

EXPRESSWAY 281 DEVELOPMENT LAND

FOR SALE

4911 N Cage Blvd Pharr, TX 78577



SALE PRICE

\$2,178,000

Daniel Galvan, SIOR, CCIM

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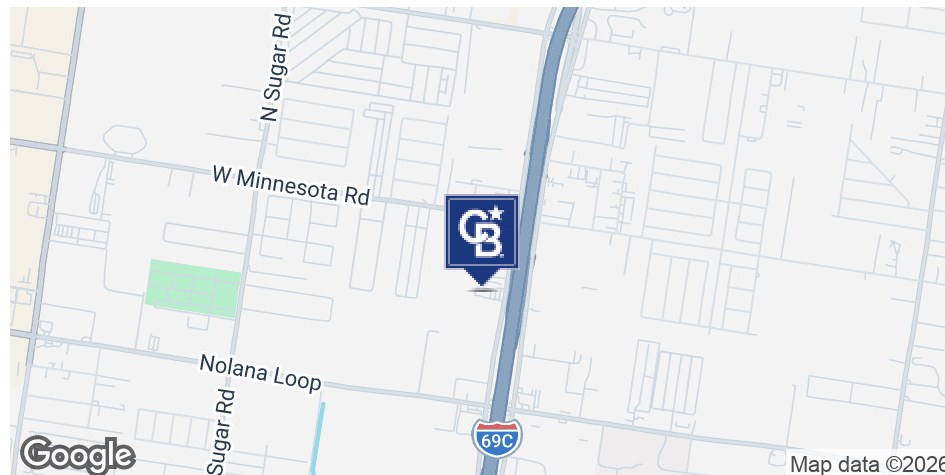
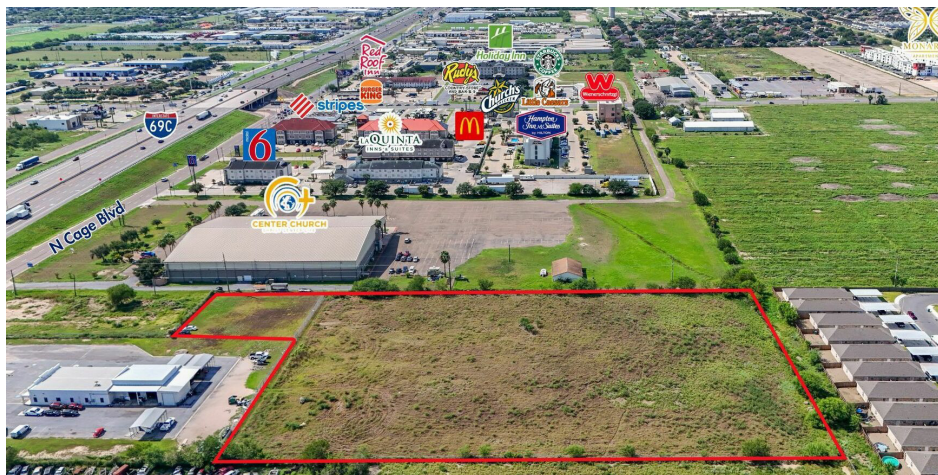


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

4911 N CAGE BLVD

Pharr, TX 78577



OFFERING SUMMARY

Sale Price:	\$2,178,000
Lot Size:	+/- 5 Acres
Market:	Rio Grande Valley
Submarket:	Pharr

PROPERTY OVERVIEW

Unlock a rare investment opportunity with these four commercial lots, ranging from 1.1 to 1.25 acres each, located in a prime, high-demand commercial area. Perfect for a range of business ventures, including flex space development, these lots are ideal for companies seeking to establish a strong presence in a thriving market. With excellent visibility and accessibility, these lots offer unmatched potential for long-term growth and success. Don't miss out on securing a strategic location in one of the most sought-after commercial hubs, ideal for businesses looking to expand and capitalize on the area's rapid development. Act fast, opportunities like this are rare!

PROPERTY HIGHLIGHTS

- Lot Sizes: 1.1 to 1.25 acres per lot
- Zoning: Commercial, ideal for flex space, office, retail, or light industrial use
- Location: High-traffic, prime commercial district with excellent visibility and accessibility

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SITE PLAN

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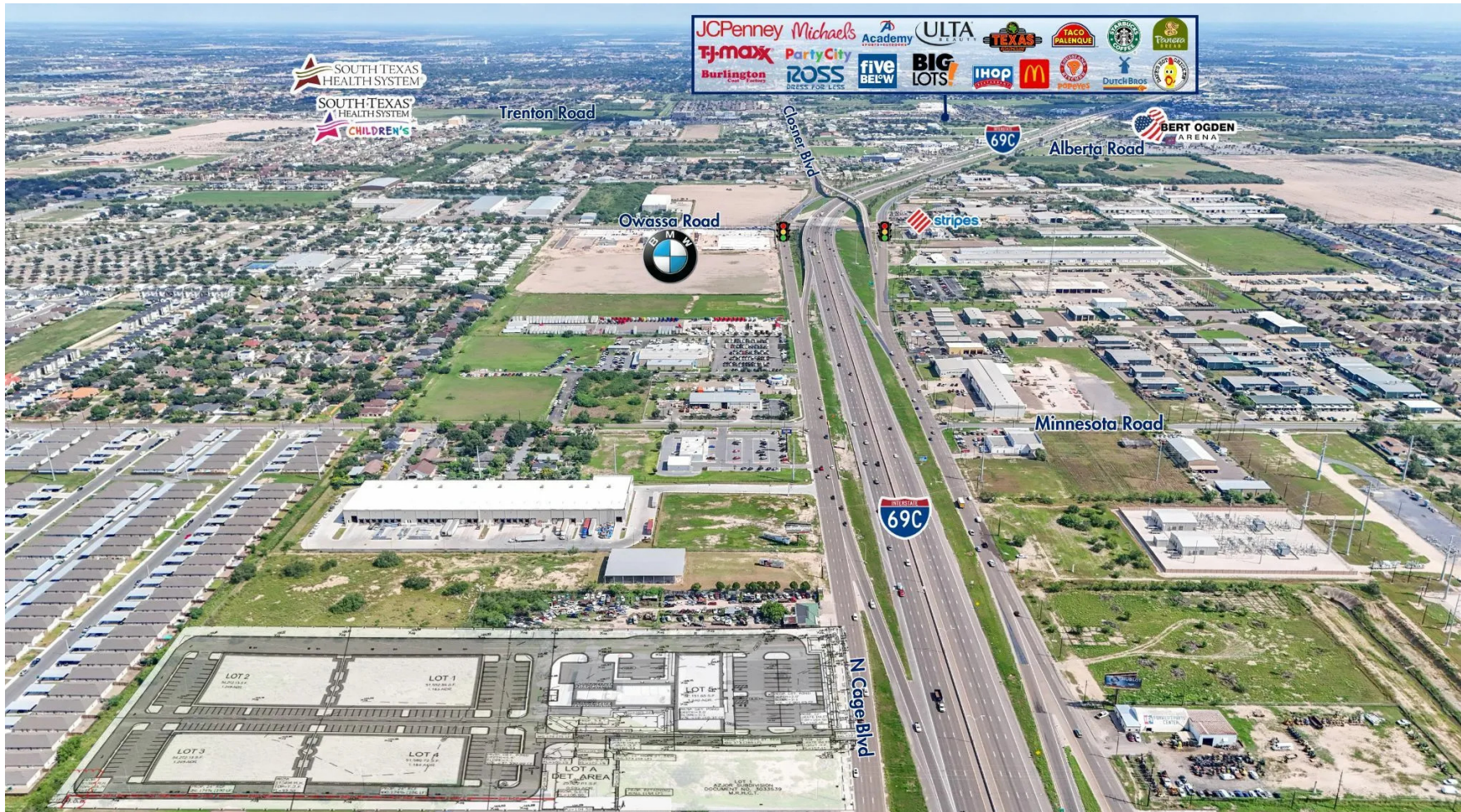


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NORTH AERIAL

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SOUTH AERIAL

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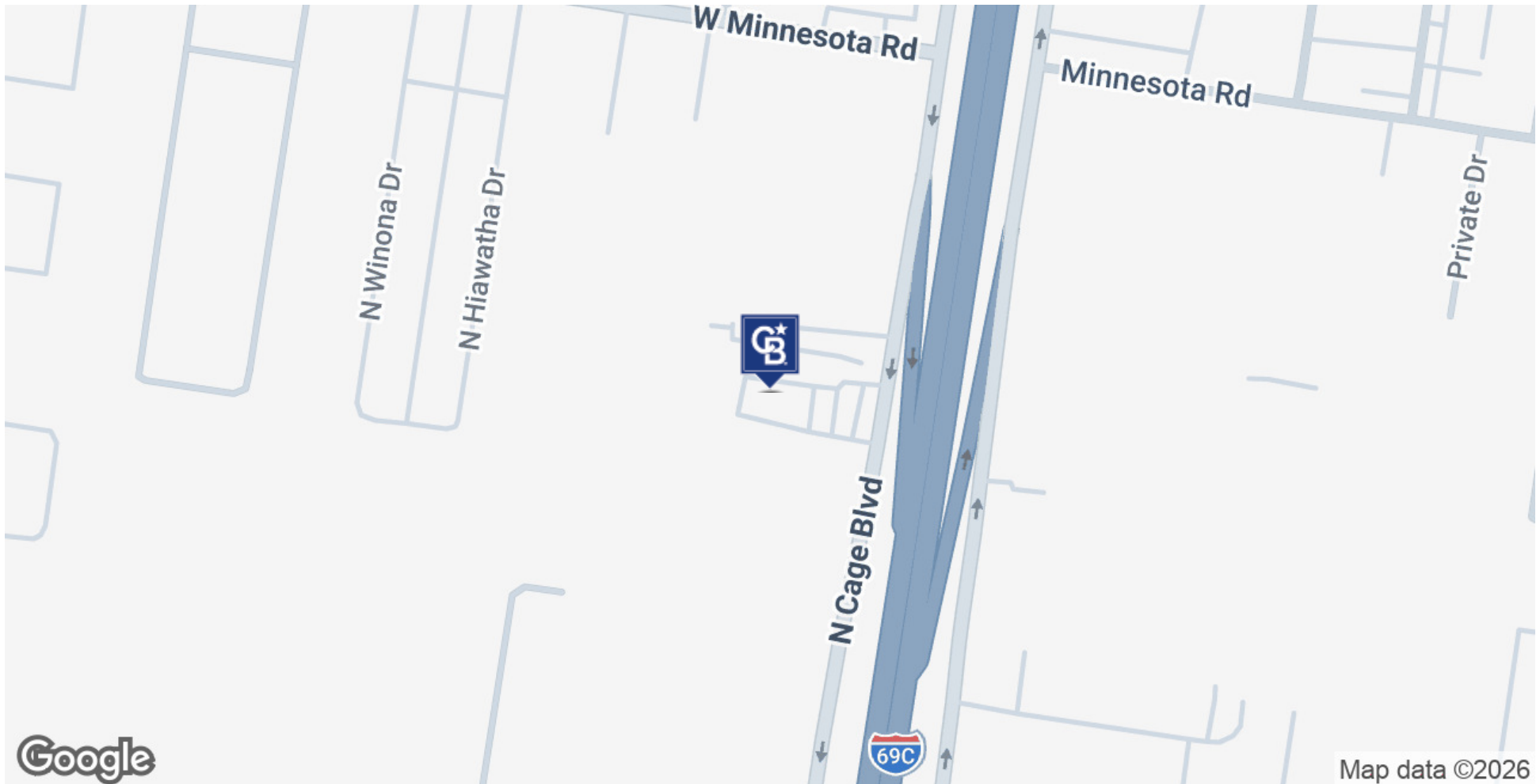
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LOCATION MAP

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DEMOGRAPHICS

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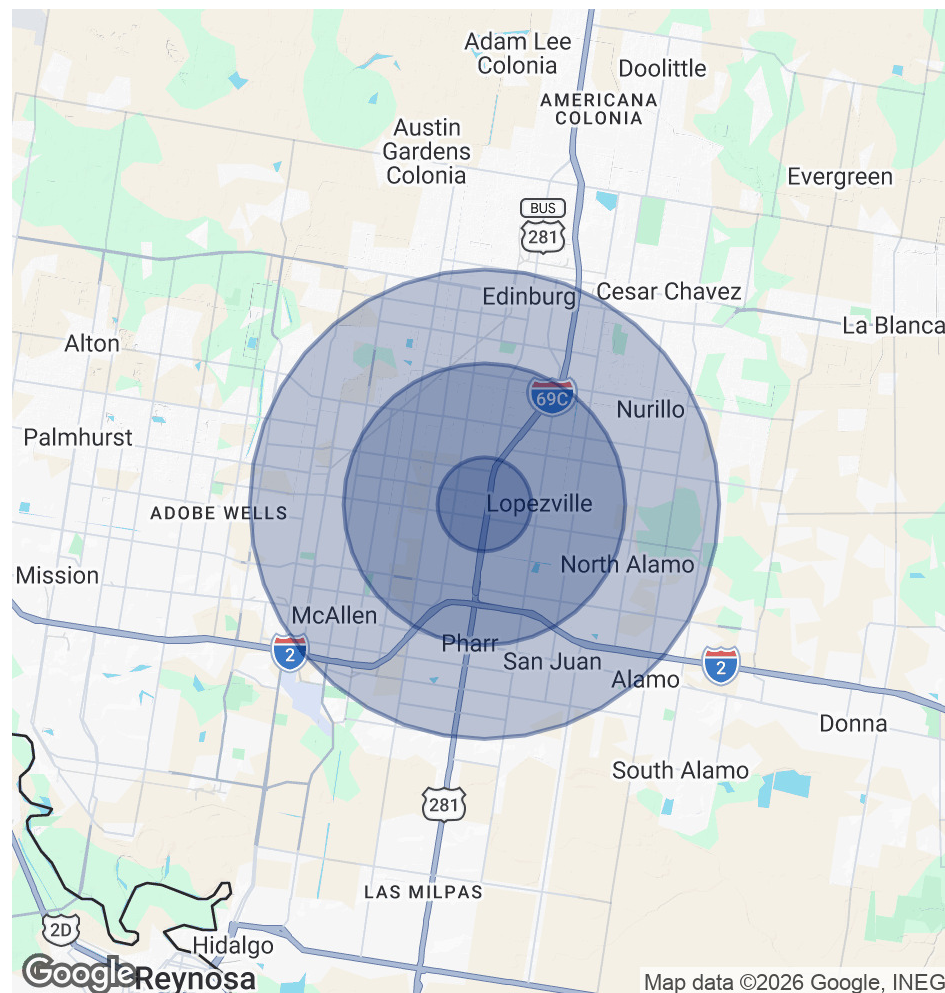
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,442	99,235	265,974
Average Age	33	36	36
Average Age (Male)	32	34	35
Average Age (Female)	34	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,645	32,836	89,018
# of Persons per HH	3.2	3	3
Average HH Income	\$81,383	\$77,908	\$76,289
Average House Value	\$180,799	\$186,069	\$191,180

2020 American Community Survey (ACS)



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