

FERGUSON & I RD | PHARR TX 78577

LAND FOR SALE



**±13 ACRES
ALL OR PART**

Veterans Blvd

Fergusson Ave (FM 495)

For more property information and site tours, please contact:

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PROPERTY OVERVIEW

PROPERTY SUMMARY

Exceptional investment opportunity located just north of Interstate 2 (Expressway 83) and east of Interstate I-69C (US 281), at the southwest corner of I Road and Ferguson Avenue. Positioned within a rapidly expanding commercial corridor, neighboring properties have been acquired by national and regional users including Caliber Collision, Circle K, and Club Car Wash—reinforcing the area's strong growth trajectory and tenant demand.

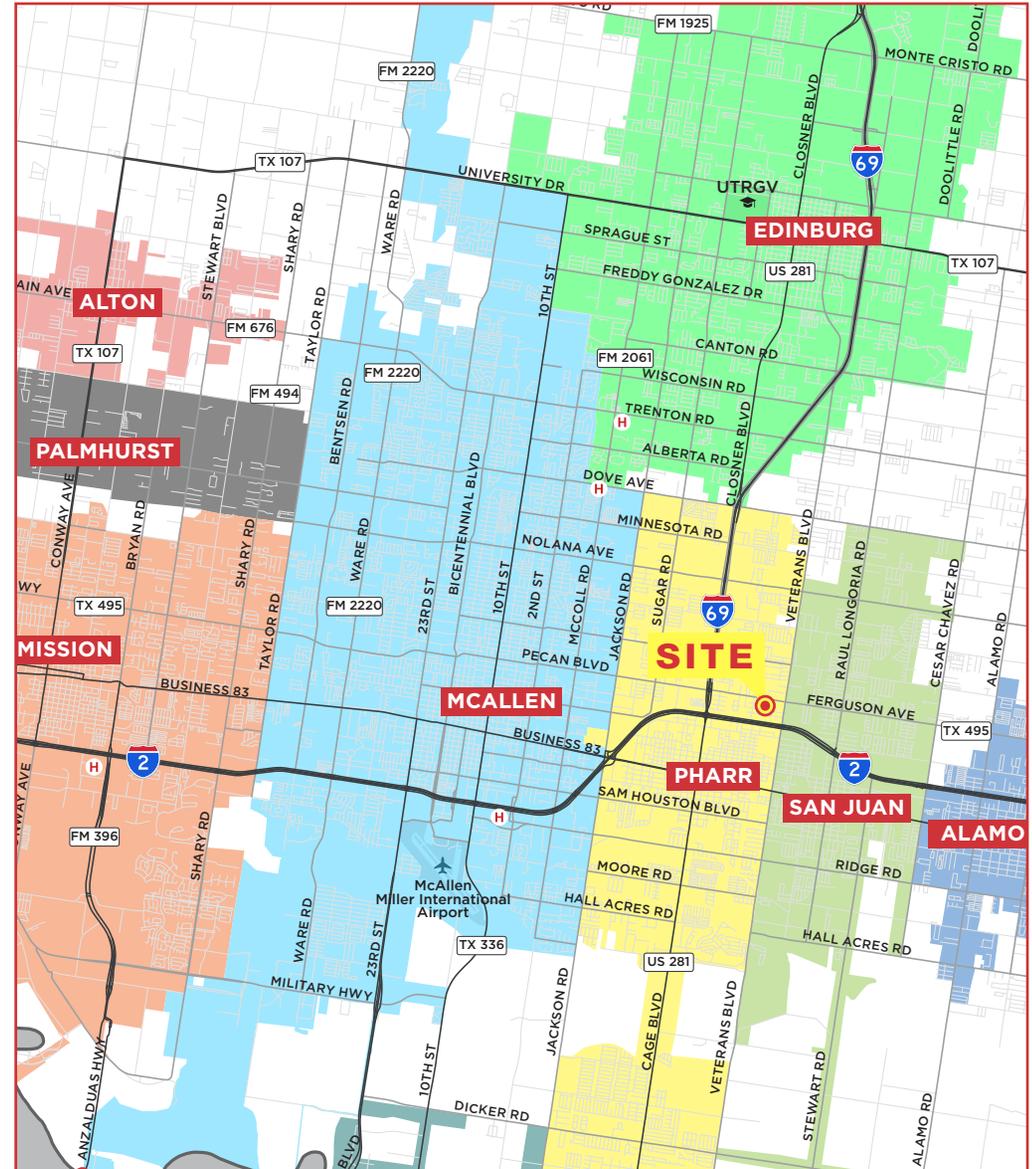
The site is well suited for mixed-use commercial, industrial, retail, or high-density development (subject to zoning and municipal approvals). Ownership will allow the purchaser to subdivide the property, providing flexibility to accommodate a variety of development strategies, with pricing adjusted based on parcel size, configuration, and location.

PROPERTY INFORMATION

PRICE PER SF	ZONING
\$9.00 PSF	AO
LOT SIZE	CROSS STREETS
±13 AC	Ferguson Ave Veterans Blvd
TRAFFIC COUNT	
Ferguson & I Rd: 16,539* VPD	

PROPERTY HIGHLIGHTS

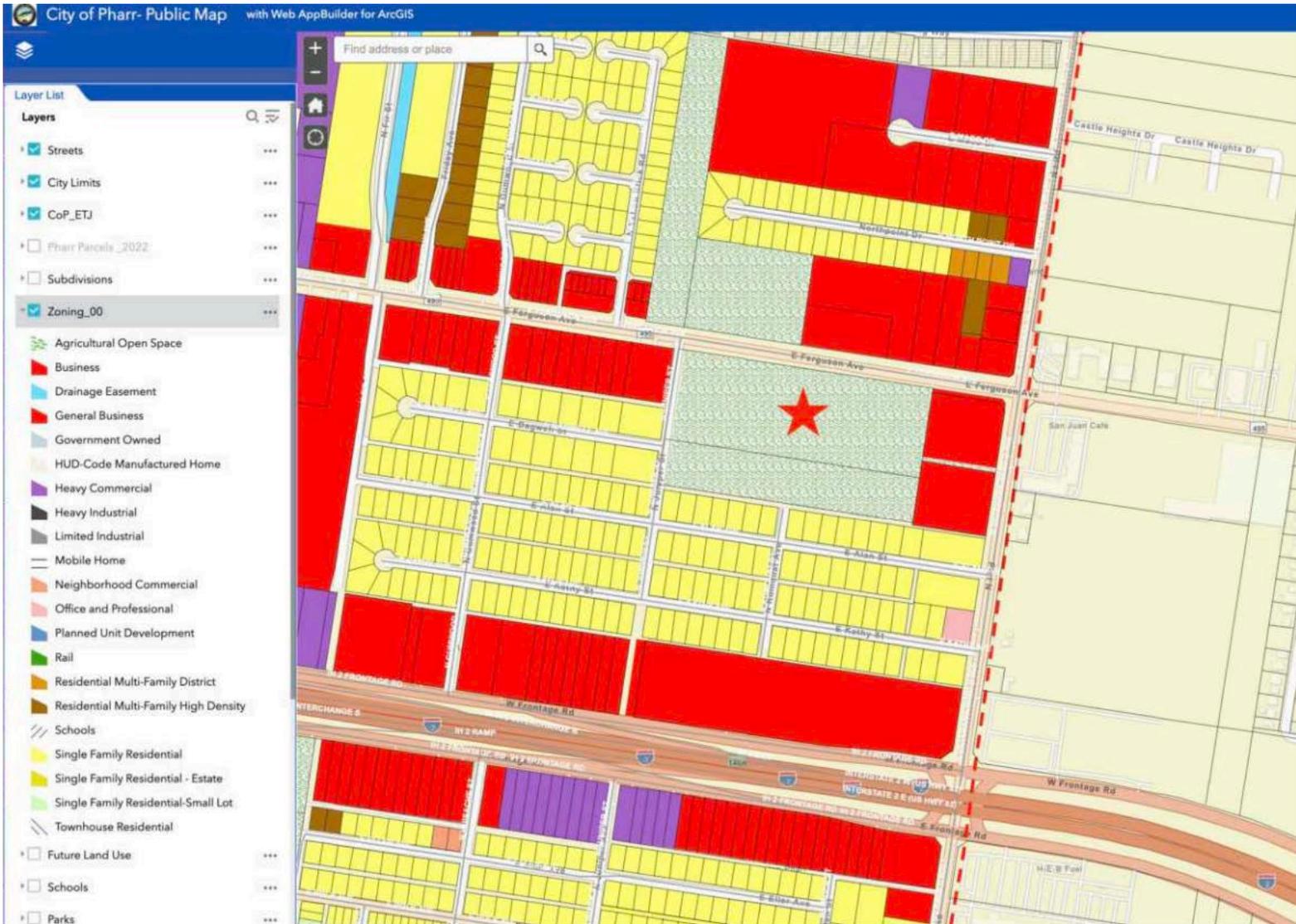
- 1 North of Interstate 2 and East of I69C
- 2 Proximity to U.S. Highway 83
- 3 Adjacent to Circle-K, Caliber Collision, Club Carwash
- 4 Proximity to Car Max, North Park Lexus, HEB Plus





FERGUSON & I RD | PHARR TX 78577

ZONING MAP



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