



500 N. JACKSON RD PHARR TEXAS 78577

PHARR TOWN CENTER

470,000 SF WORLD-CLASS SHOPPING DESTINATION



LEVCOR

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, 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, The Oasis, will include additional dining options and is now under development.



Population

3 miles 100,848
5 miles 240,726



Avg. HH Income

\$68,443
\$73,130



Retail Exp. per Square Mile

\$896 M
\$2.1 B



Vehicles per Day

143,068 - US 83
25,235 - 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



The top theater in the Valley!
Houses 16 screens and
newly renovated



Opened as the top store in
the chain in late 2014



GOING STRONG: THE RIO GRANDE VALLEY MARKET

Retail businesses looking to expand within a vibrant and growing community need not look any further than Pharr. It provides access to an immediate customer base of 1.8 million in the Rio Grande Valley and a population of over 10 million within a 200 mile radius. In the Rio Grande Valley alone, annual retail sales have topped \$5 billion.

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.



1.8 MILLION

customer base of in the
Rio Grande Valley



OVER 10 MILLION

a population of within
a 200 mile radius



\$5 BILLION

in annual retail sales in the
Rio Grande Valley alone



COSTCO
WHOLESALE

Red Robin

at home
The Home Decor Superstore

Cane's

Freddy's
STARBUCKS

Chick-fil-A

AT&T

FIREHOUSE
SUBS

Orthodontics

SHERWIN
WILLIAMS

DAVID'S
Electronics

BEST BUY
BR

TOPGOLF

Arby's
RESTAURANT

Ford

Burnsmotors.com
Honest businesses since 1948
MCALLEN MISSION

HIGHWAY 83 23,274 VPD

McCoy's
BUILDING SUPPLY

TOYOTA

Elstar Dental

McDonald's

DOLLAR TREE

THE HOME
DEPOT

HYUNDAI

Luby's

ASHLEY Furniture Staples

INTERSTATE HIGHWAY 2 143,068 VPD

Academy
SPORTS + OUTDOORS

RALLY

CRUNCH

TJ-maxx

Burlington

ATM

ROSS
DRESS FOR LESS

Bath & Body Works

MAIN EVENT

five
BELOW

COST PLUS

WORLD MARKET

JOANN

25,325 VPD

N. JACKSON ROAD

PAPPADEAUX
SEASON'S
KITCHEN

FURNITURE ROW

PARRY'S
PIZZERIA & TAPHOUSE
COMING SOON

MATTRESS CO.

THE OASIS
COMING SOON

CINEMARK

NISSAN



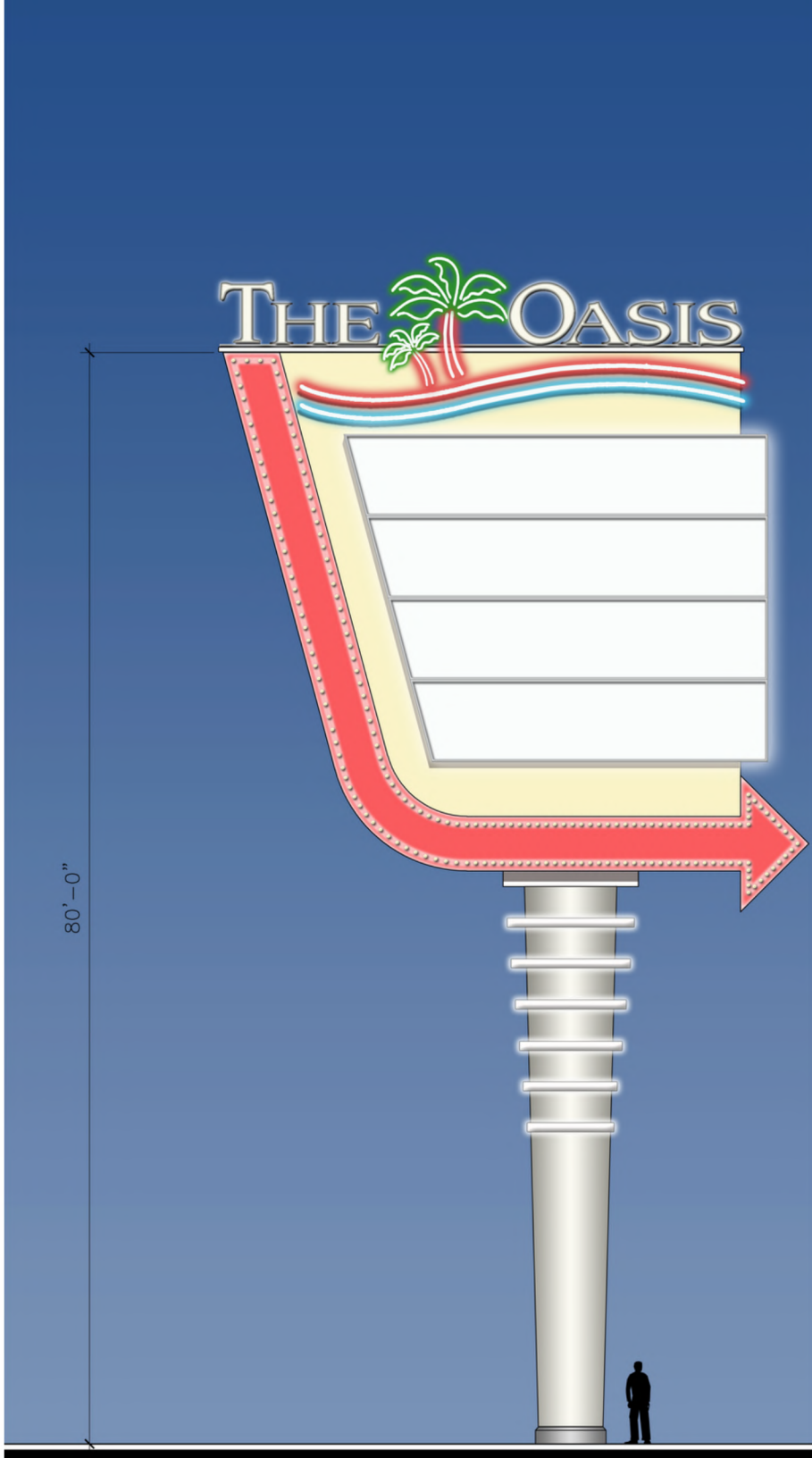
Pharr Town Center

NORTH JACKSON ROAD @ U.S. EXPRESSWAY 83
CITY OF PHARR, TEXAS

THE OASIS

- Total GLA: 14,200 SF
- Parking Lot: 308 Spaces
- 80 FT Pylon Sign





FOR MORE INFORMATION

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