

6620 S. CAGE BLVD.

S CAGE BLVD & W CANTU ST

PHARR, TEXAS 78577



DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2021 Population	19,978	41,090	104,051
Daytime Population	16,043	37,650	117,315
Average HH Income	\$45,587	\$54,377	\$58,499

PROPERTY HIGHLIGHTS

- Located near the northwest corner of Cage Blvd. & W Cantu St.
- High Volume Traffic for location
- Great Tenant Mix
- Plaza is just minutes away from many retail stores & restaurants
- Great visibility, access, and parking

TRAFFIC COUNTS

S. Cage Blvd.:
17,654 VPD(TXDOT 2021)

AREA RETAILERS



T Mobile™



FOR LEASE

\$400-\$450 x Month

AVAILABLE

200 SF

FOR SALE

\$120,000.00



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<u>Ste</u>	<u>Tenant</u>	<u>SF</u>
1	Available	200
2	MJ Photography	300
3	EPV Trucking	300



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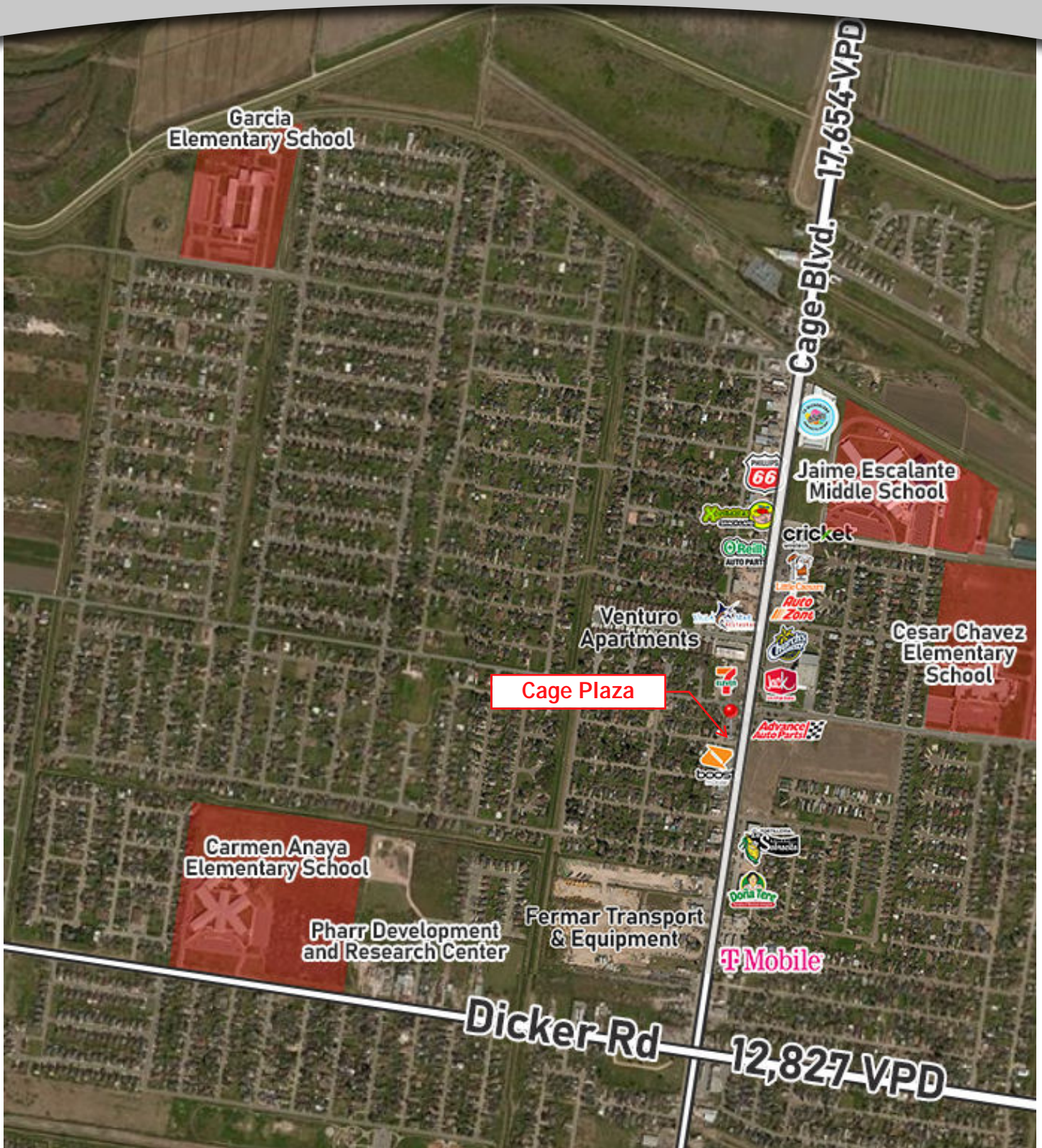
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Population Summary			
2000 Total Population	9,739	20,431	65,570
2010 Total Population	17,693	36,097	91,739
2021 Total Population	19,978	41,090	104,051
2021 Group Quarters	0	50	386
2026 Total Population	21,174	43,681	110,180
2021-2026 Annual Rate	1.17%	1.23%	1.15%
2021 Total Daytime Population	16,043	35,650	117,315
Workers	2,561	9,342	52,082
Residents	13,482	26,308	65,233
Household Summary			
2000 Households	2,029	4,672	17,887
2000 Average Household Size	4.80	4.37	3.65
2010 Households	4,034	8,830	25,489
2010 Average Household Size	4.39	4.08	3.58
2021 Households	4,614	10,192	29,041
2021 Average Household Size	4.33	4.03	3.57
2026 Households	4,906	10,864	30,797
2026 Average Household Size	4.32	4.02	3.57
2021-2026 Annual Rate	1.23%	1.29%	1.18%
2010 Families	3,694	7,795	21,162
2010 Average Family Size	4.60	4.39	3.99
2021 Families	4,207	8,898	23,912
2021 Average Family Size	4.55	4.35	3.99
2026 Families	4,467	9,458	25,291
2026 Average Family Size	4.54	4.35	4.00
2021-2026 Annual Rate	1.21%	1.23%	1.13%
Housing Unit Summary			
2000 Housing Units	2,203	5,358	21,398
Owner Occupied Housing Units	72.7%	67.7%	58.8%
Renter Occupied Housing Units	19.4%	19.5%	24.8%
Vacant Housing Units	7.9%	12.8%	16.4%
2010 Housing Units	4,294	9,983	29,359
Owner Occupied Housing Units	67.7%	63.6%	58.3%
Renter Occupied Housing Units	26.2%	24.8%	28.5%
Vacant Housing Units	6.1%	11.5%	13.2%
2021 Housing Units	4,957	11,675	33,756
Owner Occupied Housing Units	67.6%	63.4%	58.8%
Renter Occupied Housing Units	25.5%	23.9%	27.2%
Vacant Housing Units	6.9%	12.7%	14.0%
2026 Housing Units	5,277	12,469	35,843
Owner Occupied Housing Units	68.1%	63.8%	59.6%
Renter Occupied Housing Units	24.9%	23.4%	26.4%
Vacant Housing Units	7.0%	12.9%	14.1%
Median Household Income			
2021	\$32,735	\$39,178	\$40,752
2026	\$36,468	\$43,143	\$45,245
Median Home Value			
2021	\$74,596	\$86,127	\$96,149
2026	\$84,627	\$138,529	\$176,450
Per Capita Income			
2021	\$10,537	\$13,862	\$16,369
2026	\$11,934	\$15,677	\$18,331
Median Age			
2010	23.2	25.7	28.7
2021	25.1	27.4	30.0
2026	26.2	28.9	31.4

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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
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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