

PHARR CROSSING

NWC OF CAGE BLVD & BOONE AVE

614 S CAGE BLVD
PHARR, TEXAS 78577



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	16,461	91,334	227,342
Daytime Population	16,437	111,279	261,161
Average HH Income	\$49,178	\$60,362	\$58,297

FOR LEASE
\$18.00 PSF NNN
***NNNs \$4.20 PSF**

(Landlord estimate - subject to change)

AVAILABLE SPACE:
FULLY LEASED

PROPERTY HIGHLIGHTS

- 13,465 SF Building on 0.894 AC Lot.
- Easy Access
- Excellent Visibility
- Ample Parking

TRAFFIC COUNTS

Cage Blvd: 19,392 VPD
(TXDOT 2021)

AREA RETAILERS



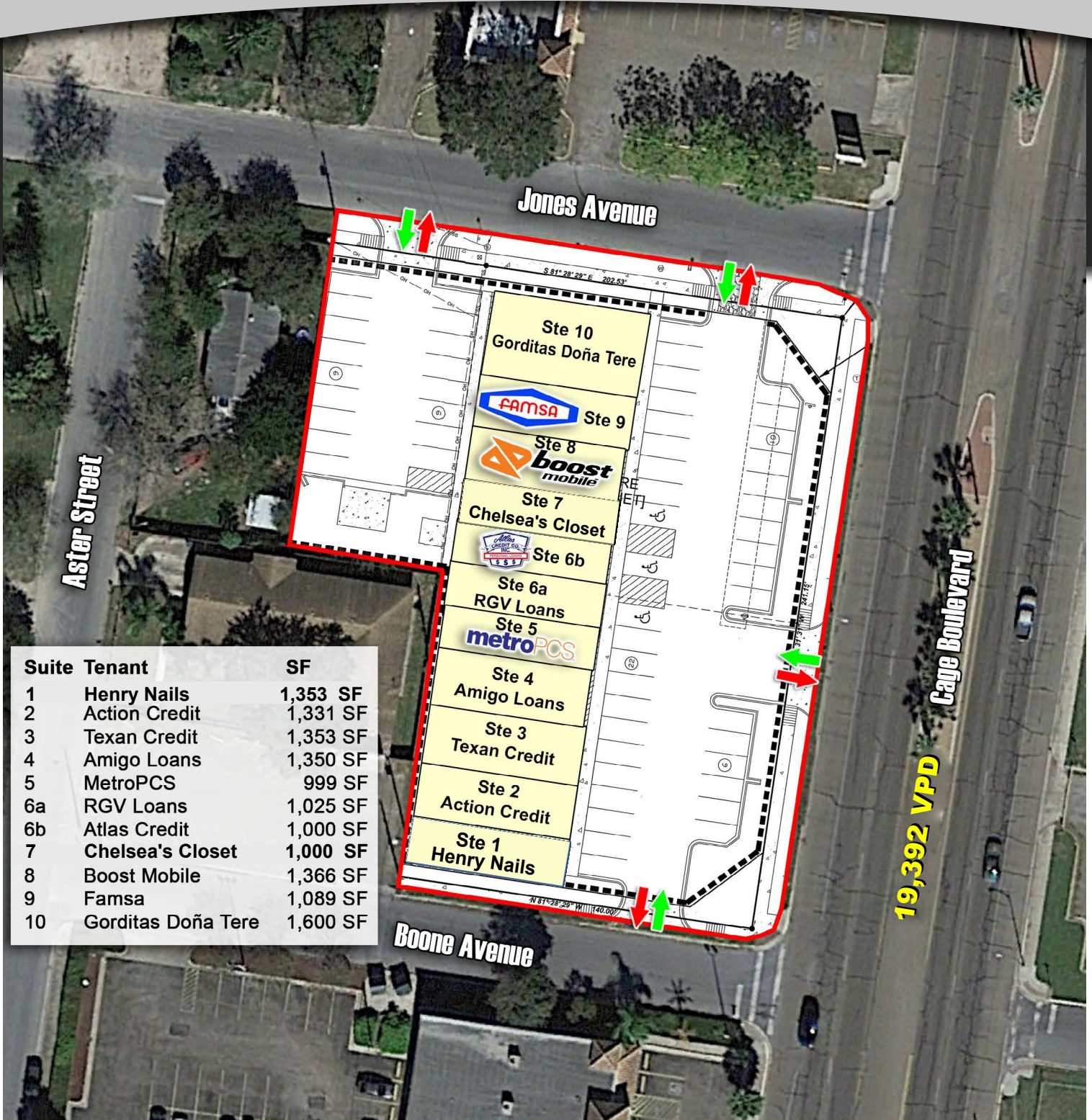
Sergio Adame, CCIM
sergio@apirealtor.com
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PHARR CROSSING

NWC OF CAGE BLVD & BOONE AVE

614 S CAGE BLVD
PHARR, TEXAS 78577

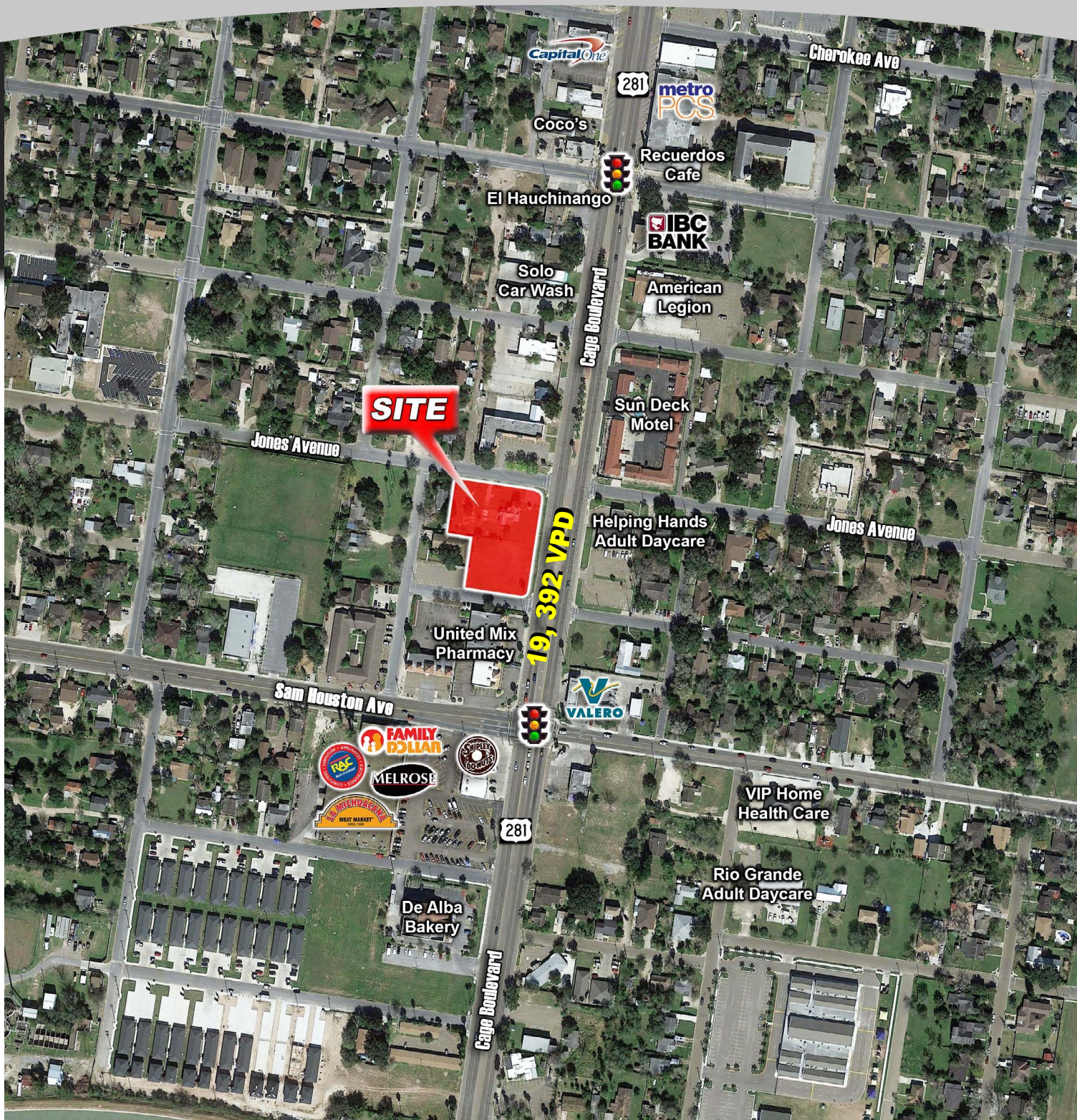


Suite	Tenant	SF
1	Henry Nails	1,353 SF
2	Action Credit	1,331 SF
3	Texan Credit	1,353 SF
4	Amigo Loans	1,350 SF
5	MetroPCS	999 SF
6a	RGV Loans	1,025 SF
6b	Atlas Credit	1,000 SF
7	Chelsea's Closet	1,000 SF
8	Boost Mobile	1,366 SF
9	Famsa	1,089 SF
10	Gorditas Doña Tere	1,600 SF

PHARR CROSSING

NWC OF CAGE BLVD & BOONE AVE

614 S CAGE BLVD
PHARR, TEXAS 78577



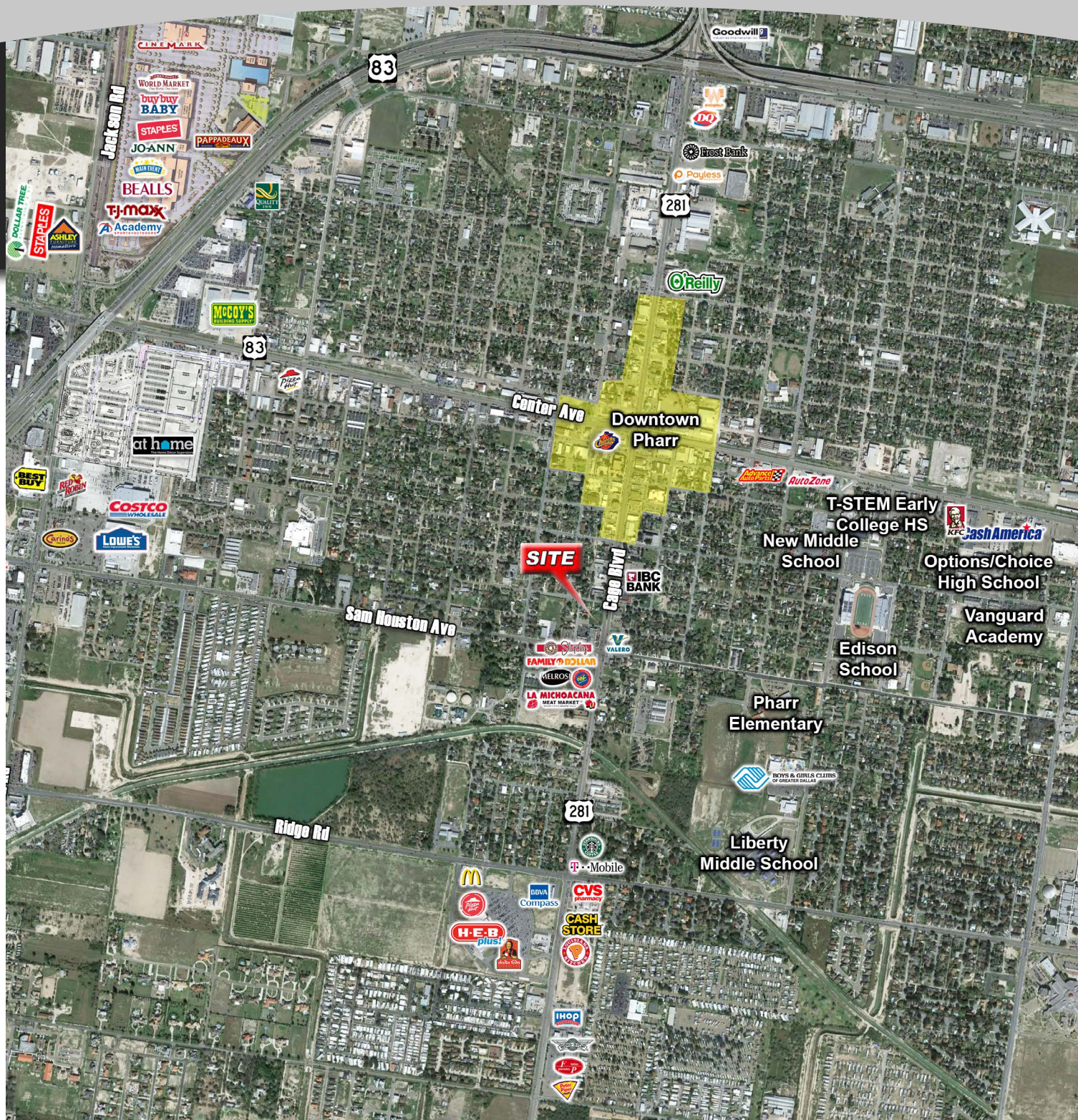
Sergio Adame, CCIM
sergio@apirealtor.com
956.412.1412

The information contained herein was obtained from sources deemed reliable; however, API Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PHARR CROSSING

NWC OF CAGE BLVD & BOONE AVE

614 S CAGE BLVD
PHARR, TEXAS 78577



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	13,988	64,919	166,548
2010 Total Population	14,856	80,712	202,762
2021 Total Population	16,461	91,334	227,342
2021 Group Quarters	20	897	1,229
2026 Total Population	17,280	96,666	239,877
2021-2026 Annual Rate	0.98%	1.14%	1.08%
2021 Total Daytime Population	16,437	111,279	261,161
Workers	6,032	55,577	120,202
Residents	10,405	55,702	140,959
Household Summary			
2000 Households	4,348	19,247	48,435
2000 Average Household Size	3.21	3.34	3.41
2010 Households	4,698	24,646	60,572
2010 Average Household Size	3.16	3.24	3.33
2021 Households	5,167	27,962	68,158
2021 Average Household Size	3.18	3.23	3.32
2026 Households	5,422	29,637	71,984
2026 Average Household Size	3.18	3.23	3.32
2021-2026 Annual Rate	0.97%	1.17%	1.10%
2010 Families	3,672	19,471	47,962
2010 Average Family Size	3.62	3.69	3.80
2021 Families	3,993	21,862	53,533
2021 Average Family Size	3.67	3.70	3.80
2026 Families	4,175	23,095	56,399
2026 Average Family Size	3.68	3.70	3.80
2021-2026 Annual Rate	0.90%	1.10%	1.05%
Housing Unit Summary			
2000 Housing Units	5,386	23,792	58,845
Owner Occupied Housing Units	50.8%	55.1%	55.5%
Renter Occupied Housing Units	29.9%	25.8%	26.8%
Vacant Housing Units	19.3%	19.1%	17.7%
2010 Housing Units	5,606	28,894	69,514
Owner Occupied Housing Units	47.8%	53.8%	55.1%
Renter Occupied Housing Units	36.0%	31.5%	32.1%
Vacant Housing Units	16.2%	14.7%	12.9%
2021 Housing Units	6,212	33,044	79,006
Owner Occupied Housing Units	48.1%	54.4%	55.2%
Renter Occupied Housing Units	35.1%	30.2%	31.1%
Vacant Housing Units	16.8%	15.4%	13.7%
2026 Housing Units	6,519	35,063	83,546
Owner Occupied Housing Units	49.1%	55.3%	56.1%
Renter Occupied Housing Units	34.1%	29.2%	30.0%
Vacant Housing Units	16.8%	15.5%	13.8%
Median Household Income			
2021	\$36,333	\$43,187	\$40,732
2026	\$38,807	\$47,762	\$45,335
Median Home Value			
2021	\$76,342	\$99,136	\$93,380
2026	\$108,072	\$187,642	\$167,648
Per Capita Income			
2021	\$15,455	\$18,459	\$17,495
2026	\$17,365	\$20,576	\$19,595
Median Age			
2010	31.2	30.6	30.1
2021	33.0	32.4	31.8
2026	34.6	33.8	33.1



Sergio Adame, CCIM
sergio@apirealtor.com
 956.412.1412



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.

API Real Estate	534881	info@apire.us	956.412.1412
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