



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	15,408	88,633	221,552
Daytime Population	17,470	112,895	264,835
Average HH Income	\$45,391	\$57,635	\$55,425

FOR LEASE
\$18.00 PSF NNN
***NNNs \$3.97 PSF**

(Landlord estimate - subject to change)

AVAILABLE SPACE
100% LEASED!

PROPERTY HIGHLIGHTS

- New Construction
- Easy Access
- Excellent Visibility
- Ample Parking

TRAFFIC COUNTS

Cage Blvd: 21,211 VPD
(TXDOT 2016)

AREA RETAILERS

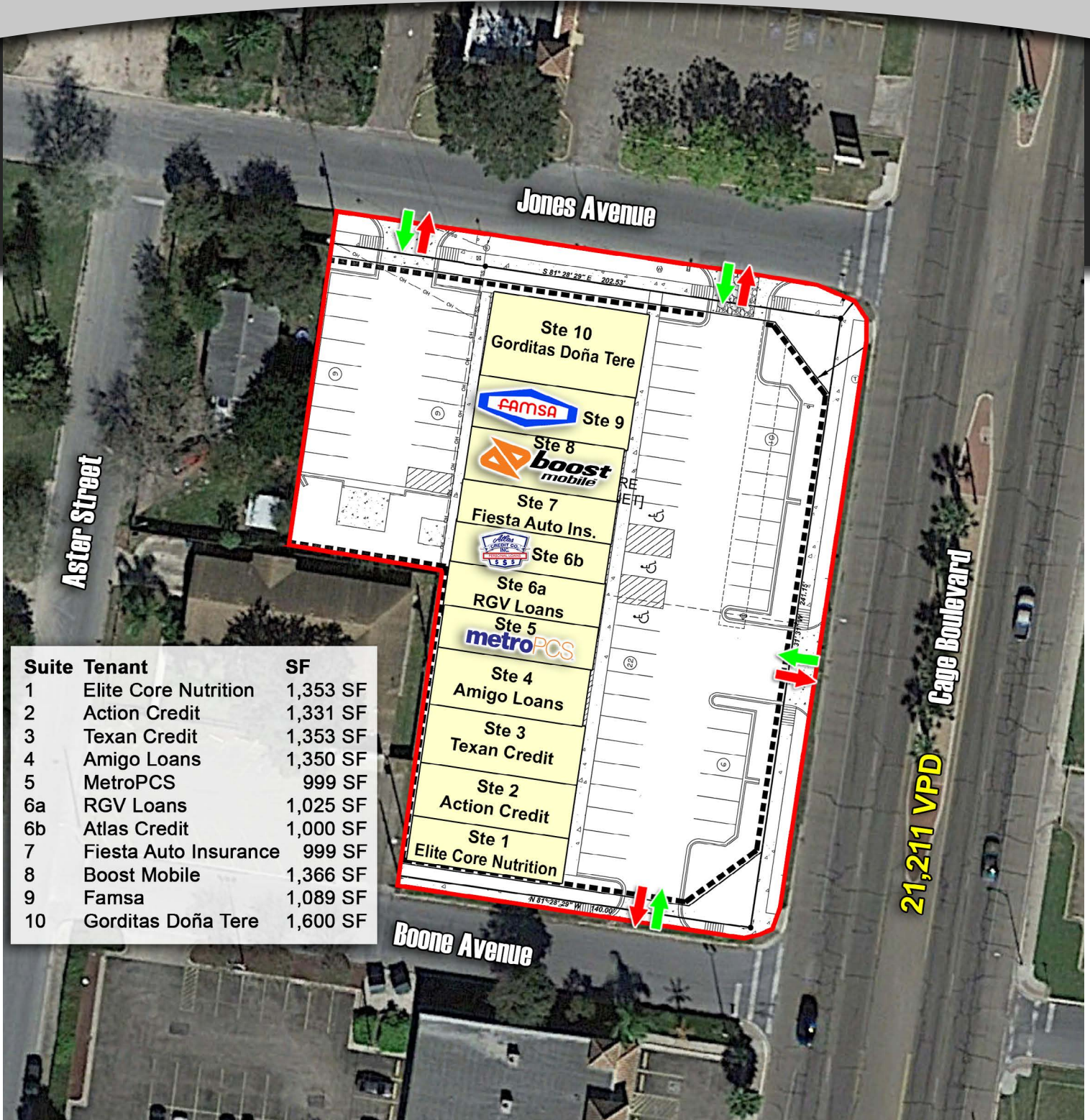


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PHARR CROSSING

NWC OF CAGE BLVD & BOONE AVE

614 S CAGE BLVD
PHARR, TEXAS 78577



Suite	Tenant	SF
1	Elite Core Nutrition	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	Fiesta Auto Insurance	999 SF
8	Boost Mobile	1,366 SF
9	Famsa	1,089 SF
10	Gorditas Doña Tere	1,600 SF



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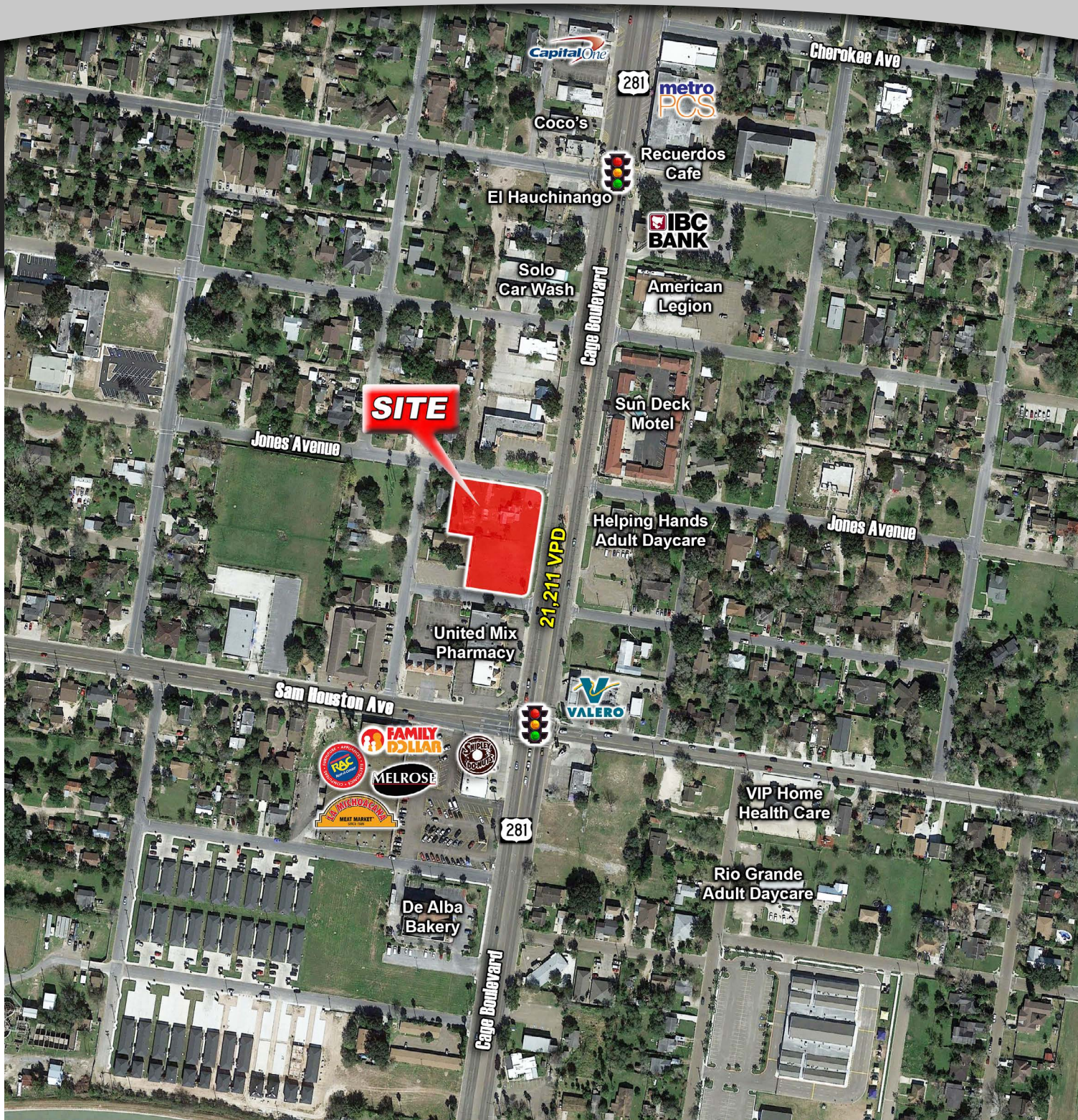
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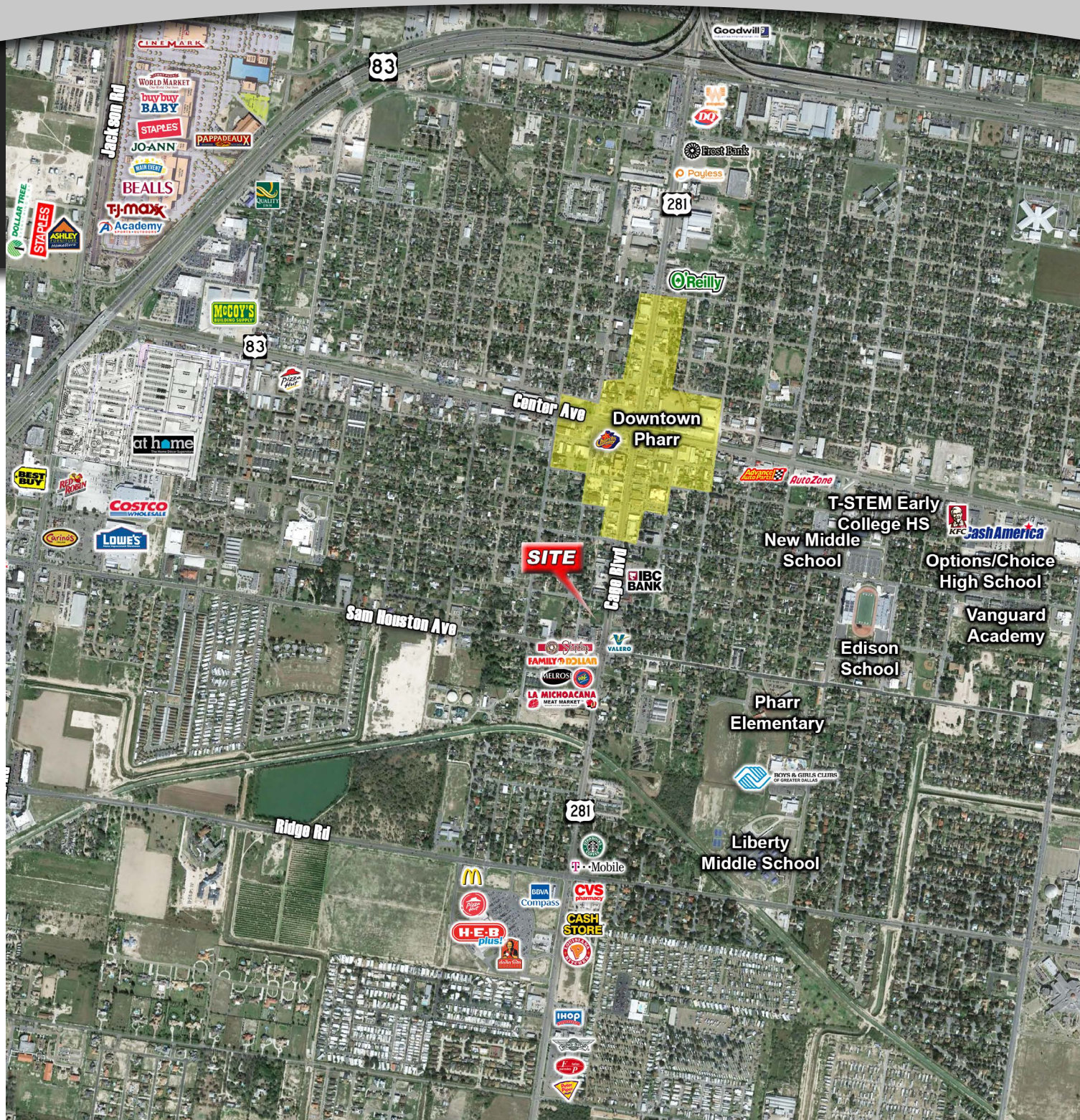
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	13,464	64,718	165,288
2010 Total Population	14,364	80,193	201,254
2018 Total Population	15,408	88,633	221,552
2018 Group Quarters	21	917	1,243
2023 Total Population	16,173	94,456	235,725
2018-2023 Annual Rate	0.97%	1.28%	1.25%
2018 Total Daytime Population	17,470	112,895	264,835
Workers	7,695	57,808	125,378
Residents	9,775	55,087	139,457
Household Summary			
2000 Households	4,203	19,174	48,034
2000 Average Household Size	3.20	3.35	3.41
2010 Households	4,561	24,446	60,079
2010 Average Household Size	3.15	3.25	3.33
2018 Households	4,845	26,901	65,879
2018 Average Household Size	3.18	3.26	3.34
2023 Households	5,074	28,646	70,000
2023 Average Household Size	3.18	3.27	3.35
2018-2023 Annual Rate	0.93%	1.26%	1.22%
2010 Families	3,567	19,313	47,580
2010 Average Family Size	3.60	3.70	3.80
2018 Families	3,760	21,100	51,886
2018 Average Family Size	3.67	3.74	3.84
2023 Families	3,927	22,401	54,997
2023 Average Family Size	3.69	3.76	3.85
2018-2023 Annual Rate	0.87%	1.20%	1.17%
Housing Unit Summary			
2000 Housing Units	5,273	23,710	58,398
Owner Occupied Housing Units	51.0%	55.0%	55.6%
Renter Occupied Housing Units	28.8%	25.8%	26.7%
Vacant Housing Units	20.3%	19.1%	17.7%
2010 Housing Units	5,521	28,681	68,978
Owner Occupied Housing Units	47.7%	53.8%	55.3%
Renter Occupied Housing Units	34.9%	31.4%	31.8%
Vacant Housing Units	17.4%	14.8%	12.9%
2018 Housing Units	5,907	31,645	75,977
Owner Occupied Housing Units	45.0%	51.7%	52.7%
Renter Occupied Housing Units	37.1%	33.3%	34.0%
Vacant Housing Units	18.0%	15.0%	13.3%
2023 Housing Units	6,203	33,749	80,837
Owner Occupied Housing Units	45.7%	52.5%	53.6%
Renter Occupied Housing Units	36.1%	32.4%	33.0%
Vacant Housing Units	18.2%	15.1%	13.4%
Median Household Income			
2018	\$32,130	\$39,910	\$37,757
2023	\$36,273	\$45,404	\$42,554
Median Home Value			
2018	\$76,182	\$93,739	\$90,855
2023	\$84,769	\$118,866	\$107,639
Per Capita Income			
2018	\$14,255	\$17,851	\$16,705
2023	\$16,226	\$20,412	\$19,061
Median Age			
2010	31.3	30.7	30.2
2018	32.9	32.0	31.3
2023	34.7	33.3	32.6



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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