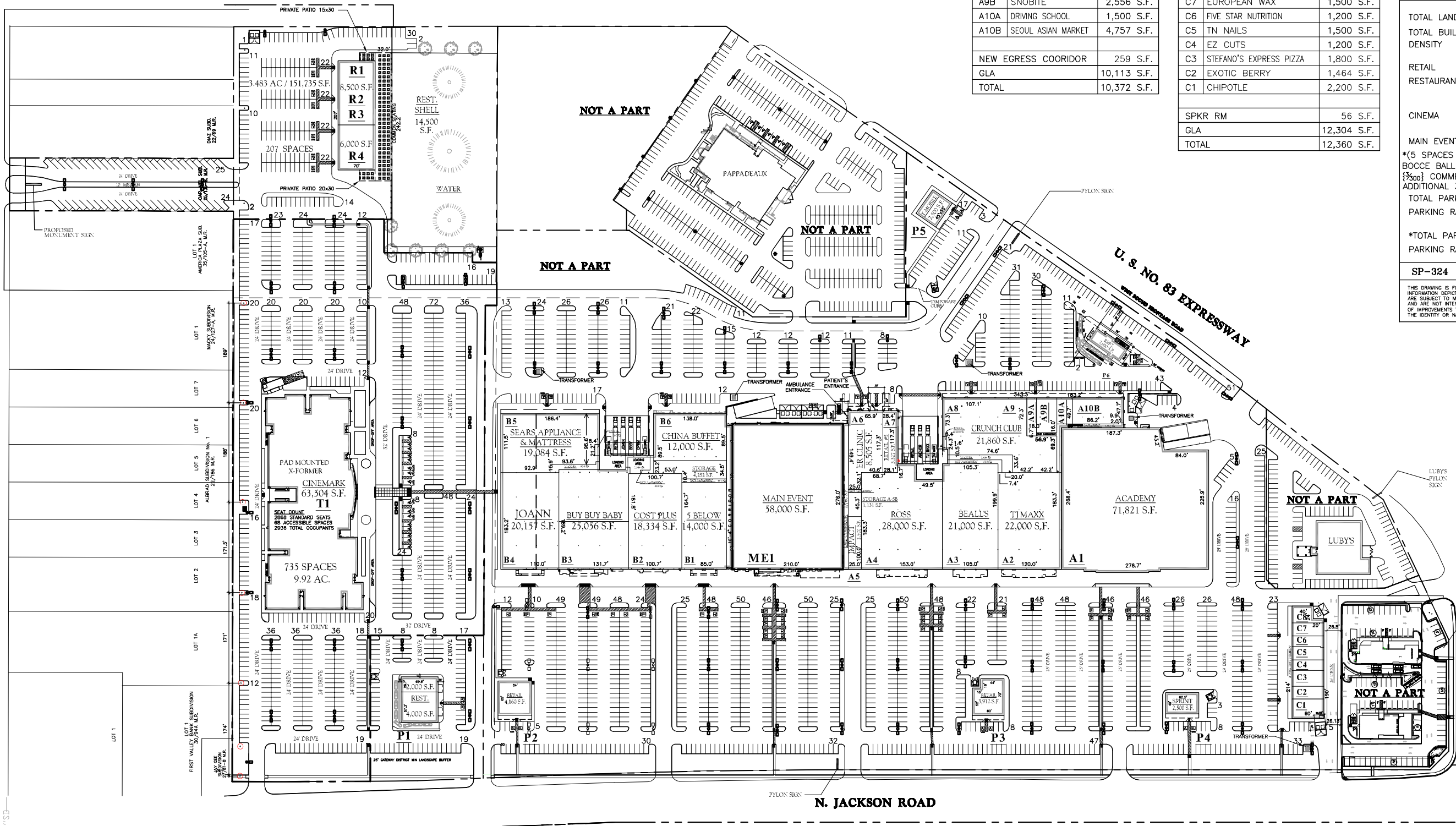


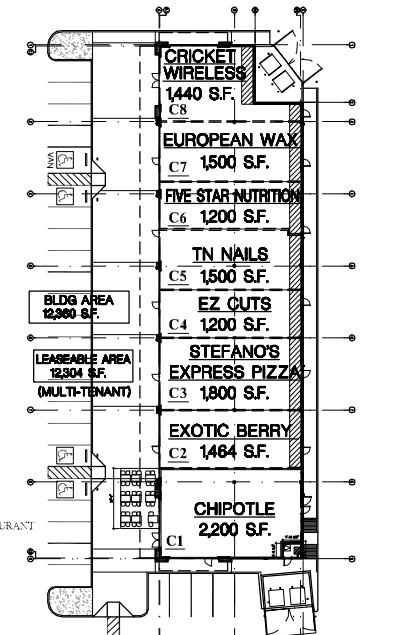
W. POLK AVENUE



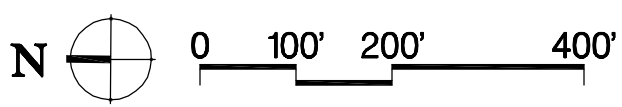
BUILDING 'A9' - 'A10' TOTALS		
A9A	10' HUT	1,300 S.F.
A9B	SNOBITE	2,556 S.F.
A10A	DRIVING SCHOOL	1,500 S.F.
A10B	SEOUL ASIAN MARKET	4,757 S.F.
NEW EGRESS COORIDOR 259 S.F.		
GLA		10,113 S.F.
TOTAL		10,372 S.F.

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)		468,096 S.F.	
DENSITY		22.0 %	
RETAIL	305,328 S.F. (3 +1/300 S.F.)	1021 SPACES	
RESTAURANTS	41,264 S.F.		
	(1/100 S.F.)	413 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 BOCCE BALL LANES}; PLUS 1/100 FOR RESTAURANT, 1/300 COMMERCIAL AND OFFICE; PLUS 1 FOR EACH ADDITIONAL 300 GFA)			
TOTAL PARKING REQUIRED		2,644 SPACES	
PARKING RATIO REQUIRED		5.6 /1000	
*TOTAL PARKING PROVIDED 2,644 SPACES			
PARKING RATIO PROVIDED		5.6 /1000	
SP-324 02 - 28 - 2019 2008-312.009			
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**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-324 02 - 28 - 2019