

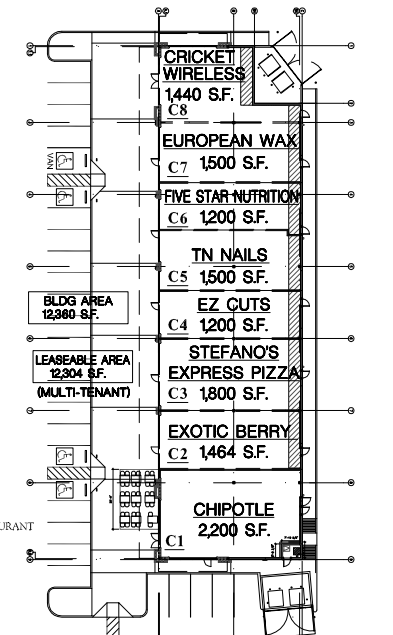
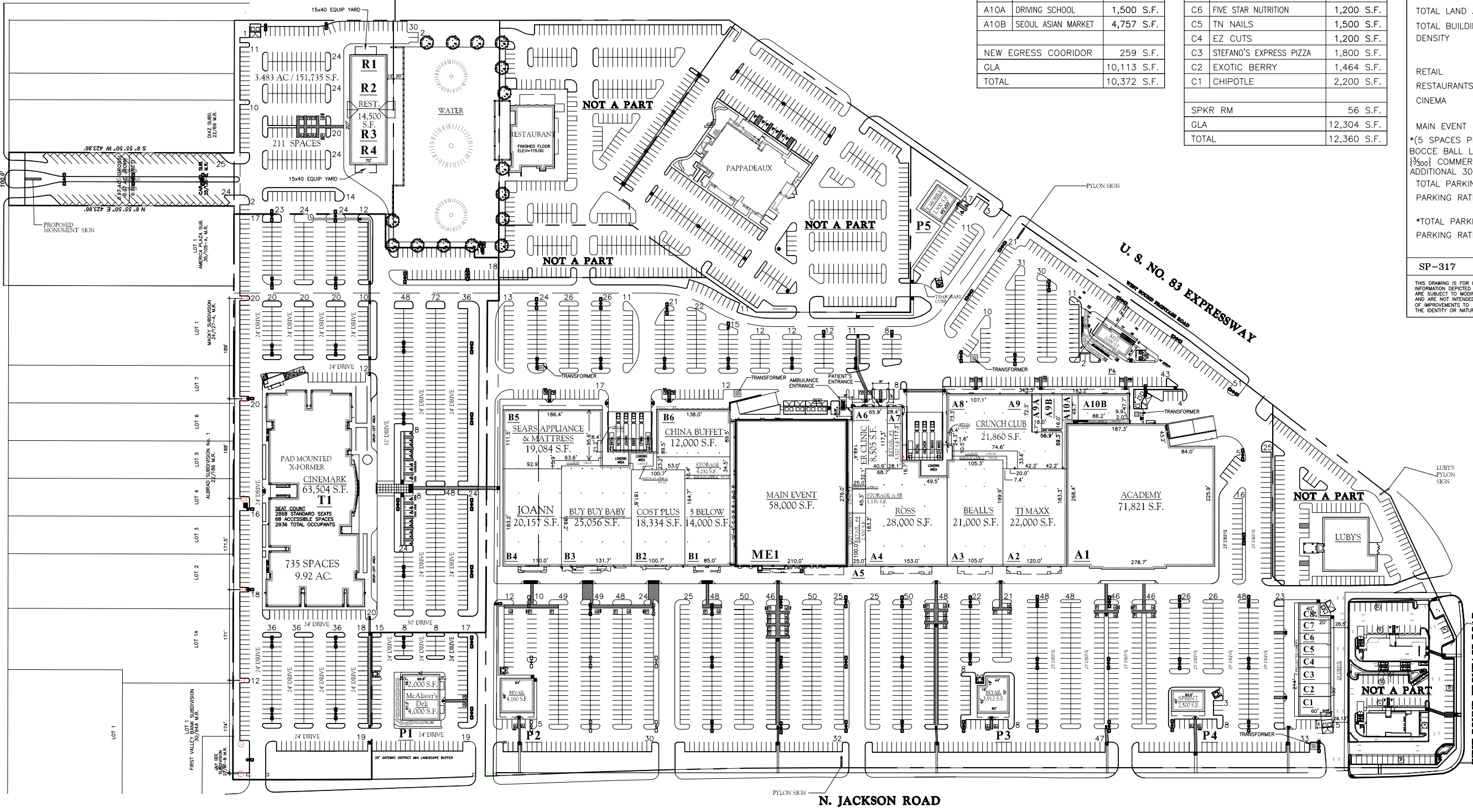
W. POLK AVENUE

2,646 SPACES

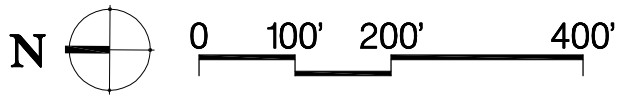
BUILDING 'A9' - 'A10' TOTALS		
A9A	10' HUT	1,300 S.F.
A9B	SNOBITE	2,556 S.F.
A10A	DRIVING SCHOOL	1,500 S.F.
A10B	SEOUL ASIAN MARKET	4,757 S.F.
NEW EGRESS COORIDOR 259 S.F.		
GLA		10,113 S.F.
TOTAL		10,372 S.F.

BUILDING 'C' TOTALS		
C8	CRICKET WIRELESS	1,440 S.F.
C7	EUROPEAN WAX	1,500 S.F.
C6	FIVE STAR NUTRITION	1,200 S.F.
C5	TN NAILS	1,500 S.F.
C4	EZ CUTS	1,200 S.F.
C3	STEFANO'S EXPRESS PIZZA	1,800 S.F.
C2	EXOTIC BERRY	1,464 S.F.
C1	CHIPOTLE	2,200 S.F.
SPKR RM		56 S.F.
GLA		12,304 S.F.
TOTAL		12,360 S.F.

DEVELOPMENT SYNOPSIS REQUIREMENTS PER CITY OF PHARR, TEXAS			
TOTAL LAND AREA	(±48.60 AC.)	±2,117,295 S.F.	
TOTAL BUILDING AREA (GLA ONLY)		466,796 S.F.	
DENSITY		22.0 %	
RETAIL	305,328 S.F. (3 +1/300 S.F.)	1021 SPACES	
RESTAURANTS	39,964 S.F. (1/100 S.F.)	400 SPACES	
CINEMA	63,504 S.F. 2,936 SEATS (1/4 SEATS)	734 SPACES	
MAIN EVENT	58,000 S.F.	476 SPACES	
*(5 SPACES PER LANE {28 BOWLING LANES AND 4 BOCCIE BALL LANES}, PLUS 1/100 FOR RESTAURANT, 1/300 COMMERCIAL AND OFFICE; PLUS 1 FOR EACH ADDITIONAL 300 GFA)			
TOTAL PARKING REQUIRED		2,631 SPACES	
PARKING RATIO REQUIRED		5.6 /1000	
*TOTAL PARKING PROVIDED 2,646 SPACES			
PARKING RATIO PROVIDED		5.7 /1000	
SP-317	06-04-2018	2008-312.009	
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.			



DETAILED FOOTPRINT  
RETAIL #5  
(BLDG 'C')



PHARR TOWN CENTER  
PRELIMINARY SITE PLAN  
N. JACKSON ROAD @ U.S. EXPRESSWAY 83  
CITY OF PHARR, TEXAS  
2008-312.009 SP-317 06-04-2018

LEVINSON · ALCOSER  
ASSOCIATES, L.P.  
1177 W. Loop South, Suite 900 Houston, Texas 77027  
tel 713.787.0000 fax 713.850.8250  
Architecture ■ Planning ■ Engineering  
Interior Design ■ Landscape Architecture

