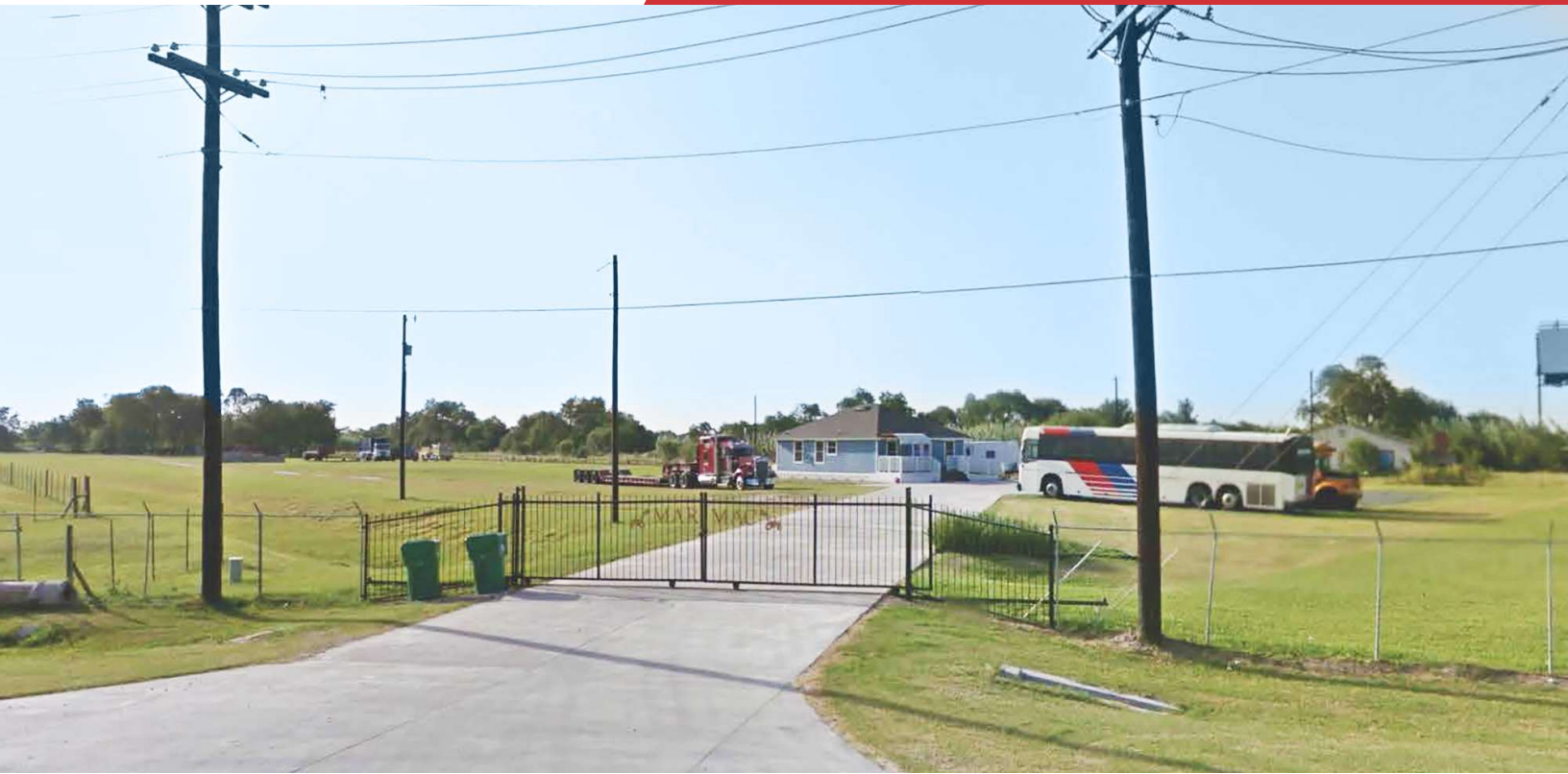


For Sale

5 Acres | Priced at \$1,300,000

Land Space- Zoned Heavy Commercial



4114 S. Cage Blvd.

Pharr, Texas 78577

Property Highlights

- Located Along Cage Blvd.
- 5 Acres with an Office Building
- Zoned Heavy Commercial
- Property is Subdivided

Property Overview

5 Acres with an office building of approx. 1,080 SF. Property was being used for a construction equipment business. Property is Zoned Heavy Commercial. Proximity to Military Hwy. & Highway 83. There is an additional 15.63 acres that can be sold next to this property at a separate price. A 4.8 acre tract to the West side and 10.78 acre tract to the south of this property. Land could be used for a school or training center.

Offering Summary

Sale Price:	\$1,300,000
Office SF:	1,080 SF
Office Year Built	2011
Lot Size:	5 Acres
Taxes:	26,482
Zoning:	Heavy Commercial

Demographics 1 Mile 3 Miles 5 Miles

Total Households	1,367	11,620	36,250
Total Population	4,478	39,438	126,013

For More Information

Laura Liza Paz, SIOR

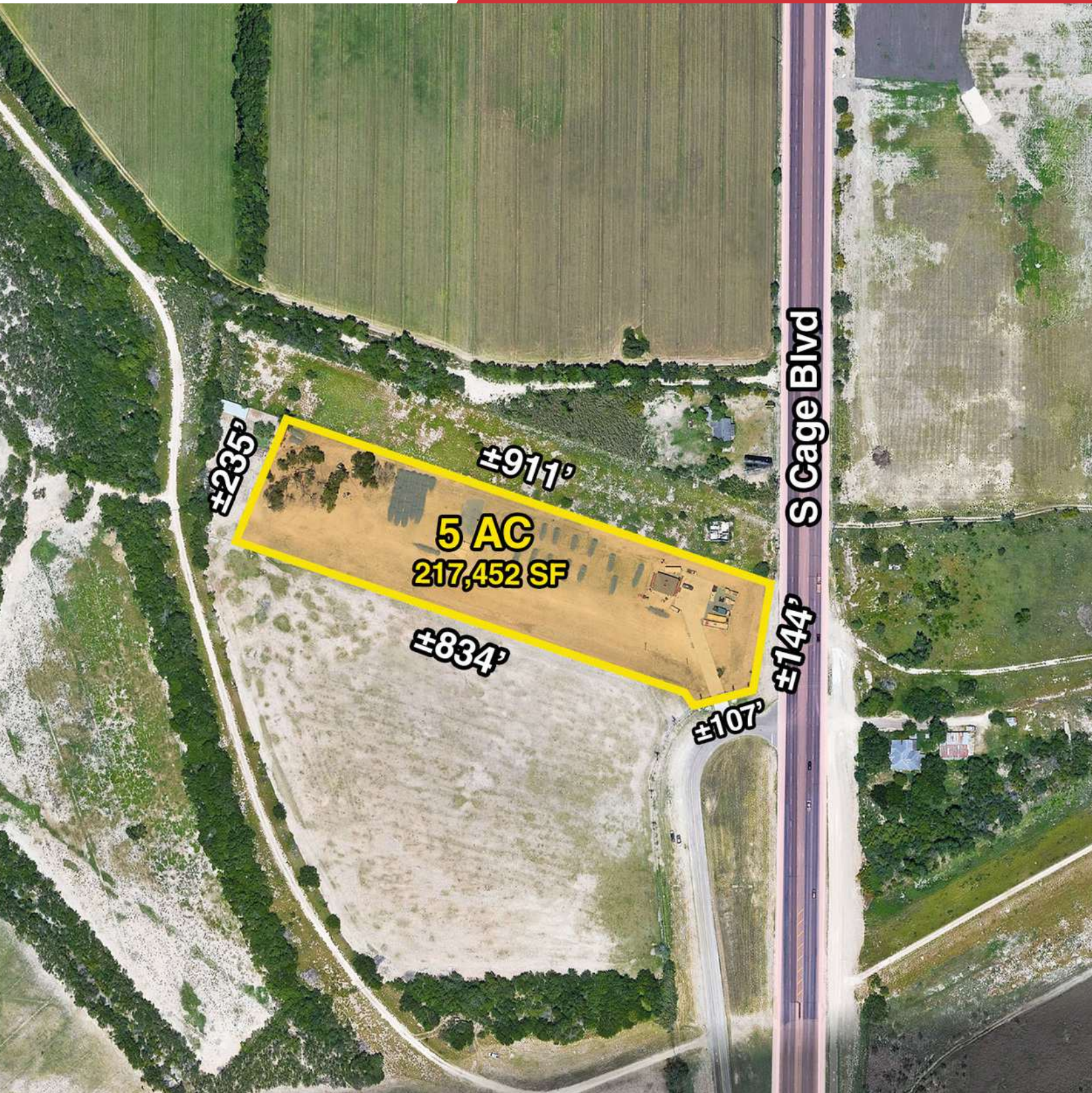
O: 956 227 8000

laurap@nairgv.com | TX #437175

For Sale

5 Acres | Priced at \$1,300,000

Land Space-Zoned Heavy Commercial



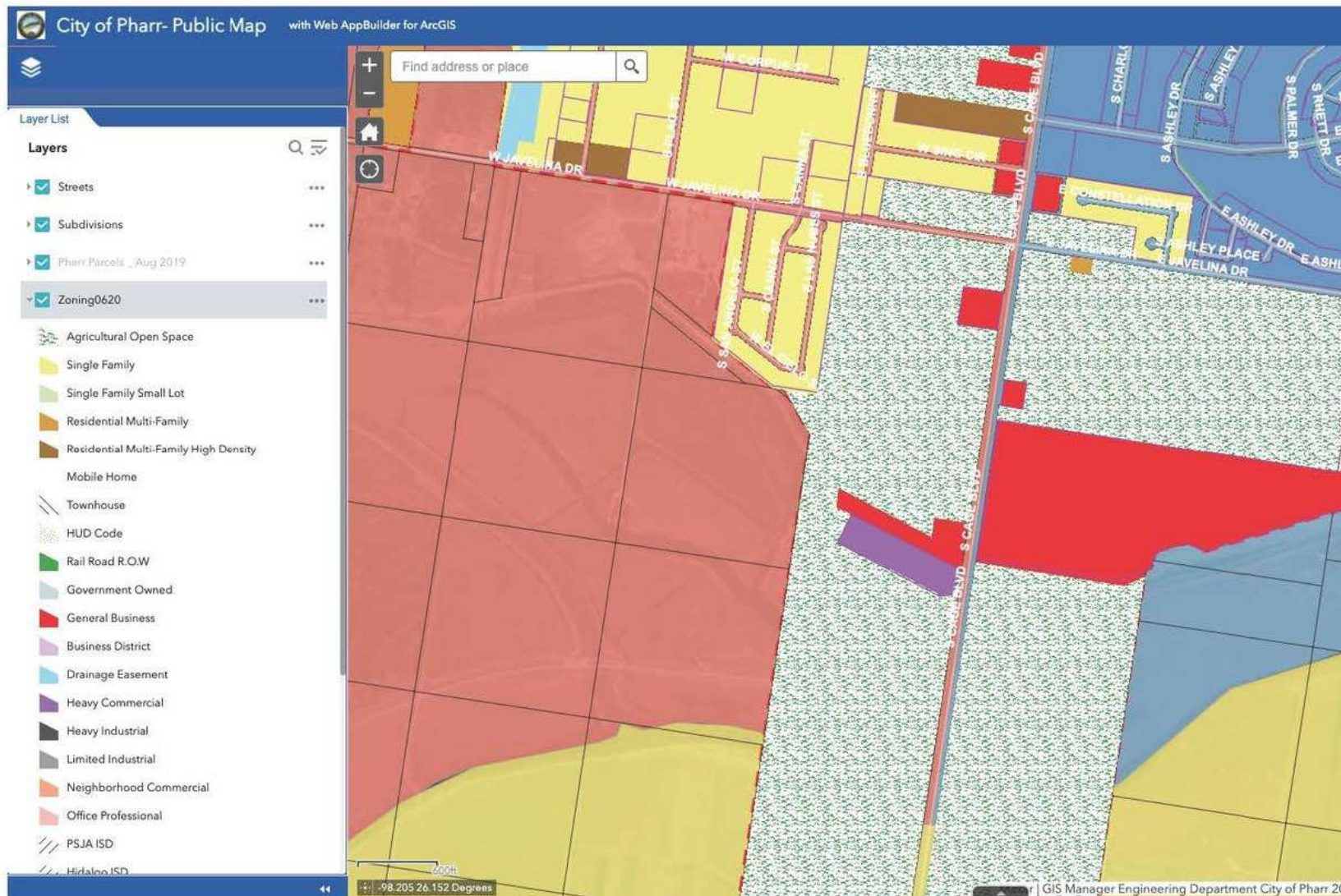
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

800 W Dallas Ave
McAllen, TX 78501
956 994 8900 tel
nairgv.com

For Sale

5 Acres | Priced at \$1,300,000

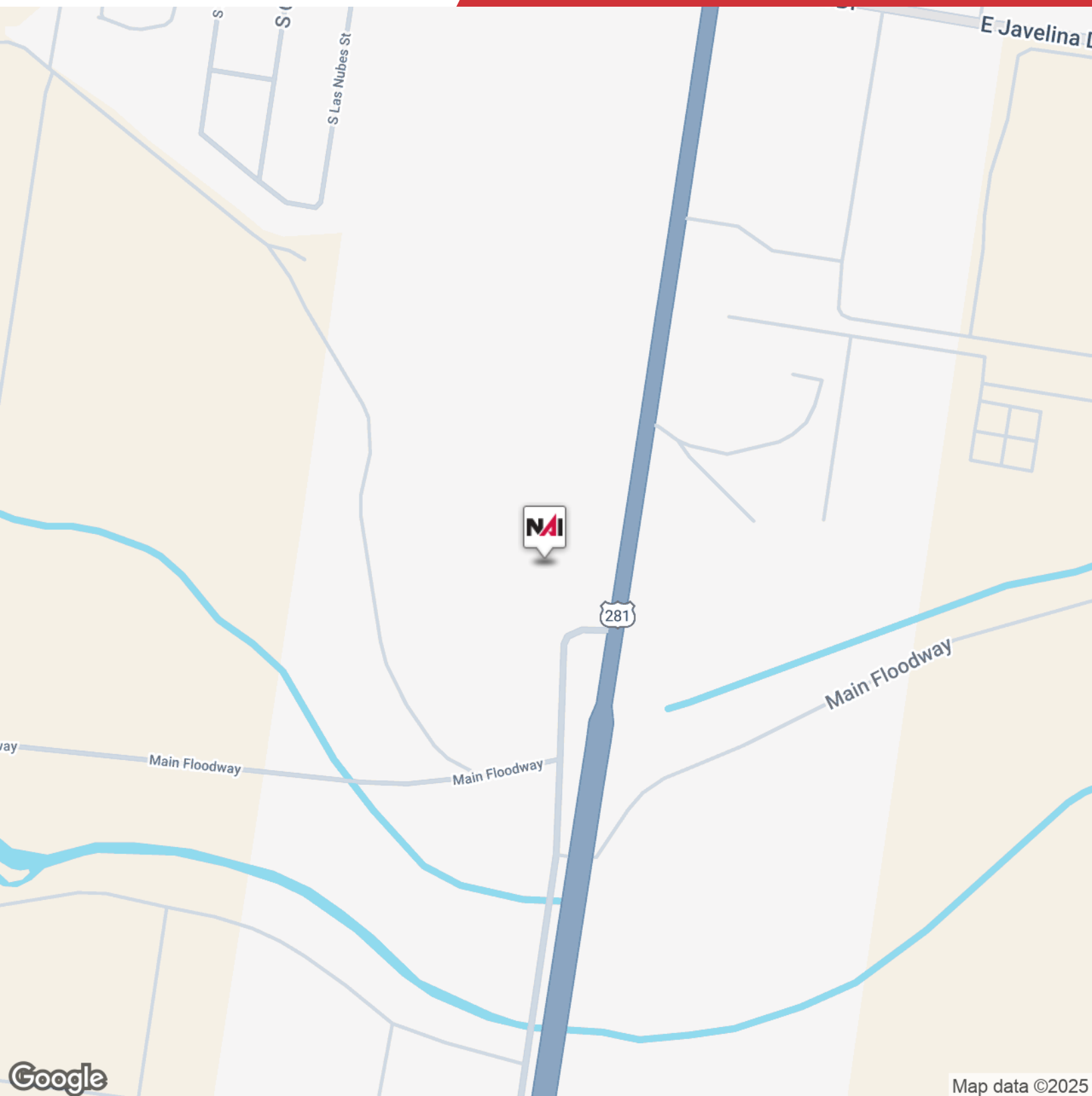
Land Space-Zoned Heavy Commercial



For Sale

5 Acres | Priced at \$1,300,000

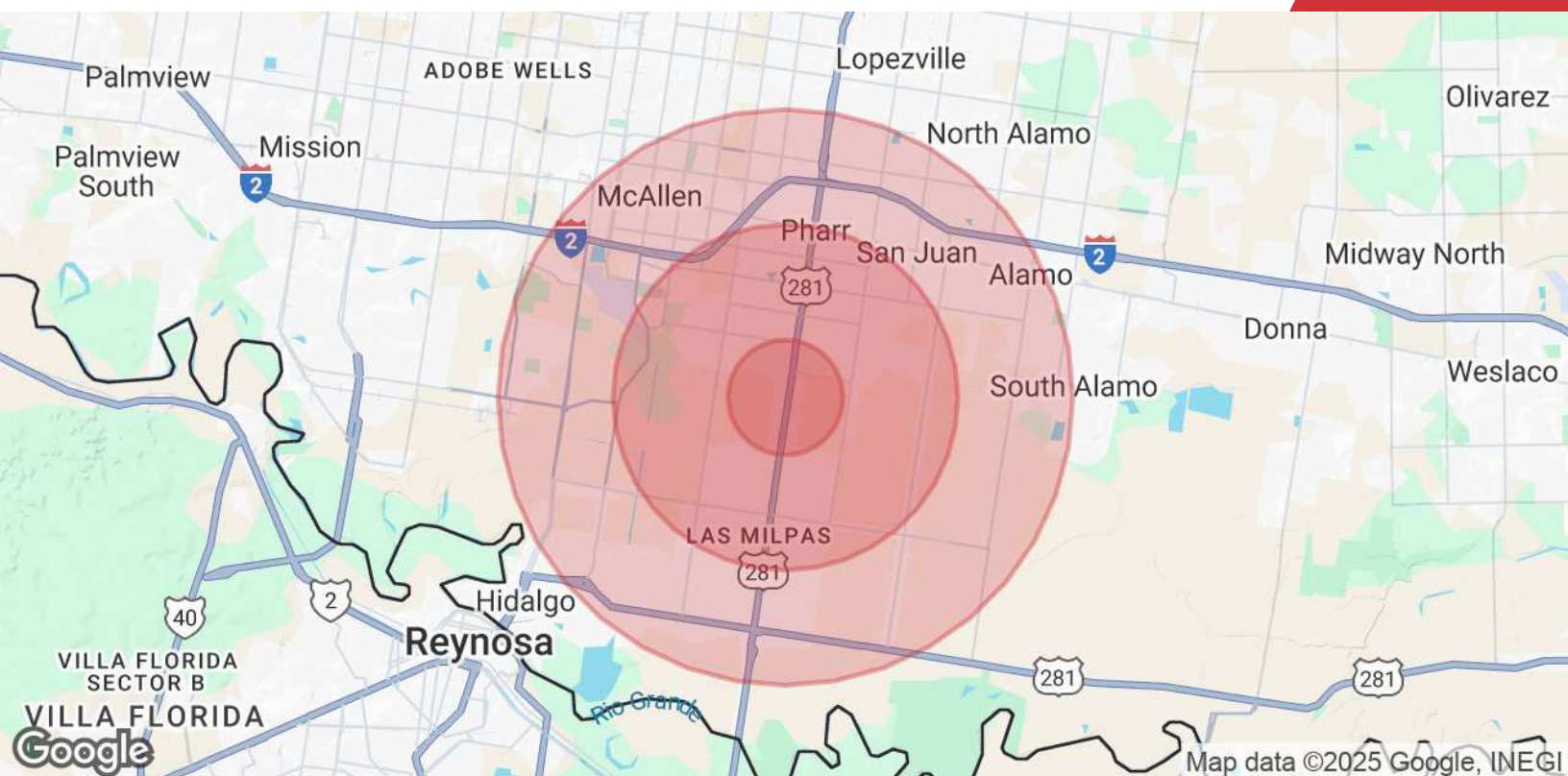
Land Space-Zoned Heavy Commercial



Map data ©2025

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Population	1 Mile	3 Miles	5 Miles
Total Population	4,478	39,438	126,013
Average Age	28.8	28.7	29.0
Average Age (Male)	27.9	27.0	27.5
Average Age (Female)	29.5	30.5	30.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,367	11,620	36,250
# of Persons per HH	3.3	3.4	3.5
Average HH Income	\$48,756	\$51,463	\$43,498
Average House Value	\$100,824	\$119,243	\$101,653

* Demographic data derived from 2020 ACS - US Census



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ

NAI Rio Grande Valley

Senior Associate // Associate Broker

laurap@nairgv.com

956.994.8900



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