

# Pharr Crossing

NWC OF CAGE BLVD & BOONE AVE.

614 Cage Blvd.  
PHARR, TX 78577



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	14,649	91,885	221,972
Daytime Population	15,923	116,064	266,759
Average HH Income	\$57,688	\$65,837	\$66,853

## FOR LEASE

**\$22 PSF +\$4.20 NNN**

## AVAILABLE

**1,000 SF**

## PROPERTY HIGHLIGHTS

- 13,465 SF Building on a 0.894 AC Lot
- Easy Access
- Excellent Visibility
- Ample Parking
- 5 Min. Drive from IH-2
- Nearby Known Retailers and Chain Restaurants

## TRAFFIC COUNTS

**Cage Blvd.:** 21,402 VPD

**Sam Houston Ave:** 18,789 VPD

(TXDOT)

## AREA RETAILERS



Listing Agent: Sergio A. Adame, CCIM  
Broker/Owner  
[sergio@apirealtor.com](mailto:sergio@apirealtor.com)  
956.412.1412

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Suite	Tenant	SF
1	Henry Nails	1,353 SF
2	Action Credit	1,331 SF
3	Texan Credit	1,353 SF
4	Amigo Loans	1,350 SF
5	MetroPCS	999 SF
6a	RGV Loans	1,025 SF
6b	Atlas Credit	1,000 SF
7	<b>AVAILABLE</b>	<b>1,000 SF</b>
8	Boost Mobile	1,366 SF
9	Famsa	1,089 SF
10	Gorditas Doña Tere	1,600 SF



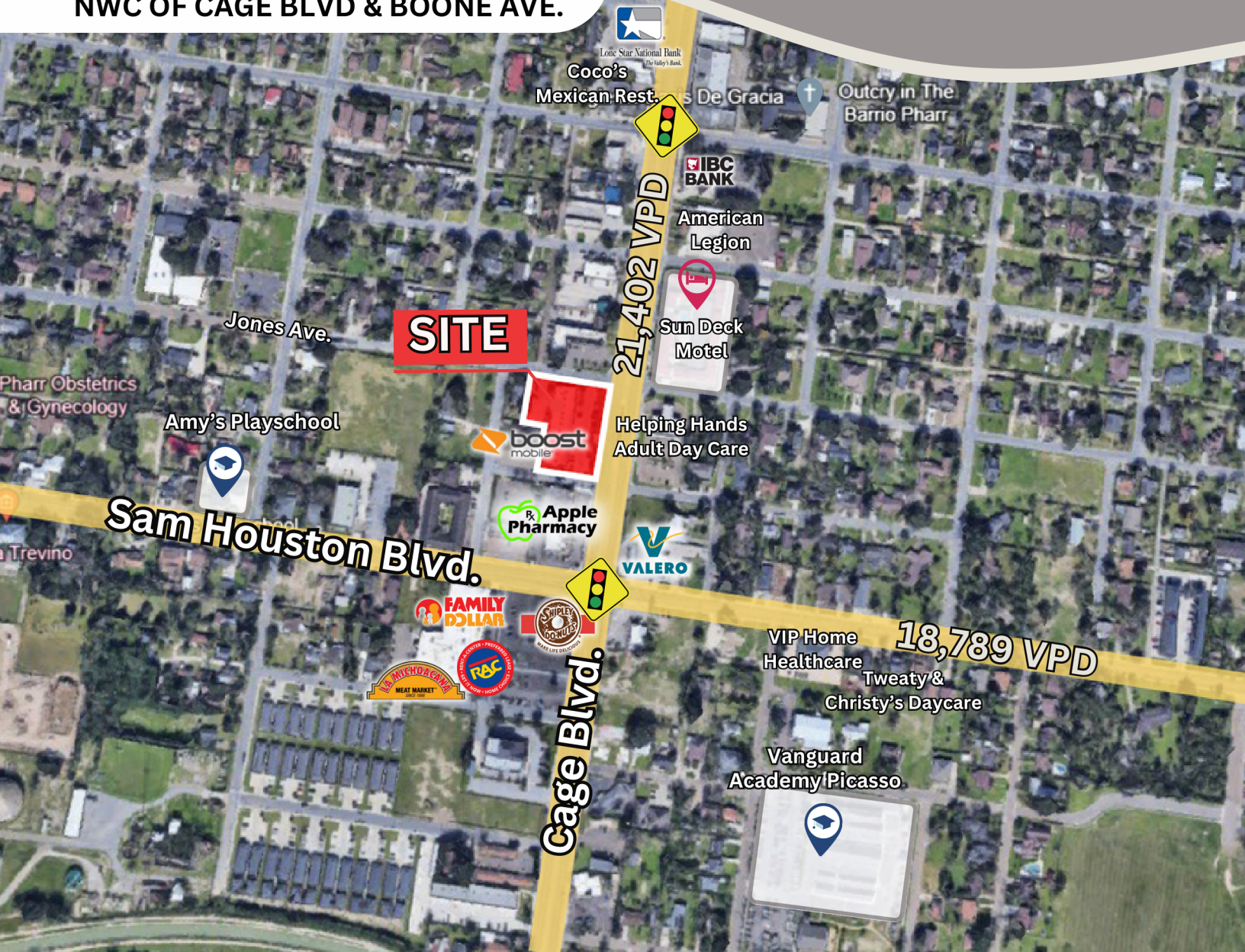
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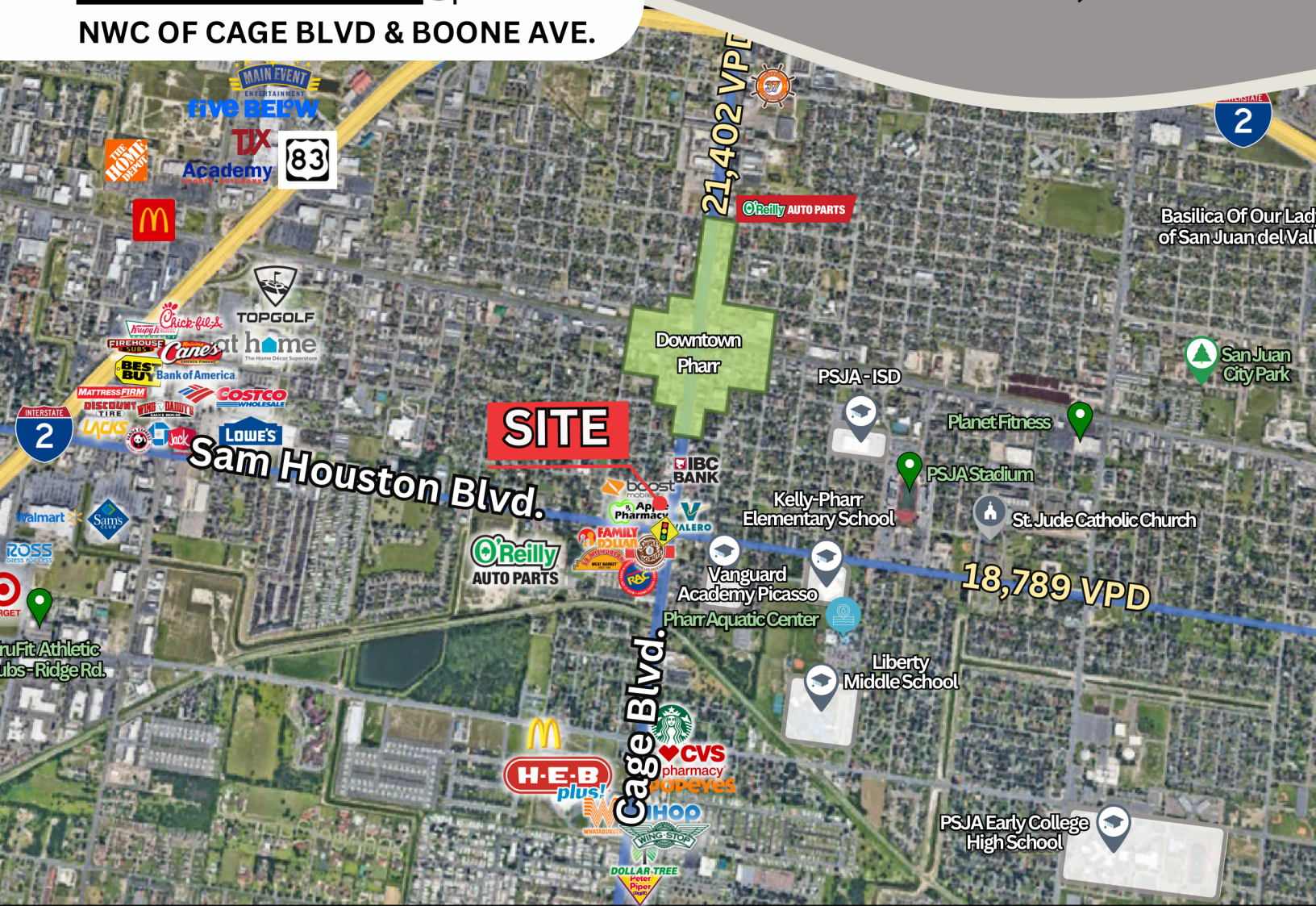
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	14,700	81,568	201,778
2020 Total Population	14,355	89,280	216,848
2020 Group Quarters	48	868	1,441
2023 Total Population	14,649	91,885	221,972
2023 Group Quarters	48	867	1,443
2028 Total Population	14,977	94,378	226,981
2023-2028 Annual Rate	0.44%	0.54%	0.45%
2023 Total Daytime Population	15,923	116,064	266,759
Workers	6,963	60,432	131,157
Residents	8,960	55,632	135,602
<b>Household Summary</b>			
2010 Households	4,645	24,961	60,351
2010 Average Household Size	3.16	3.23	3.32
2020 Total Households	4,887	28,821	70,027
2020 Average Household Size	2.93	3.07	3.08
2023 Households	5,050	29,921	72,626
2023 Average Household Size	2.89	3.04	3.04
2028 Households	5,262	31,296	75,542
2028 Average Household Size	2.84	2.99	2.99
2023-2028 Annual Rate	0.83%	0.90%	0.79%
2010 Families	3,632	19,714	47,761
2010 Average Family Size	3.62	3.68	3.79
2023 Families	3,824	22,929	56,010
2023 Average Family Size	3.39	3.54	3.53
2028 Families	3,976	23,953	58,220
2028 Average Family Size	3.33	3.48	3.47
2023-2028 Annual Rate	0.78%	0.88%	0.78%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,328	24,400	58,930
Owner Occupied Housing Units	52.5%	54.9%	55.5%
Renter Occupied Housing Units	29.2%	25.4%	26.7%
Vacant Housing Units	18.3%	19.7%	17.8%
2010 Housing Units	5,588	29,224	69,283
Owner Occupied Housing Units	48.2%	53.9%	55.0%
Renter Occupied Housing Units	35.0%	31.5%	32.1%
Vacant Housing Units	16.9%	14.6%	12.9%
2020 Housing Units	6,017	33,595	80,176
Vacant Housing Units	18.8%	14.2%	12.7%
2023 Housing Units	6,278	35,072	83,351
Owner Occupied Housing Units	42.1%	51.8%	53.9%
Renter Occupied Housing Units	38.3%	33.5%	33.3%
Vacant Housing Units	19.6%	14.7%	12.9%
2028 Housing Units	6,516	36,459	86,208
Owner Occupied Housing Units	42.1%	52.3%	54.7%
Renter Occupied Housing Units	38.7%	33.5%	32.9%
Vacant Housing Units	19.2%	14.2%	12.4%
<b>Median Household Income</b>			
2023	\$40,106	\$46,186	\$45,294
2028	\$44,547	\$51,319	\$51,349
<b>Median Home Value</b>			
2023	\$103,792	\$128,199	\$122,192
2028	\$141,986	\$197,873	\$183,861
<b>Per Capita Income</b>			
2023	\$19,918	\$21,421	\$21,846
2028	\$22,647	\$24,444	\$25,110
<b>Median Age</b>			
2010	31.5	30.7	30.2
2023	34.1	33.1	32.5
2028	36.3	34.7	33.9

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date