



FOR LEASE

1050 N Sugar Rd,
Pharr, TX 78577

±9,542 SF
FREE STANDING BUILDING

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Scott Cummings

210.838.6545

Scummings@naiexcel.com

Wayo Canales

210.254.2696

SUMMARY

Property Specs

| | |
|--------------|------------------------|
| LEASE RATE | Please Contact Broker |
| AVAILABLE SF | ±9,542 SF |
| LOT SIZE | ±1.63 Ac |
| ZONING | CO |
| TYPE | Retail Free Standing |

- Heavy Traffic
- Great Signage Visibility
- Highway Frontage
- Ideal for Restaurant Use

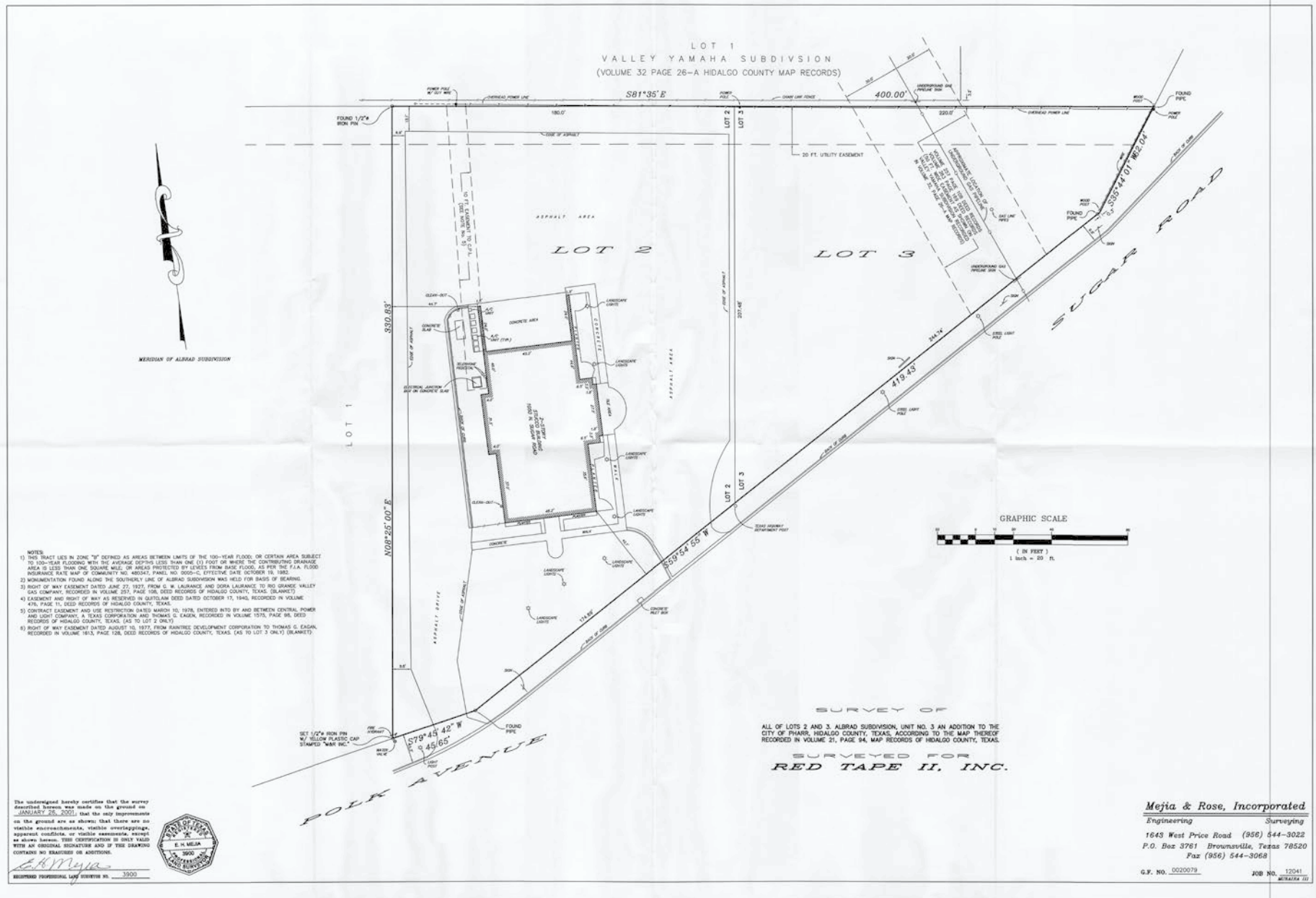


Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SITE SURVEY



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|----------|----------|----------|
| 2025 Population | 10,895 | 106,307 | 241,774 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2025 Households | 3,859 | 38,658 | 83,409 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2025 Average HH Income | \$54,777 | \$74,785 | \$79,774 |

Traffic Counts

| STREET | AADT |
|-----------------------------|---------|
| Expressway 83/ Interstate 2 | 140,992 |
| W Polk Ave | 4,035 |

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1390 E Bitters Rd
San Antonio, TX 78216
210.366.1400 | naixel.com

Scott Cummings
210.838.6545
Scummings@naixel.com

Wayo Canales
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