

LAS MILPAS ROAD, PHARR, TX 78577



OFFERING SUMMARY

Sale Price:	\$1,641,350
Available SF:	
Lot Size:	38.62 Acres
Price / Acre:	\$42,500

PROPERTY OVERVIEW

Priced at \$42,500/acre, this 38.62 acre tract of land currently in agricultural use, and located on the south side of Las Milpas Road, between Veterans Road and Cage Boulevard (Business Highway 281) in the Las Milpas area of south Pharr, TX.

This property has approximately 1,190' of frontage on Las Milpas Road, and is 1,320' deep. An underground gas transmission line runs diagonally through the middle of this property, which would effect some residential and multifamily uses. Other options for this property include end user commercial or industrial uses, and municipal & governmental uses could also work at this location, as the property has great access out to I Road and Cage Boulevard. Neighbors to this property include and a Pharr Boys & Girls Club location, and IDEA Academy elementary school, a Pharr School District elementary school, and a Valley View school district elementary school.

Other area properties on the north side of Las Milpas Road are also available for sale. Please contact us to learn more about these properties.

PROPERTY HIGHLIGHTS



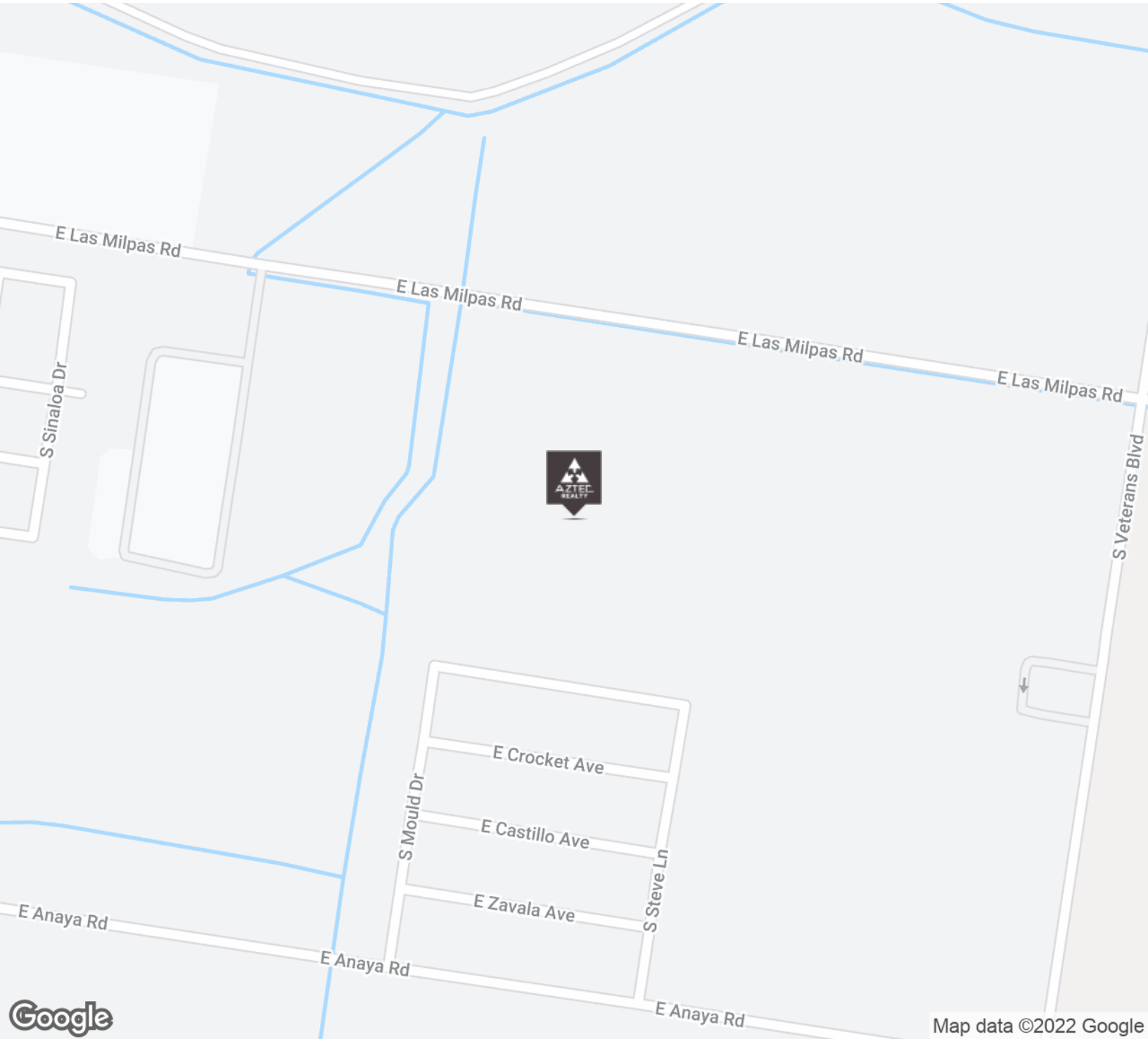
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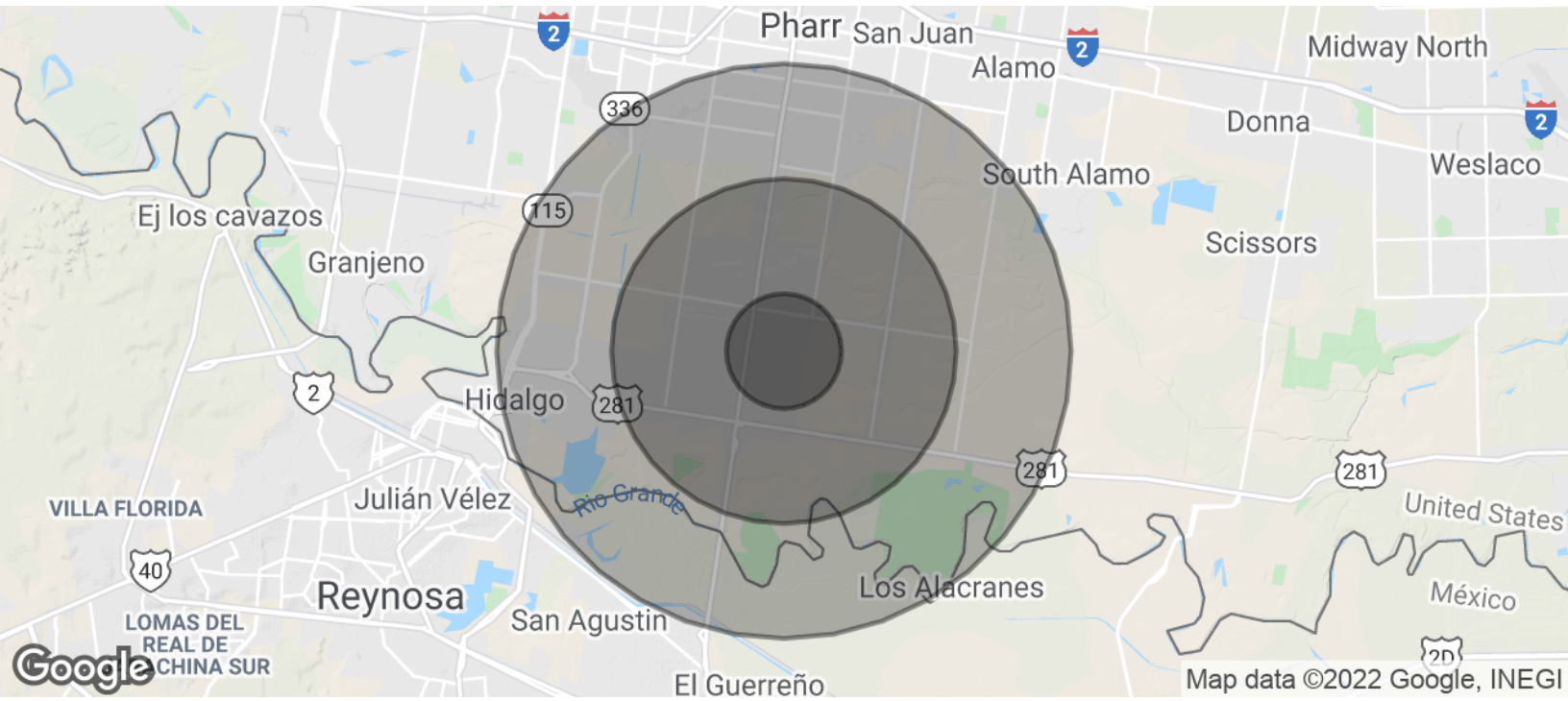
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,422	25,096	61,666
Average Age	23.0	22.9	27.0
Average Age (Male)	21.5	21.7	25.5
Average Age (Female)	24.5	24.2	28.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	569	5,952	16,578
# of Persons per HH	4.3	4.2	3.7
Average HH Income	\$30,355	\$33,320	\$43,328
Average House Value	\$74,247	\$75,529	\$101,358

* Demographic data derived from 2010 US Census