

# FERGUSON & I RD | PHARR TX 78577

LAND FOR SALE



For more property information and site tours, please contact:

**LAURA LIZA PAZ** | Partner | Co-Managing Broker  
956.227.8000 | laurap@nairgv.com

**NAI RIO GRANDE VALLEY** | 800 W Dallas Ave  
McAllen, TX 78504 | 956.994.8900 | nairgv.com

**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.



# FERGUSON & I RD | PHARR TX 78577

## PROPERTY OVERVIEW

### PROPERTY SUMMARY

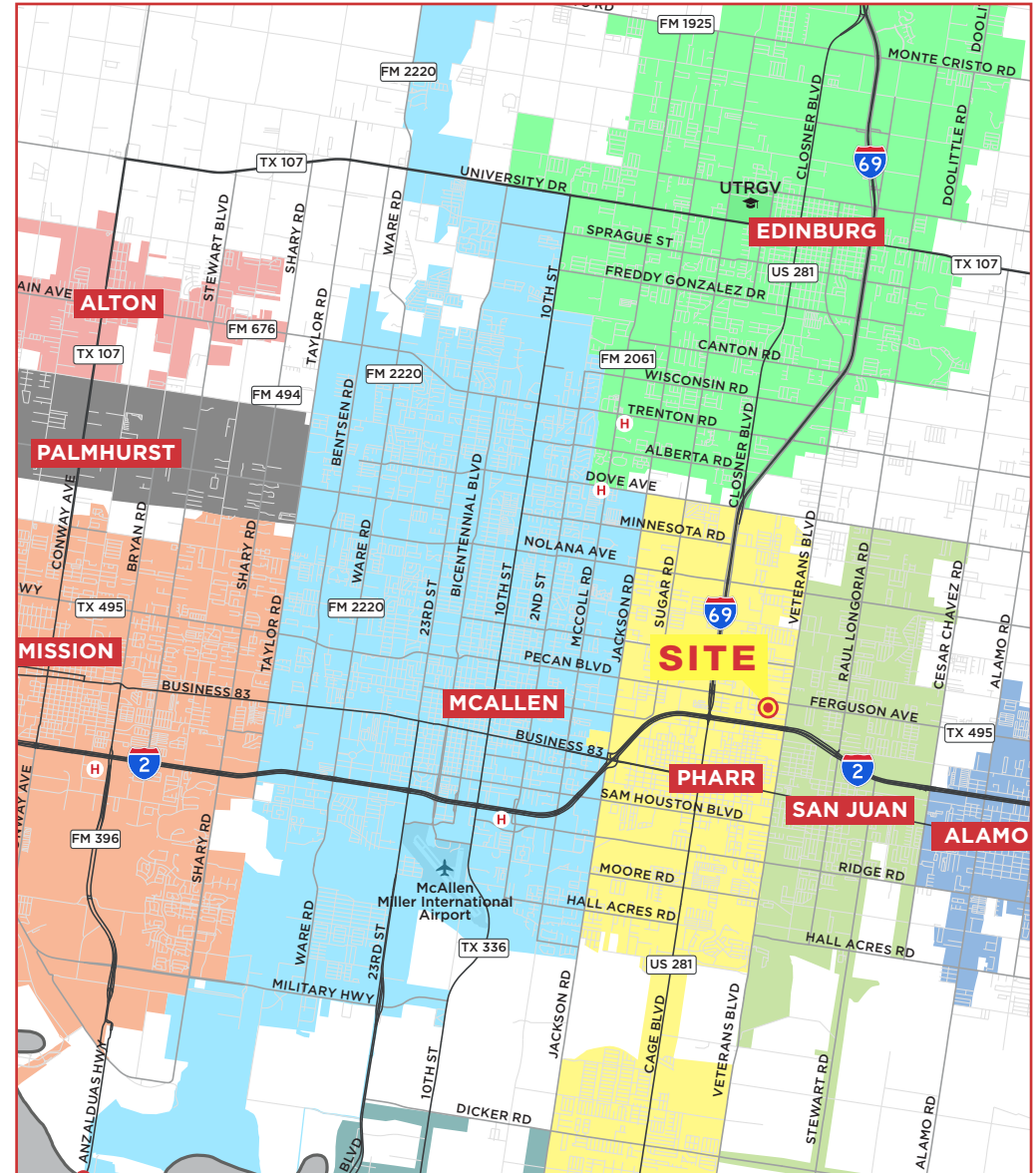
This prime location offers an excellent investment opportunity. The property is a ±13-acre, all or part, site located just north of Interstate 2 and Expressway 83 and east of Interstate I69C (US 281), at the southwest corner of I Road and Ferguson Avenue. The adjacent properties have been sold for Caliber Collision, Circle K, a regionally based convenience store, and Club Carwash. The property is ideal for a variety of uses, including mixed-use commercial, industrial, or high-density development. The seller is willing to cooperate with buyers interested in smaller parcels, with prices adjusted based on size and location.

### PROPERTY INFORMATION

<b>PRICE PER SF</b>	<b>ZONING</b>
\$9.00 PSF	AO
<b>LOT SIZE</b>	<b>CROSS STREETS</b>
±13 AC	Ferguson Ave   Veterans Blvd
<b>TRAFFIC COUNT</b>	
Ferguson & I Rd: 16,539* VPD	

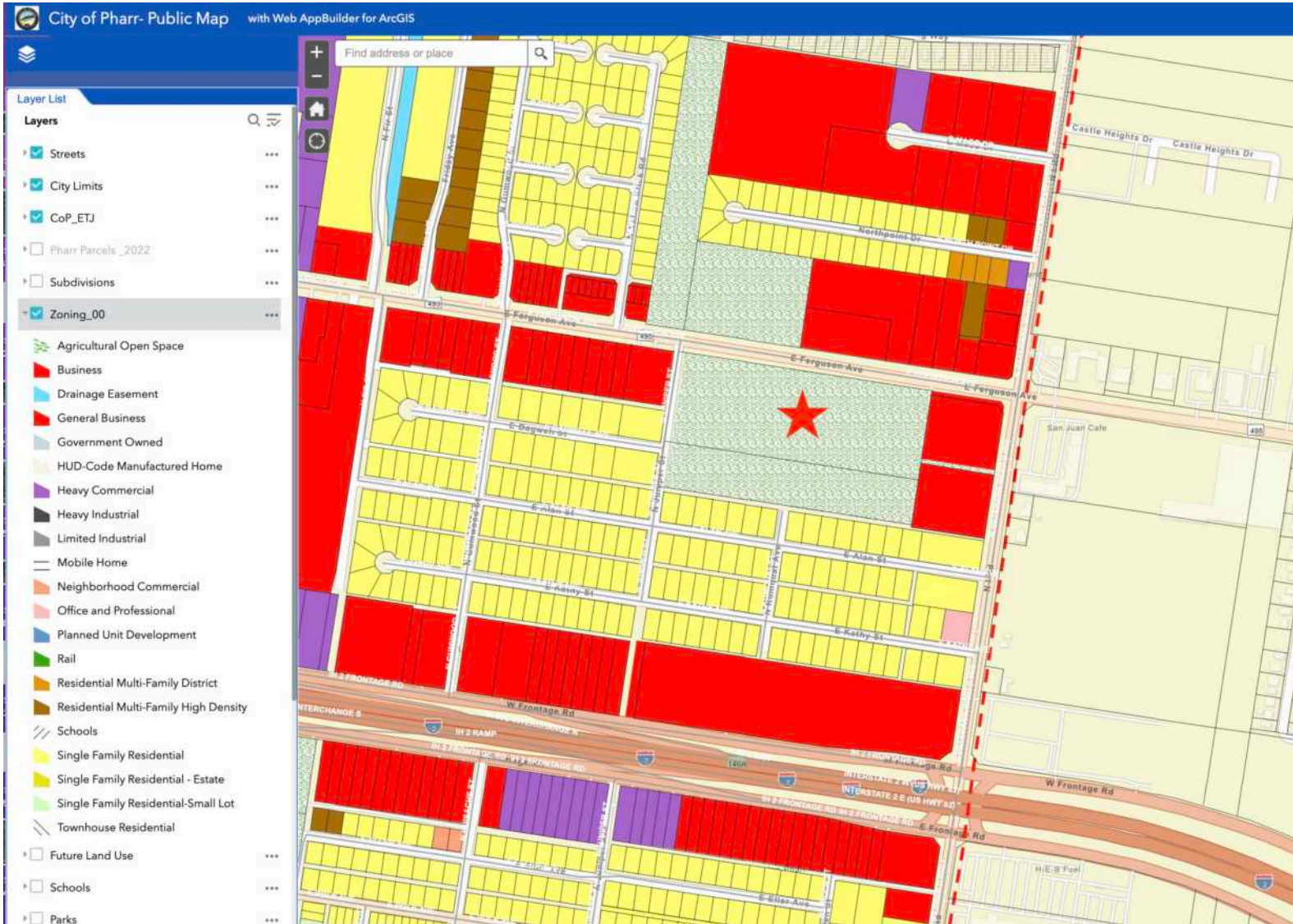
### PROPERTY HIGHLIGHTS

- 1 North of Interstate 2 and East of I69C
- 2 Proximity to U.S. Highway 83
- 3 Adjacent to Circle-K, Caliber Collision, Club Carwash
- 4 Proximity to Car Max, North Park Lexus, HEB Plus



# FERGUSON & I RD | PHARR TX 78577

## ZONING MAP



**FOR INFORMATION & SITE TOURS CONTACT:**

**LAURA LIZA PAZ**

**NAI RIO GRANDE VALLEY**

Partner // Co-Managing Broker

[laurap@nairgv.com](mailto:laurap@nairgv.com)

956.227.8000



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.