

9010 South Cage Boulevard , Pharr, TX 78577

LONDON FRUIT | FOR SALE | INDUSTRIAL COLD STORAGE BLDG



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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PROPERTY OVERVIEW

LONDON FRUIT FACILITY - READY FOR YOUR OPERATION

If you're looking to start a new venture or expand an existing one, the London Fruit facility may be the ideal fit. This 44,870 SF building includes:

- 28,600 SF of climate-controlled refrigerated area
- Dry warehouse, processing, and office areas making up the balance

In addition, surrounding land is available for purchase, providing the flexibility to add processing capacity, expand operations, or pursue alternate uses. Strategically located and designed for efficiency, this property offers a rare opportunity to secure a facility built for growth and long-term success.

LOCATION ADVANTAGES

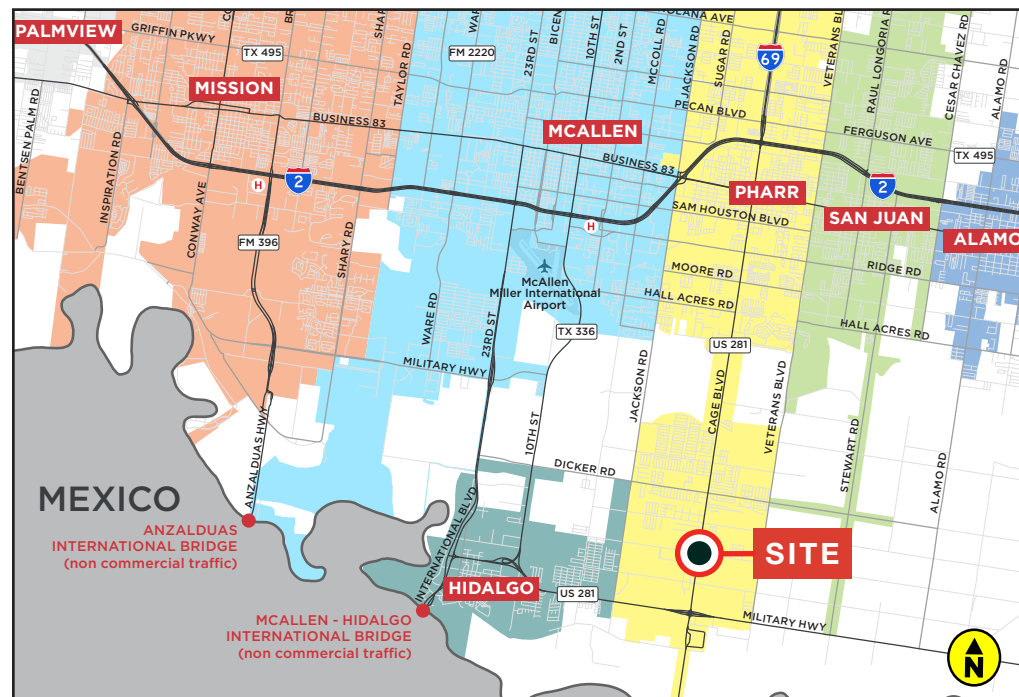
The Pharr Bridge is the #1 border crossing in the U.S. for Produce 3rd Largest Trade Hub on the Texas-Mexico border, a Fast Lane for Empty Trucks, Unified Cargo Processing, a Competitive Logistics Network, and Faster Connectivity to the Port of Brownsville.

PROPERTY HIGHLIGHTS

- 9.35 acre Site and 44,870 sf of existing climate controlled space for fresh produce
- Less than 1 mile from the Pharr International Bridge, the #1 Port of Entry for Produce in the US.
- Abundant site area for additional space and truck/trailer parking
- 13 Existing dock doors

OFFERING SUMMARY

Taxes:	\$76,745.00
Lot Size:	9.35 Acres
Building Size:	44,870 SF
Zone:	Planned Unit Development



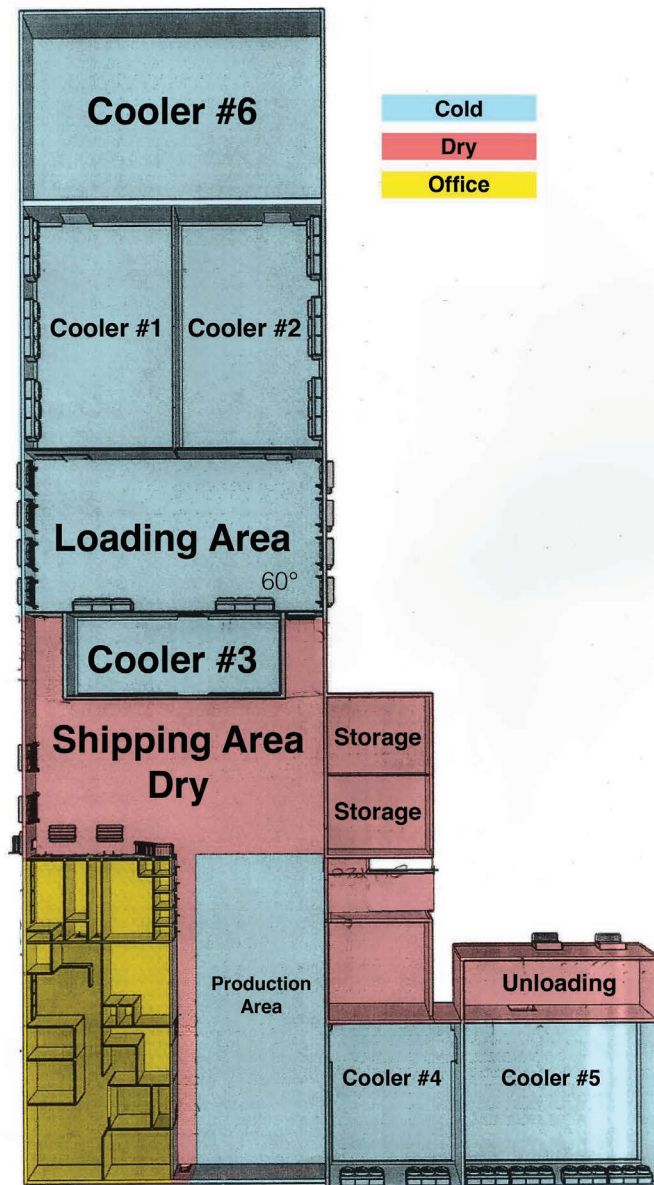
AERIAL



1925 S Cage Blvd
Pharr, Texas, TX 78577

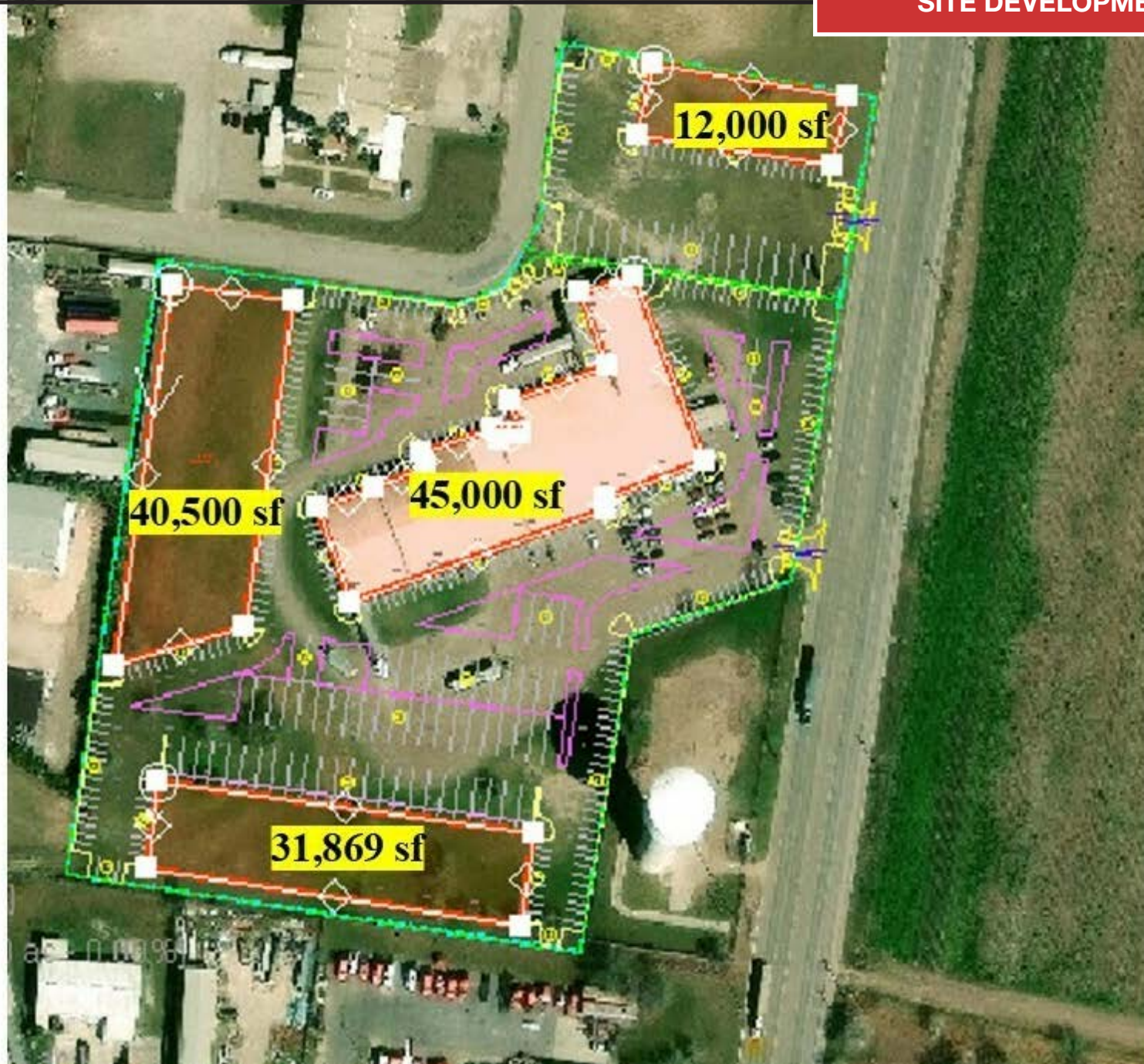


WAREHOUSE FLOOR PLAN



SQUARE FOOTAGE

Cooler 1:	3,750 SF
Cooler 2:	3,750 SF
Cooler 3:	1,900 SF
Cooler 4:	2,000 SF
Cooler 5:	3,000 SF
Cooler 6:	5,600 SF
Loading Area:	4,600 SF
Production Area:	4,000 SF
Office:	4,800 SF
Dry Area:	11,470 SF



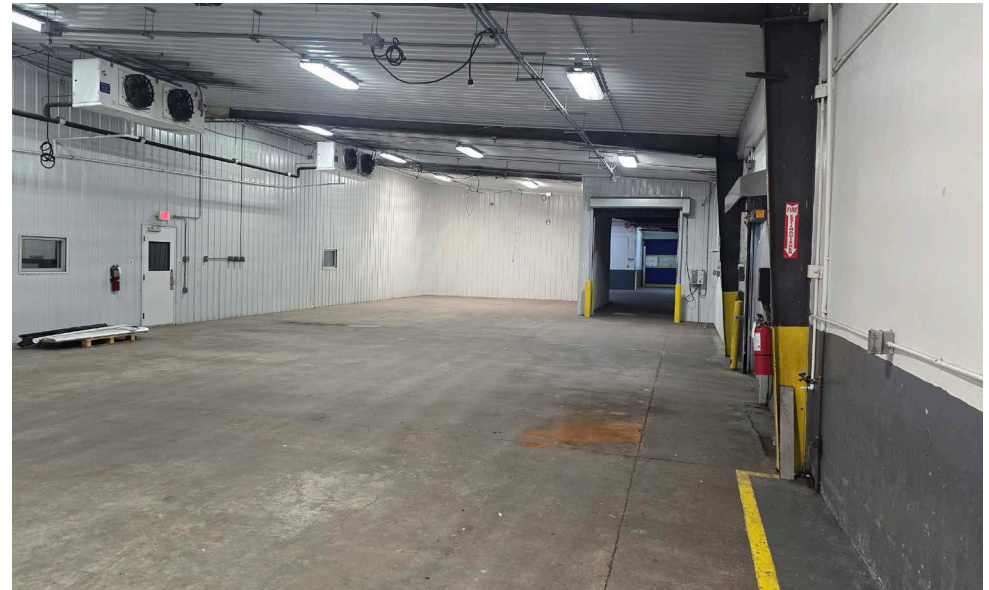
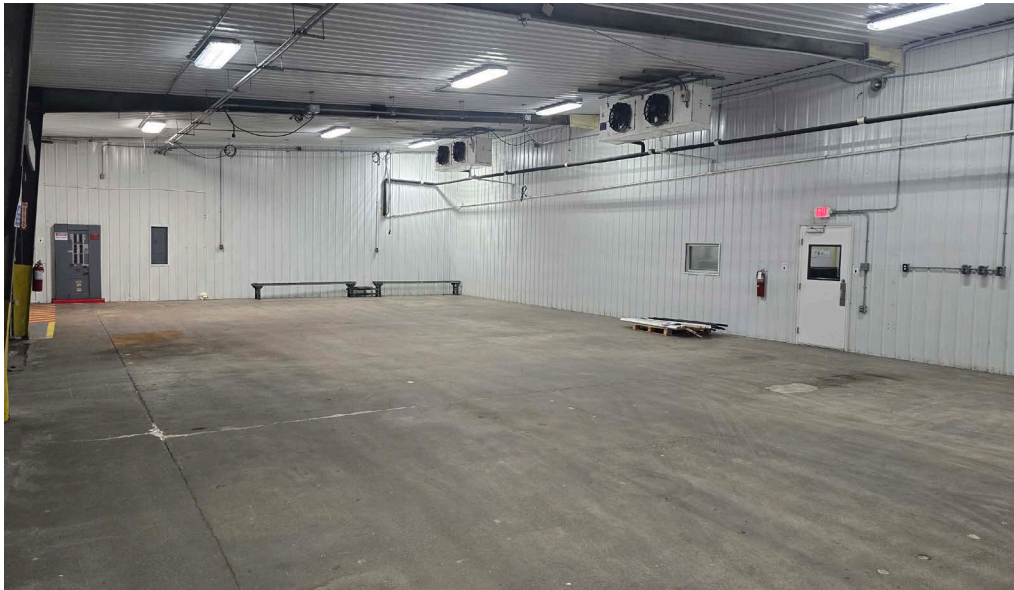
9010 South Cage Boulevard, Pharr, TX 78577
EXTERIOR PHOTOS



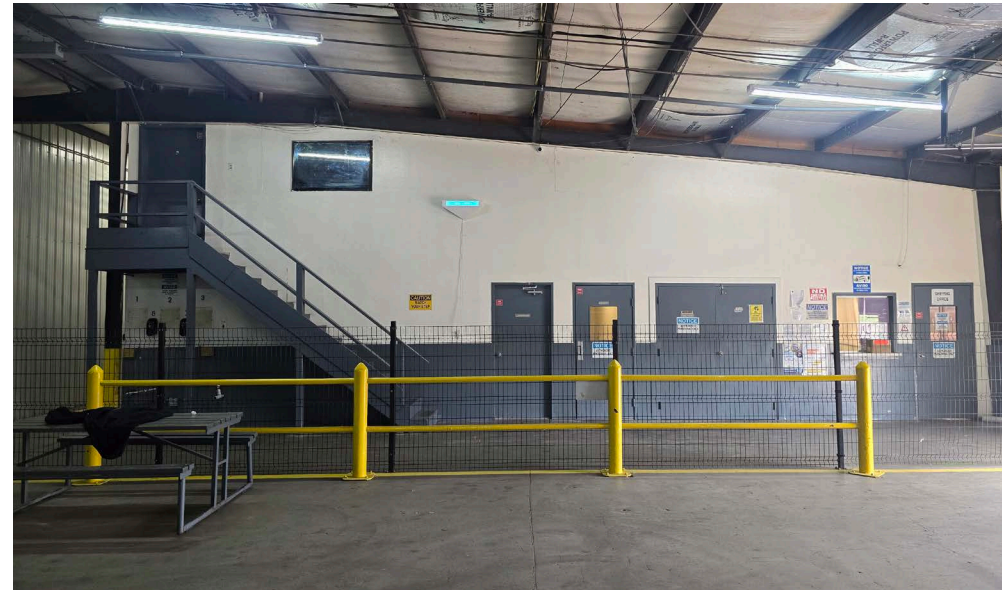
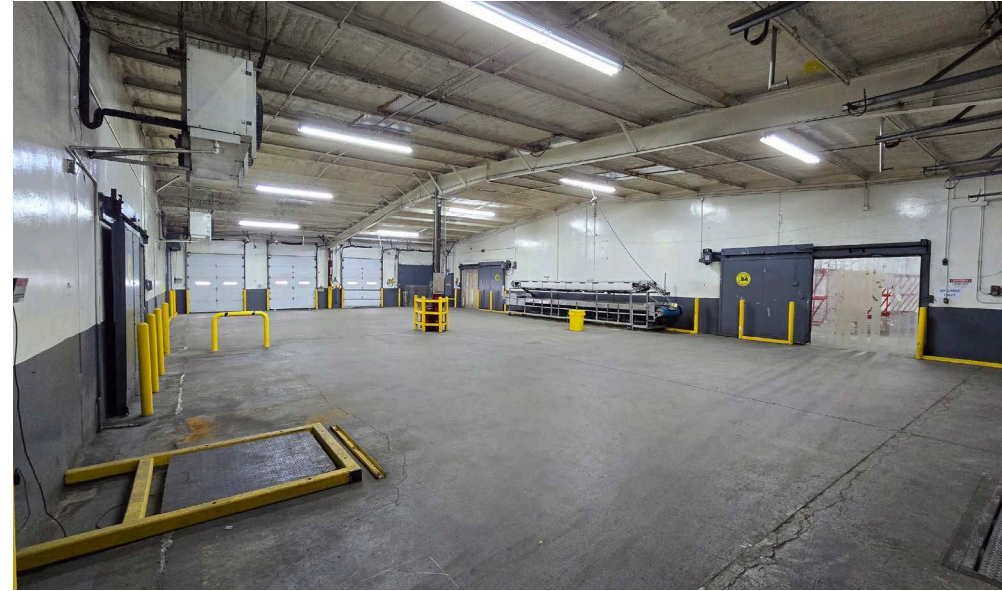
9010 South Cage Boulevard, Pharr, TX 78577
COOLERS 1-4



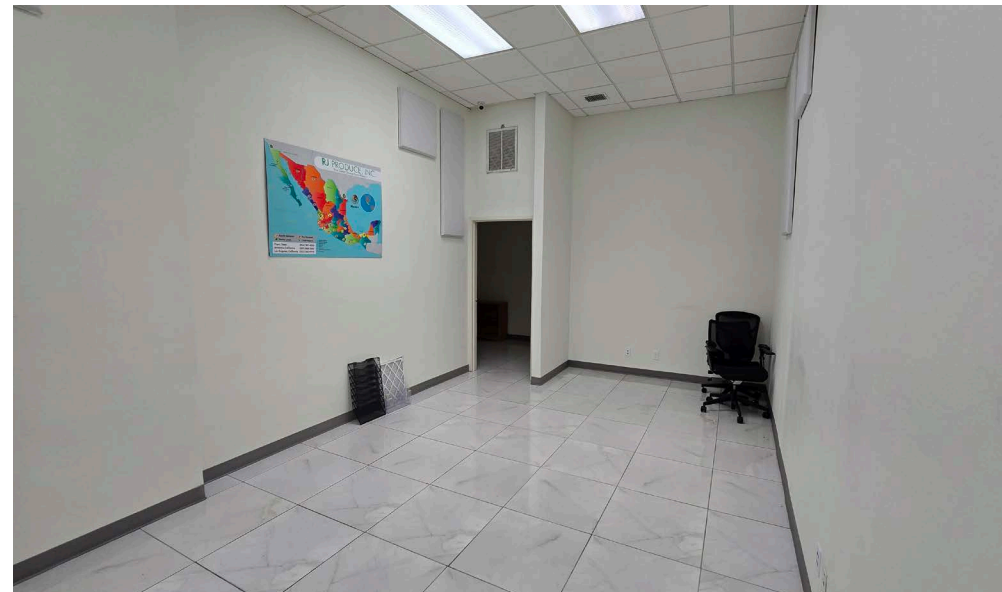
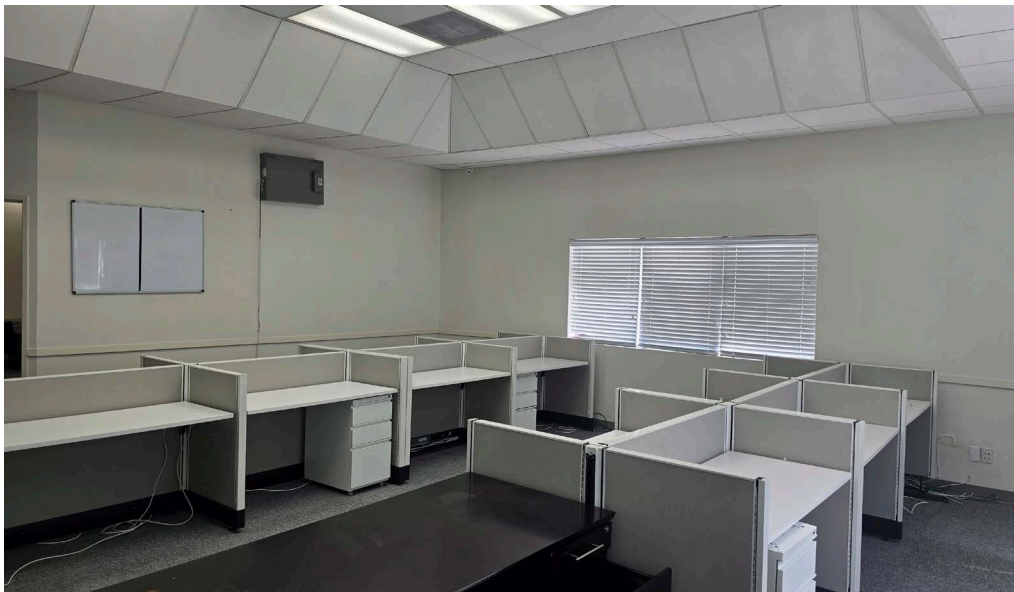
9010 South Cage Boulevard, Pharr, TX 78577
COOLERS 5 & 6 AND PRODUCTION AREA



9010 South Cage Boulevard, Pharr, TX 78577
LOADING & SHIPPING AREAS



9010 South Cage Boulevard, Pharr, TX 78577
OFFICE SPACE



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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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Michael J. Blum	426545	mikeb@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date