

1925 S Cage Blvd , Pharr, TX 78577

**±6.96 ACRES AVAILABLE | PRIME LAND FOR SALE**



**FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:**

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



# 1925 S Cage Blvd, Pharr, TX 78577

## PROPERTY OVERVIEW



Positioned in the vibrant heart of Pharr, Texas, this commercially zoned property presents an outstanding opportunity for developers, investors, and business operators alike. With its strategic location and strong surrounding growth, the site combines visibility, accessibility, and future upside in one of the Rio Grande Valley's most dynamic markets.

- Murphy USA Store will begin construction soon on the hard corner.
- Over 35,000 vehicles per day travel through the intersection, providing consistent exposure for any development.
- Direct and convenient access to Interstate 2 and I-69C, ensuring seamless regional connectivity.
- Near the Pharr Industrial Parks, home to major distribution, logistics, and manufacturing operations.
- Near established retail hubs at Cage & Ridge Road, creating a built-in customer base.
- Part of a thriving trade and logistics corridor, less than 3 miles from the Pharr International Bridge, the # 1 US-Mexico Commercial Port of Entry.

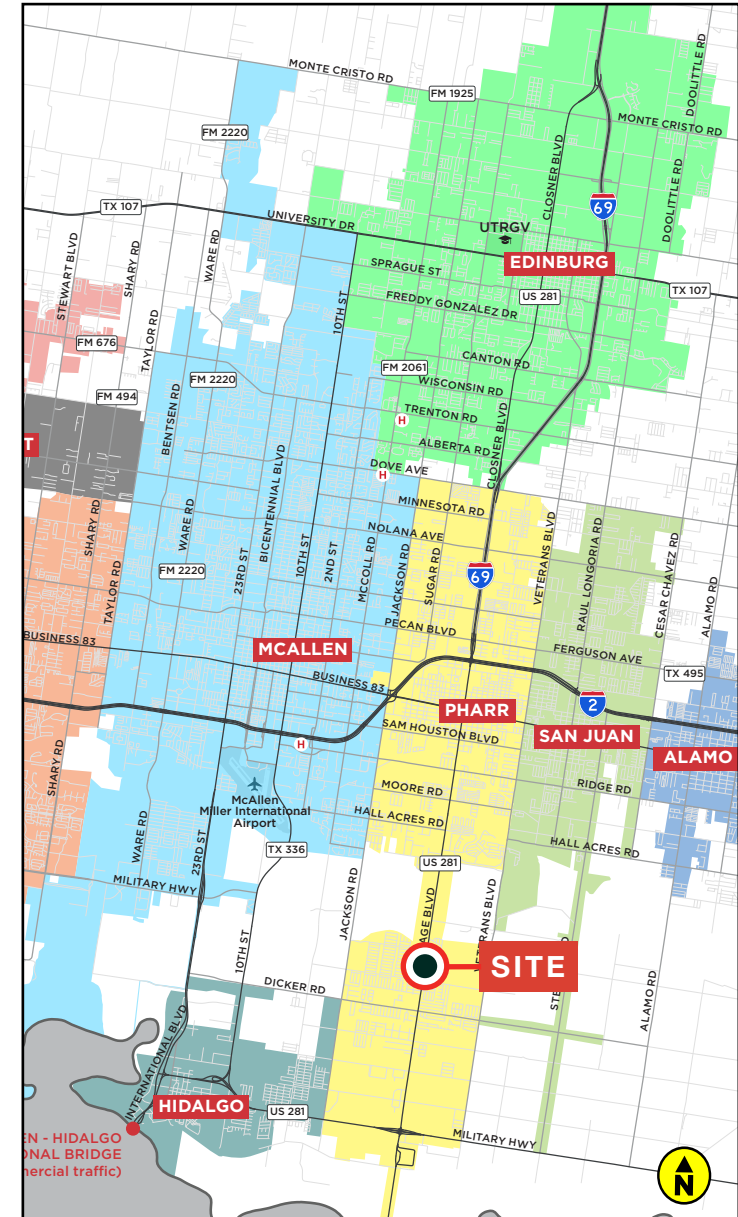
With its strong traffic counts, regional access, and surrounding economic anchors, the property is ideal for:

- Retail users seeking maximum visibility and access.
- Multi-family developers capitalize on the area's growing workforce and housing demand.
- Real estate investors are looking for a strategic site with long-term appreciation potential.

Pharr continues to emerge as a regional hub for commerce, trade, and growth. Its proximity to the border, combined with strong infrastructure and an expanding population base, makes it one of the most attractive cities in the Rio Grande Valley for forward-thinking investment.

### OFFERING SUMMARY

<b>Taxes:</b>	\$13,426
<b>Lot Size:</b>	±6.96 AC
<b>Traffic Count:</b>	Cage Blvd: 27,652 VPD E Moore Rd: 6,135 VPD
<b>Zone:</b>	C-3 General Business
<b>County:</b>	Hidalgo





## DESCRIPTION

Illustrating mixed uses including two free standing buildings and 11 multi-family lots

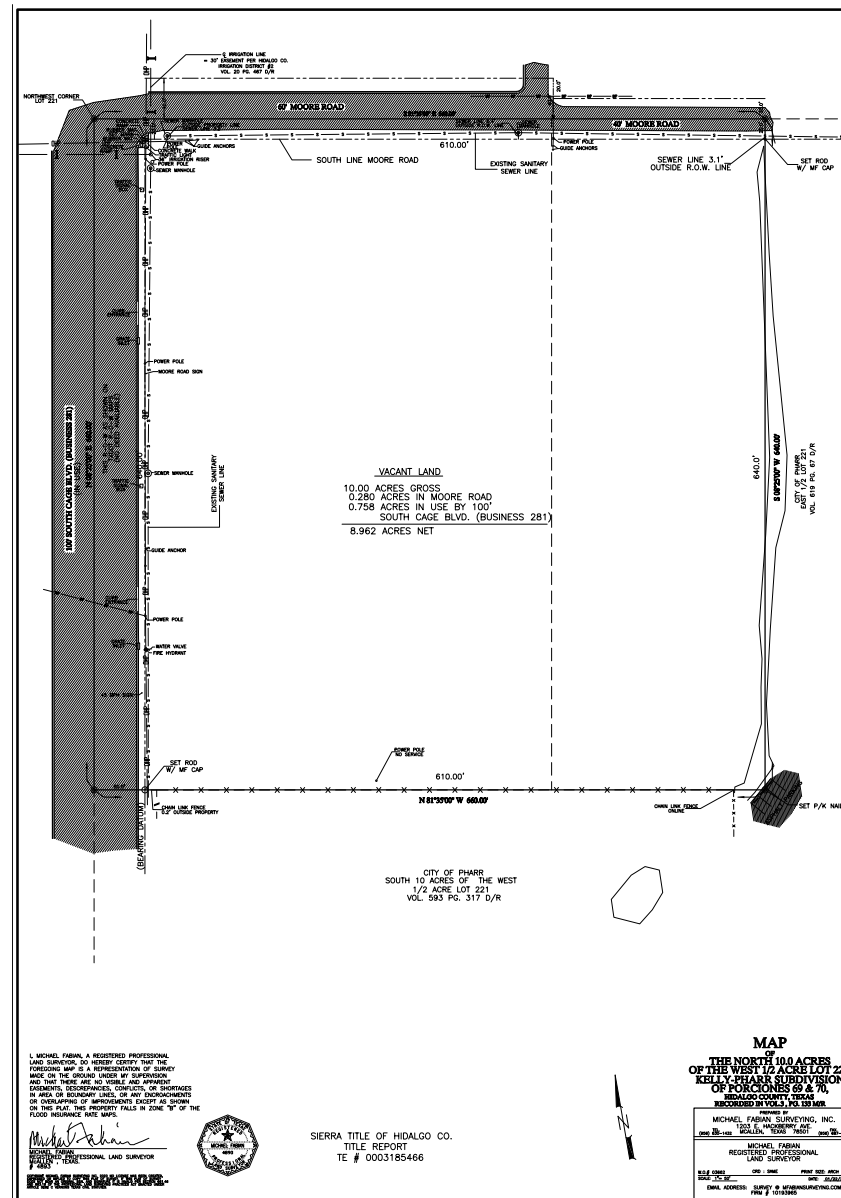


## DESCRIPTION

Site Plan #2 Showing A Mixed Use Office /Retail Building With 107,000 Sf And 759 Parking Spaces



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**THE NEIGHBORHOOD MAP**





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# 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date