

Pharr Town Center

470,000 SF World-Class Shopping Destination

Now Leasing



Bustling Entertainment Hub in the Booming Rio Grande Valley

Pharr Town Center has emerged as the destination for locals and visitors looking for the best retail and entertainment experience in the region. The 470,000 SF shopping center serves as a world-class retail/entertainment destination and is the home to exclusive retailers Pappadeaux and Main Event. Also adjacent to the only Top Golf in the region, Pharr Town Center high-profile, nationally recognized tenants, including Academy, TJ Maxx, Bealls, JoAnns, Ross Dress for Less, Five Below, Buy Buy Baby, Cost Plus World Market and Cinemark Theatres. The first phase of the project was fully developed and completed at the end of 2017. Phase II will include additional dining options and is now under development.



240,000 people with an average household income of \$61,000 within 5 miles



125,000 cars per day along US 83



25,000 cars per day on Jackson Rd





Excellent Tenant Sales Performance



Exceptional sales volumes,
only location in the
Rio Grande Valley



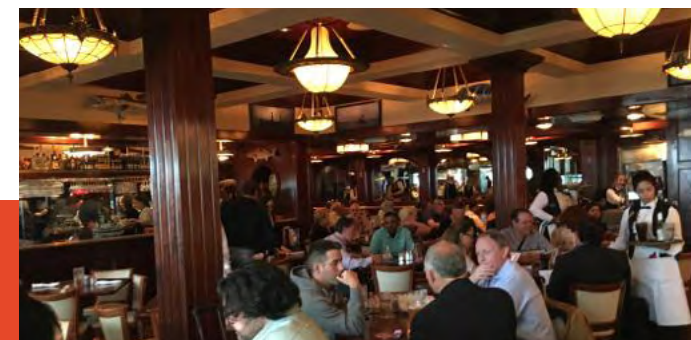
One of the top stores
in the 250-store chain



Opened as the top store in
the chain in late 2014



The top theatre in the Valley!
The theatre houses 16 screens and
just underwent a major upgrade



Going Strong: the Rio Grande Valley Market

The Valley is one of the fastest growing markets nationally and in Texas. McAllen, part of RGV and the immediate geographic neighbor of Pharr, was named by Forbes as the 3rd best market for job growth (2014) and 1st by the U.S. Bureau of Labor Statistics (2012). RGV also has one of the best retail markets in Texas. McAllen has the highest actual retail sales per household (retail sales above household income), and 2nd highest per capita and per household retail sales. Much of these statistics are due to daily border traffic from Mexican nationals that come to the Rio Grande Valley to shop.

Immediate Trade Area Retail Tenancy



just opened across the freeway (Jackson & US 83) with a 4 hour wait on weekends



only store in the Valley is in Pharr (next to At Home)



chose Pharr for its first store in the Valley



#1 store in the chain



has 2 stores a mile apart from each other both doing extraordinary sales



#1 unit in the US



374

83

124,000 CPD

SITE

N JACKSON RD

25,000 CPD

TOYOTA

Luby's

PAPPADEAUX

CINEMARK

Academy

MAIN EVENT

buy buy BABY

CRUNCH

five BELOW

TJ-MAXX

ROSS DRESS FOR LESS

sears

JO-ANN

WORLD MARKET

BEALLS

Conn's HomePlus
ANNA'S LINENS
Office DEPOT
TARGET

ROSS DRESS FOR LESS
Marshalls

BED BATH & BEYOND
Michael's
PETSMART
Burlington
Sprint
LES LIES

LOWE'S
COSTCO WHOLESALE
at home

TOPGOLF

Freddy's
CHICK-FIL-A

Walmart

Sams

BEST BUY
Lakeshore
SHERWIN WILLIAMS
TRUBRIDAL

Ford

McDonald's

OUTBACK STEAKHOUSE

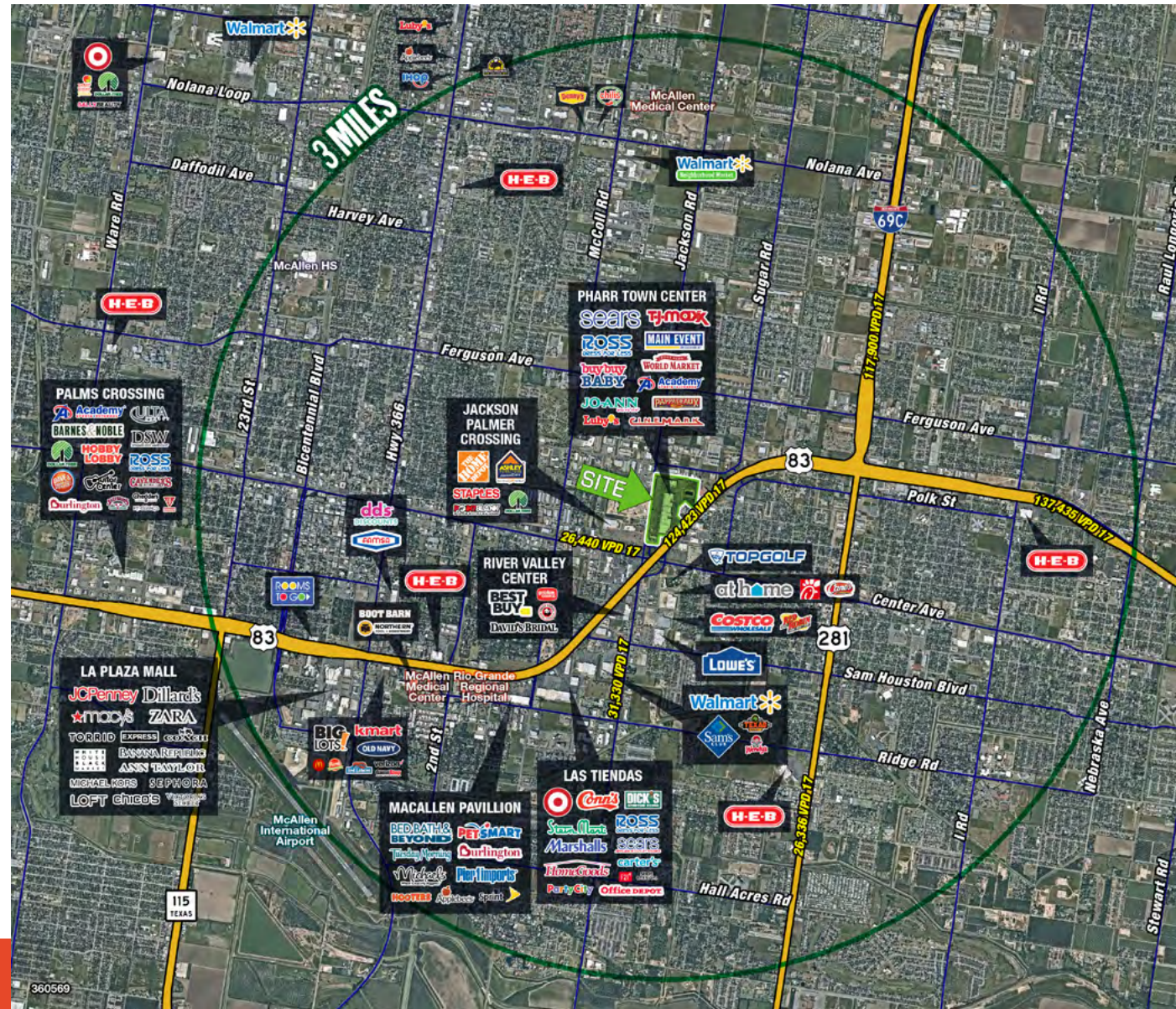
THE HOME DEPOT

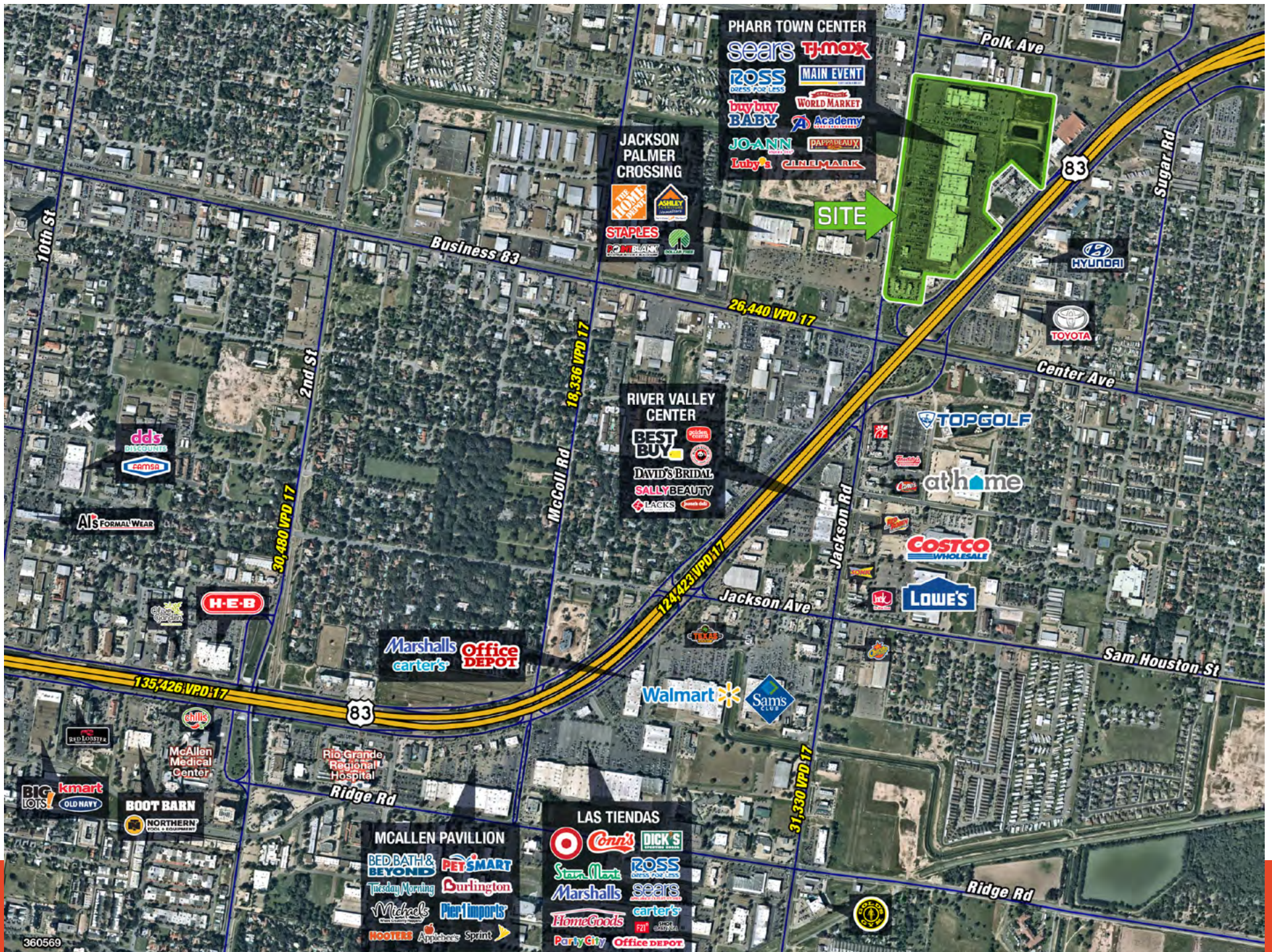
DOLLAR TREE
STAPLES
Ashley HOMESTORE

Pharr: the Heart of the Valley

Retail Climate in McAllen-Pharr

- Annual retail sales of the Rio Grande Valley exceed \$5 billion
- McAllen-Pharr has higher retail sales per capita than the national average
- McAllen-Pharr ranks #1 among Texas cities in actual retail sales per household
- Largest percentage of shoppers come from Monterrey, Mexico located just two hours away (Monterrey is more than 3 million people and has the largest concentration of millionaires per capita of any Mexican city)





Existing and Expansion Opportunity

New Tenants Opening Soon

- Snow Bites
- Seoul Korean
- Gloria Jean's Coffee









Pharr Town Center

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