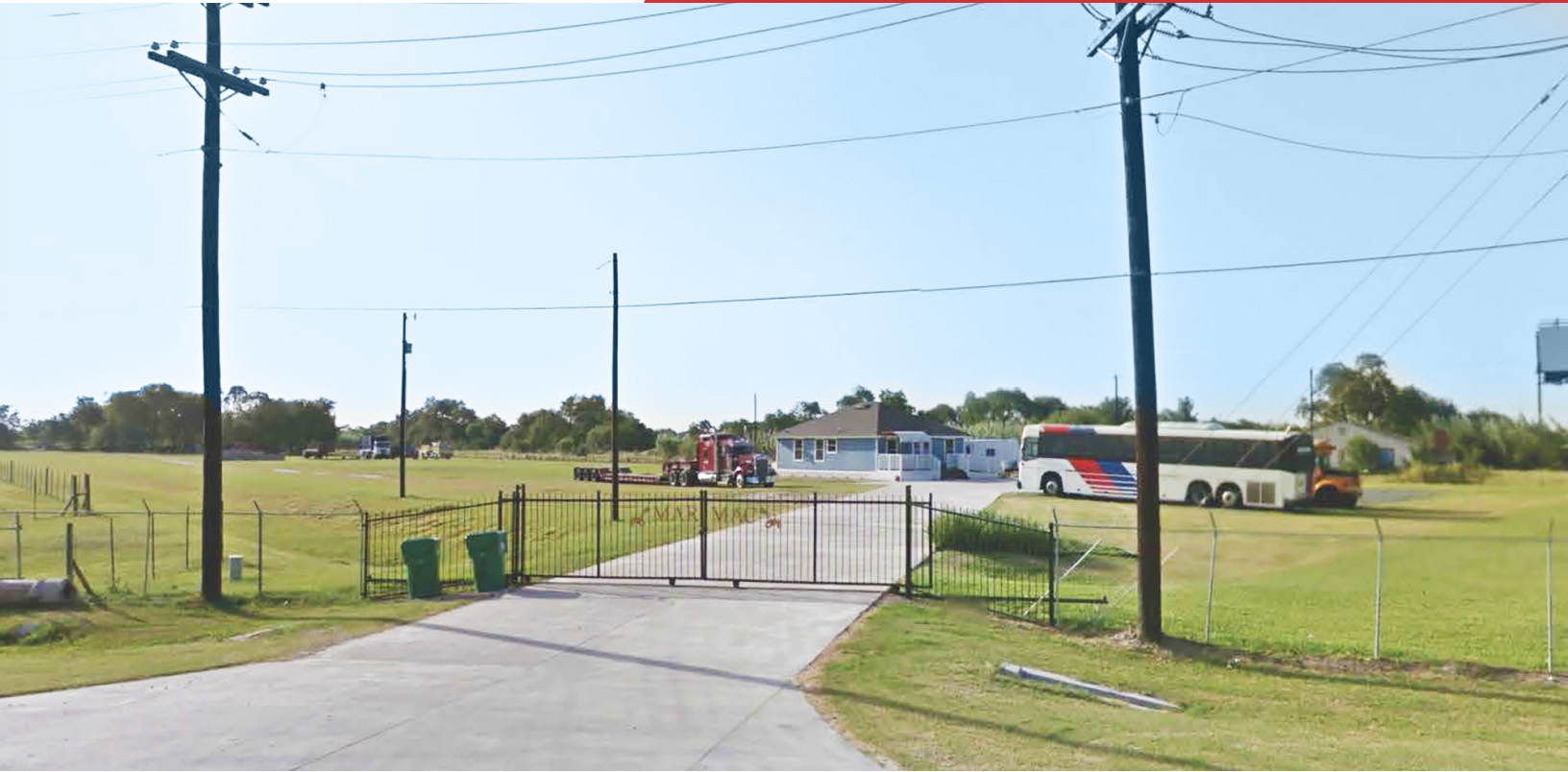


For Sale

5 Acres | Priced at \$1,300,000

Land Space- Zoned Heavy Commercial



4114 S. Cage Blvd.

Pharr, Texas 78577

Property Highlights

- Located Along Cage Blvd.
- 5 Acres with an Office Building
- Zoned Heavy Commercial
- Property is Subdivided

Property Overview

5 Acres with an office building of approx. 1,080 SF. Property was being used for a construction equipment business. Property is Zoned Heavy Commercial. Proximity to Military Hwy. & Highway 83. There is an additional 15.63 acres that can be sold next to this property at a separate price. A 4.8 acre tract to the West side and 10.78 acre tract to the south of this property. Land could be used for a school or training center.

Offering Summary

Sale Price:	\$1,300,000
Office SF:	1,080 SF
Office Year Built	2011
Lot Size:	5 Acres
Taxes:	28,552
Zoning:	Heavy Commercial

Demographics 1 Mile 3 Miles 5 Miles

Total Households	1,367	11,620	36,250
Total Population	4,478	39,438	126,013

For More Information

Laura Liza Paz

O: 956 994 8900 x114

laurap@nairgv.com | TX #437175

For Sale

5 Acres | Priced at \$1,300,000

Land Space-Zoned Heavy Commercial



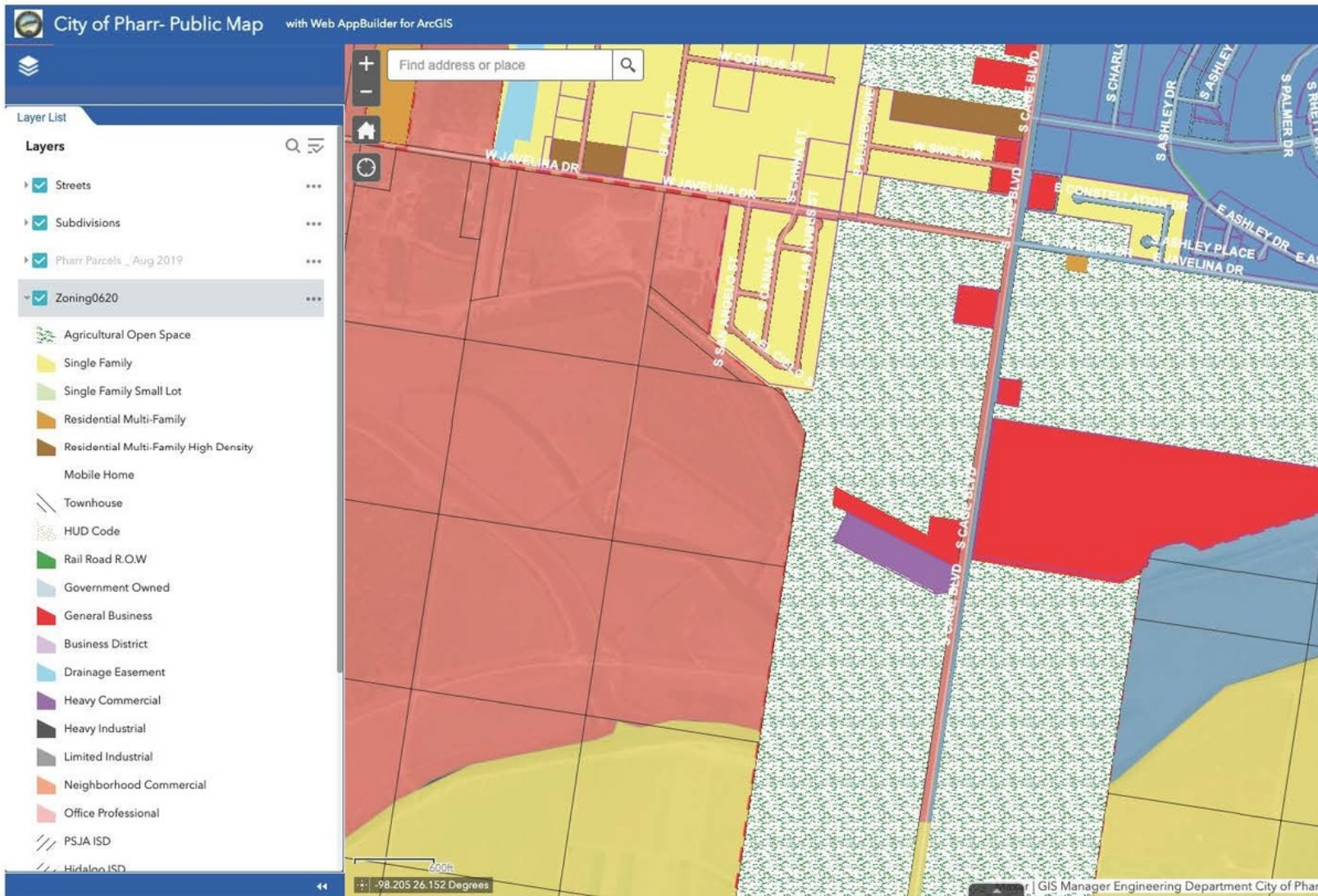
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800 W Dallas Ave
McAllen, TX 78501
956 994 8900 tel
nairgv.com

For Sale

5 Acres | Priced at \$1,300,000

Land Space-Zoned Heavy Commercial



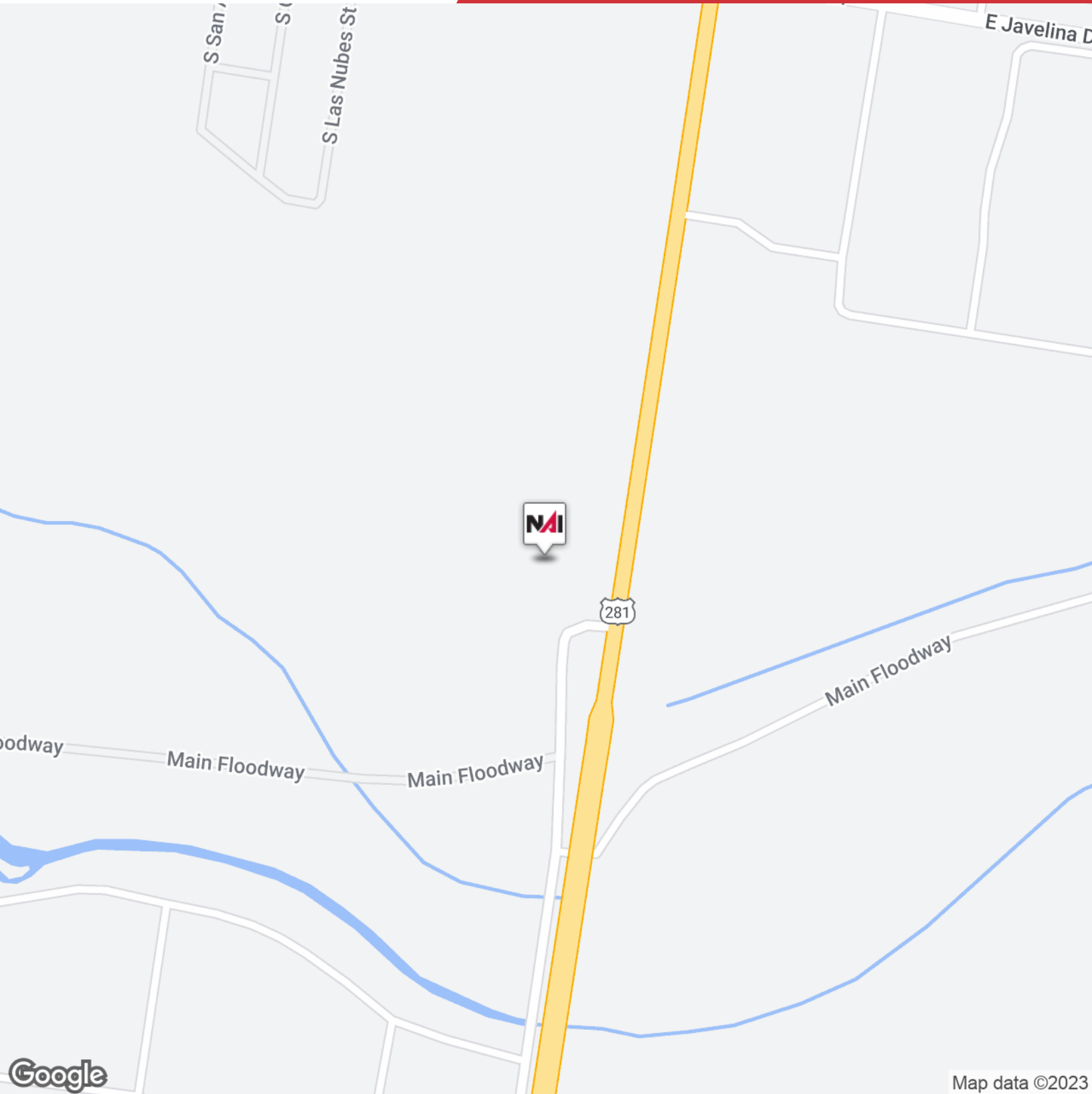
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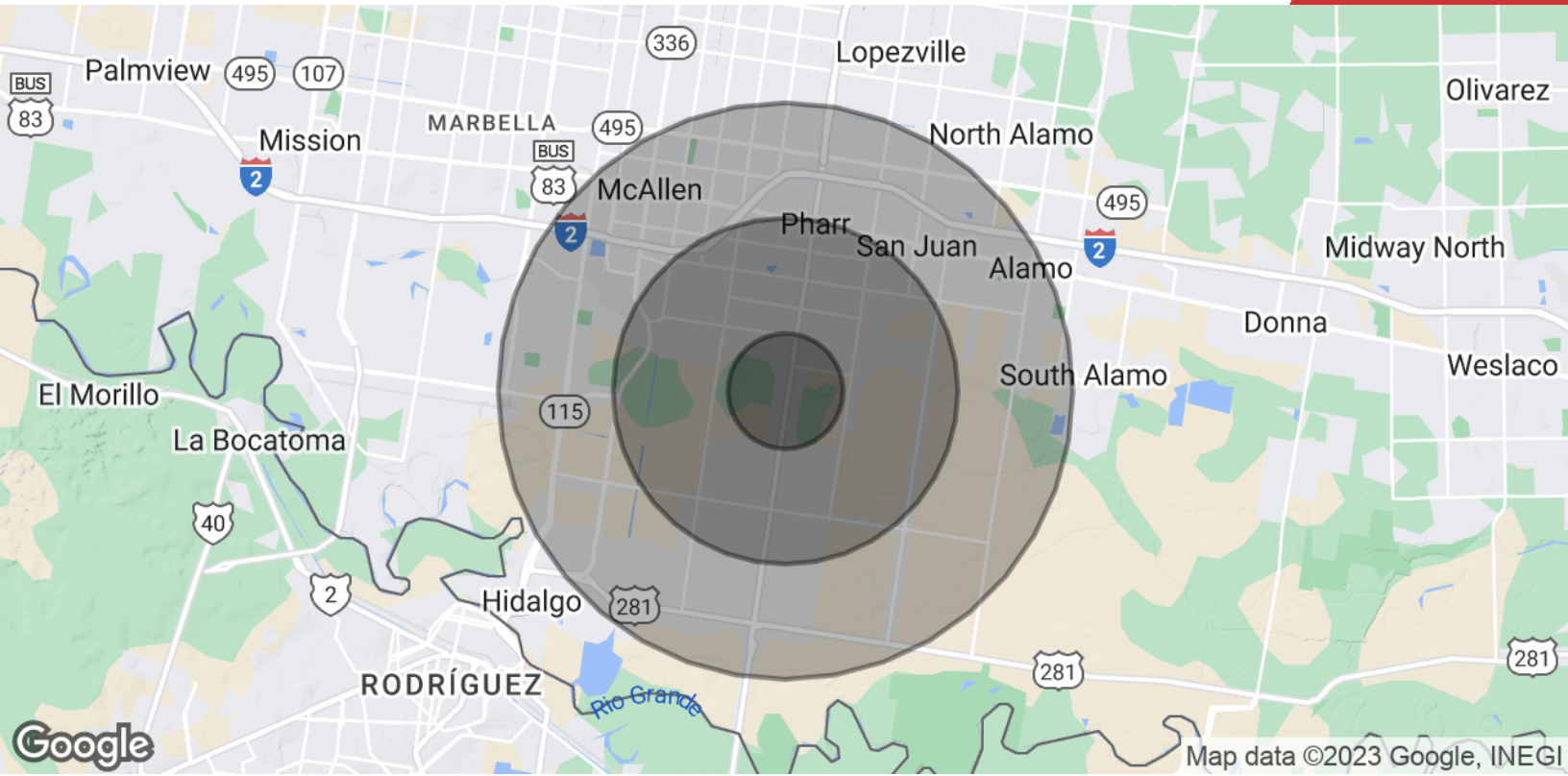
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Land Space-Zoned Heavy Commercial



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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,478	39,438	126,013
Average Age	28.8	28.7	29.0
Average Age (Male)	27.9	27.0	27.5
Average Age (Female)	29.5	30.5	30.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,367	11,620	36,250
# of Persons per HH	3.3	3.4	3.5
Average HH Income	\$48,756	\$51,463	\$43,498
Average House Value	\$100,824	\$119,243	\$101,653

* Demographic data derived from 2020 ACS - US Census

FOR INFORMATION & SITE TOURS CONTACT:

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