEXAS**