

**3102 N HIBISCUS ST**  
PHARR, TX 78577

**INDUSTRIAL PROPERTY FOR SALE**



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

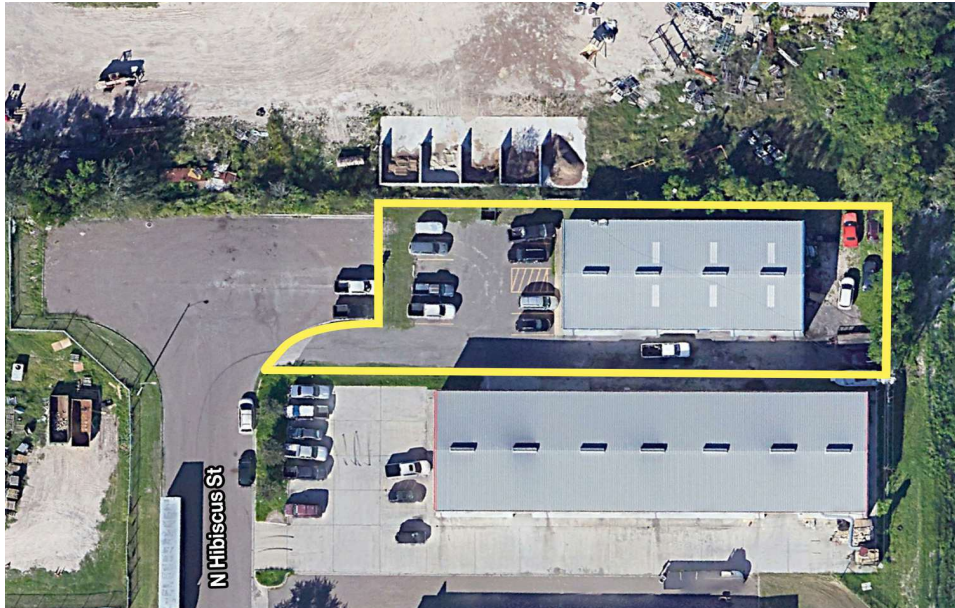
**ROGER STOLLEY**  
Real Estate Agent  
956.655.1890 | rogers@nairgv.com

**NAI** Rio Grande  
Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

# PROPERTY SUMMARY

3102 N HIBISCUS ST | PHARR, TX 78577



## PROPERTY DESCRIPTION

Approximately 5,000 SF warehouse available. Consists of 800 SF office and 4,200 SF warehouse, 3 Overhead Doors, and 2 restrooms. Great for storage or workshop use. Currently occupied. Lease expires 7/31/25.

## PROPERTY HIGHLIGHTS

- 5,000 SF warehouse with 800 sf of office.
- 3 overhead doors in the warehouse
- Access for an 18 wheeler on the south side of the Building.
- 9 parking spaces in the front.
- Great access to Interstate 69C

## OFFERING SUMMARY

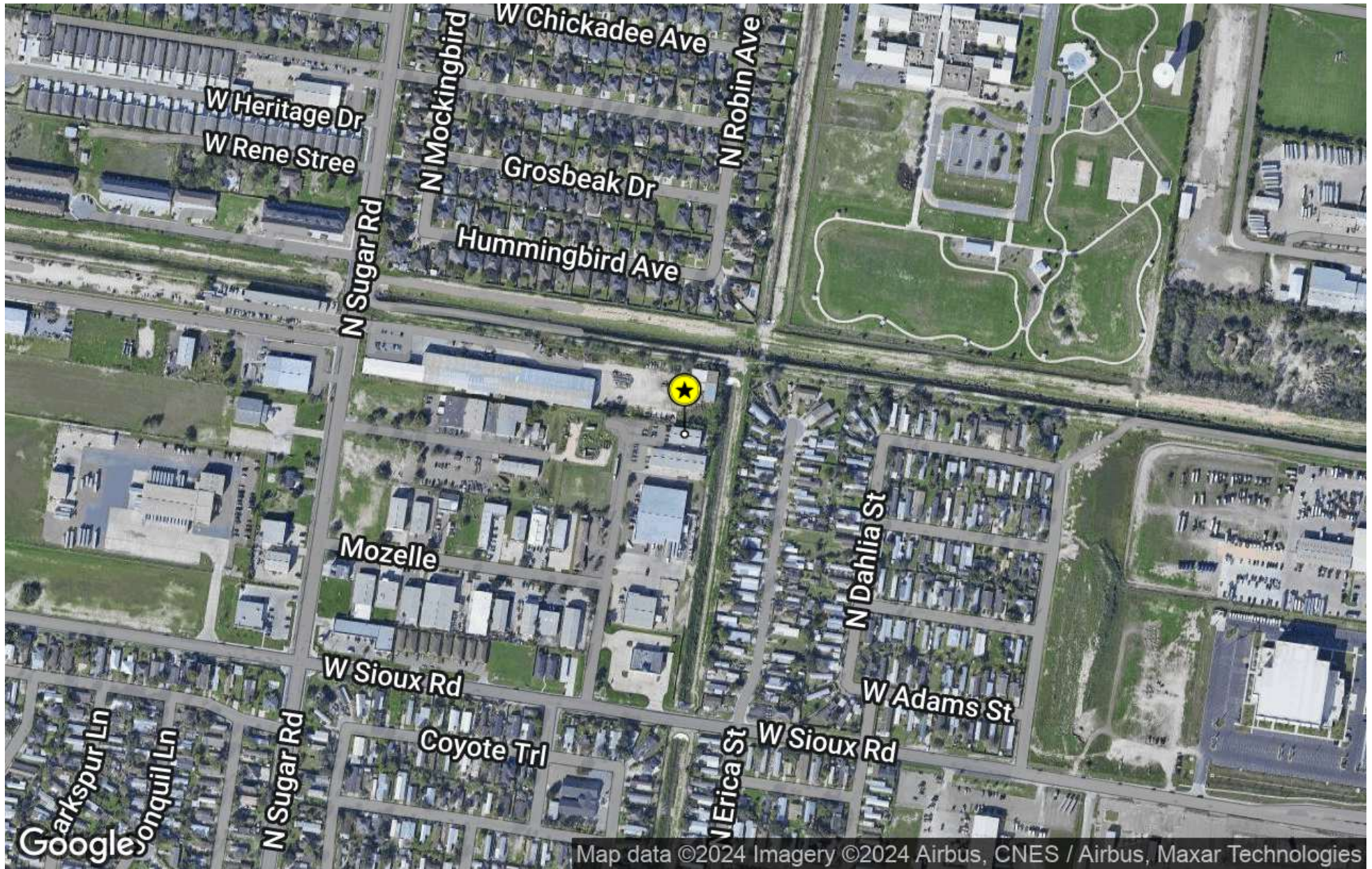
<b>Sale Price:</b>	\$499,000
<b>Number of Units:</b>	1
<b>Lot Size:</b>	18,483 SF
<b>Building Size:</b>	5,000 SF
<b>Year Built:</b>	2005
<b>Taxes:</b>	\$6,392
<b>Zoning:</b>	Heavy Commercial

## FOR SALE | INDUSTRIAL PROPERTY

**Disclaimer:** The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

# AERIAL MAP

3102 N HIBISCUS ST | PHARR, TX 78577



## FOR SALE | INDUSTRIAL PROPERTY

**Disclaimer:** The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

# ADDITIONAL PHOTOS

3102 N HIBISCUS ST | PHARR, TX 78577

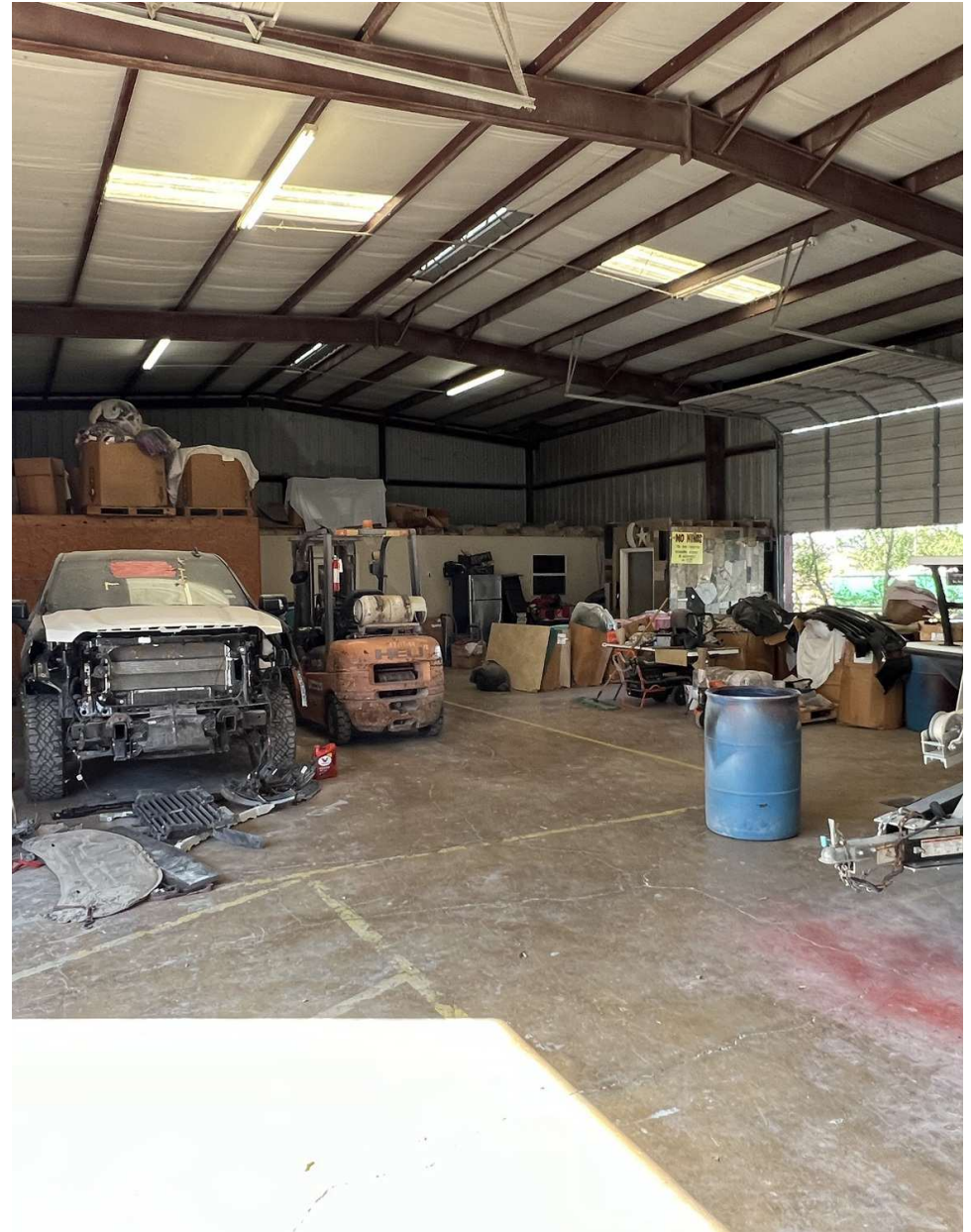


## FOR SALE | INDUSTRIAL PROPERTY

**Disclaimer:** The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

# ADDITIONAL PHOTOS

3102 N HIBISCUS ST | PHARR, TX 78577



## FOR SALE | INDUSTRIAL PROPERTY

**Disclaimer:** The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

**FOR INFORMATION & SITE TOURS CONTACT:**

**ROGER STOLLEY**  
**NAI RIO GRANDE VALLEY**

Real Estate Agent

rogers@nairgv.com

956.655.1890



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.