

1925 S. CAGE BLVD
PHARR, TX 78577

PRIME LAND FOR SALE
6.95 ACRES REMAINING AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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OVERVIEW SUMMARY

1925 S CAGE | PHARR, TX 78577

PROPERTY SUMMARY

Discover an excellent opportunity in the heart of Pharr, Texas, with this commercially zoned property at 1925 S CAGE. With 35,000 vehicles passing through the intersection daily, this prime location offers convenient access to Interstate 2 and I-69C and proximity to Pharr Industrial Parks and existing retail centers on Cage & Ridge Rd.

Two acres on the hard corner are under contract. The remainder of the property is ideal for mixed-use retail development with pad sites for QRS or an 18,000-sf retail building. The east 4+- acre will accommodate multi-family lots or a multi-story office building, providing excellent access for potential tenants or customers. Its strategic location ensures high visibility and easy access, making it a prime business spot.

With significant potential and a prime location, 1925 S CAGE is a compelling prospect for investors. The thriving Pharr area offers a lucrative opportunity for commercial real estate investment. This property is poised to deliver substantial returns for savvy investors in a growing market.

PROPERTY SPECIFICATIONS

Sale Price NOT UNDER CONTRACT:	\$2,500,000
Taxes:	\$13,426
Zoning:	C-3 General Business
Lot Size NOT UNDER CONTRACT:	6.95 Acres
Traffic Count:	Cage Blvd: 27,652 VPD E Moore Rd: 6,135 VPD
Cross Streets:	E Moore Rd S Cage Blvd
County:	Hidalgo



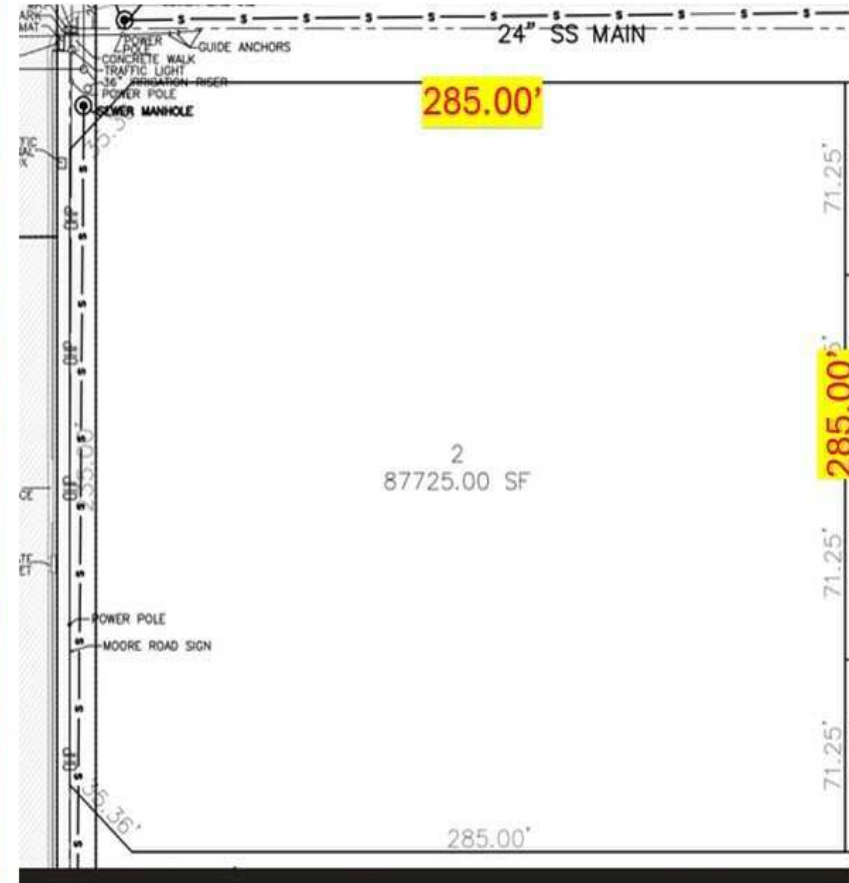
PROPERTY HIGHLIGHTS

- 35,000 VPD through the intersection
- Proximity to Pharr International Bridge
- Convenient access to Interstate 2 and I 69C
- Close proximity to Pharr Industrial Parks
- Ideal for MULTIPLE LAND USES
- Excellent access for potential tenants or customers

FOR SALE | LAND

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EXHIBIT "A"
To the Contract for the Purchase of 2 acres out of the
Southeast Corner of Moore Road and South Cage
Boulevard, Pharr, Texas



The 2 acres on the hard corner outlined in red are UNDER CONTRACT. The image to the right is an enlargement of that property

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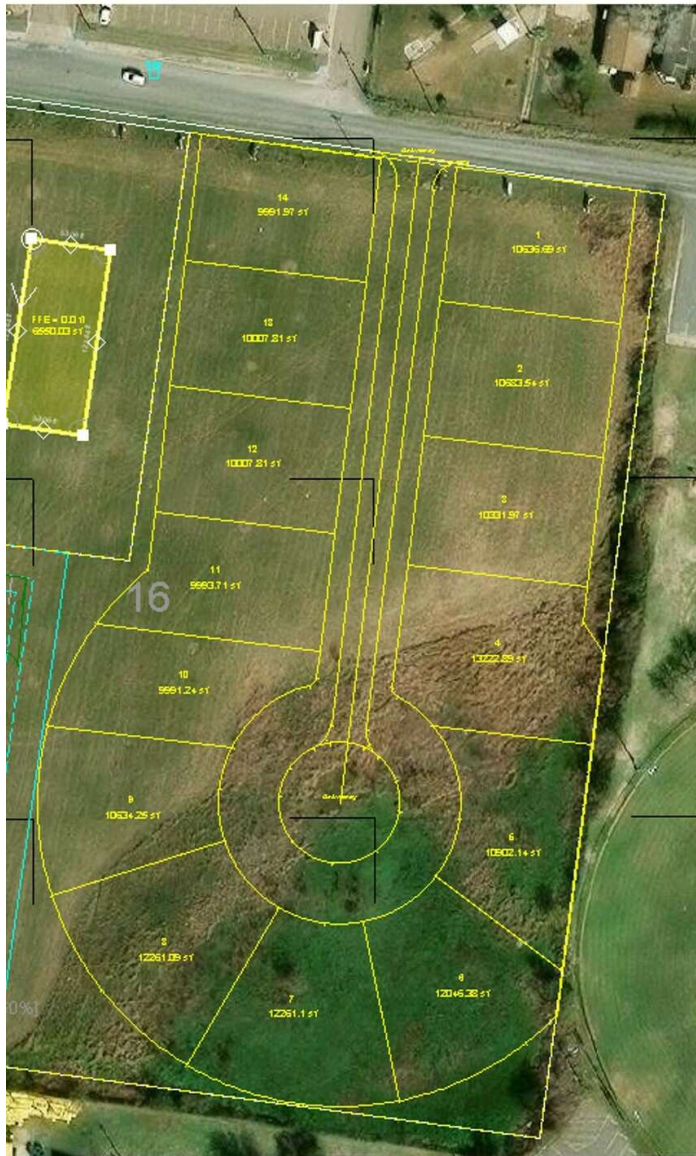
Conceptual site plan for 3 pad sites or an 18,000 sf building and abundant parking for either use

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LAND PLAN FOR THE BALANCE OF THE PROPERTY

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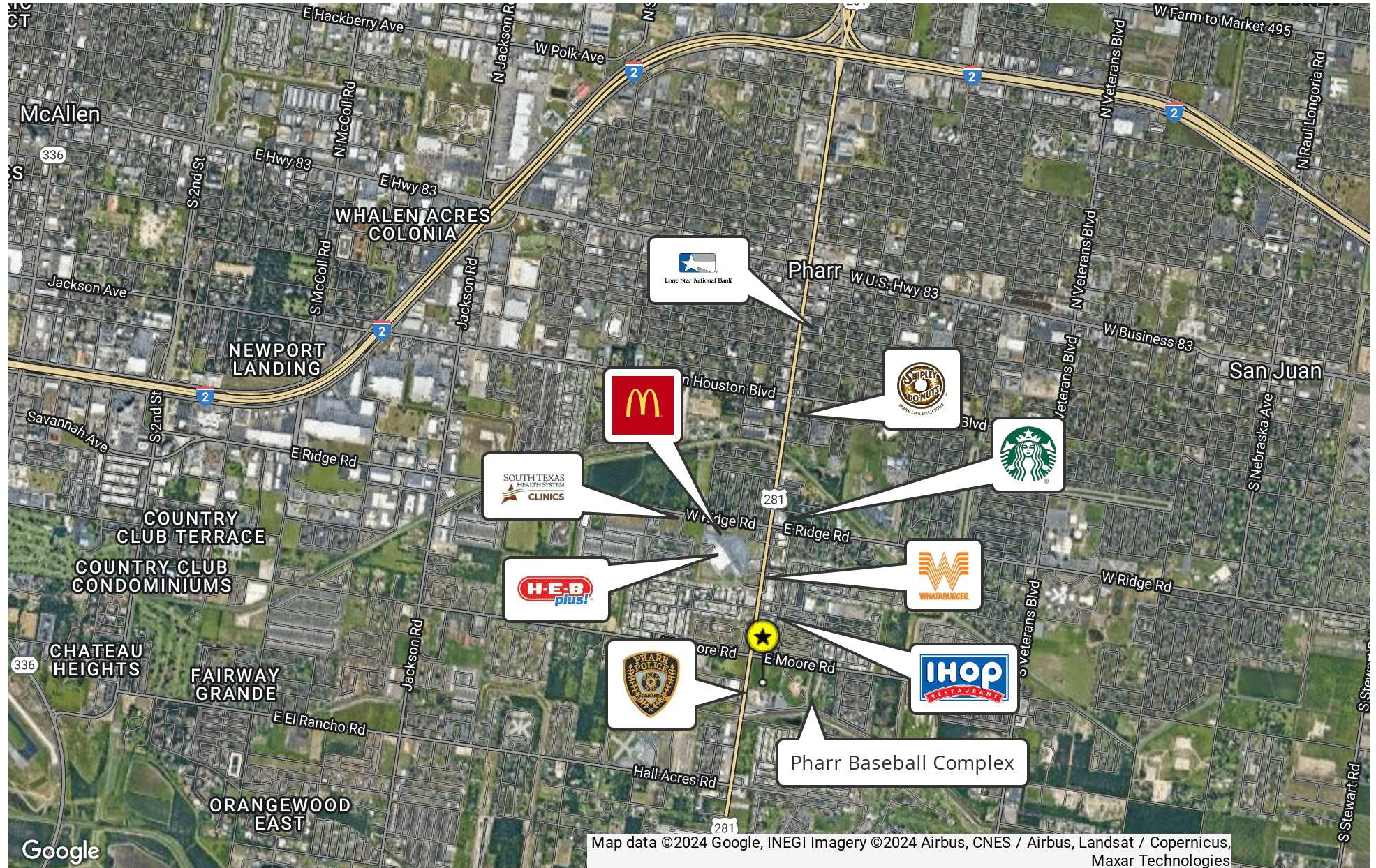
14 large lots from multi-family type development or a 50,000-70,000 sf mixed use office/retail building

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THE NEIGHBORHOOD MAP

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DEMOGRAPHICS MAP & REPORT

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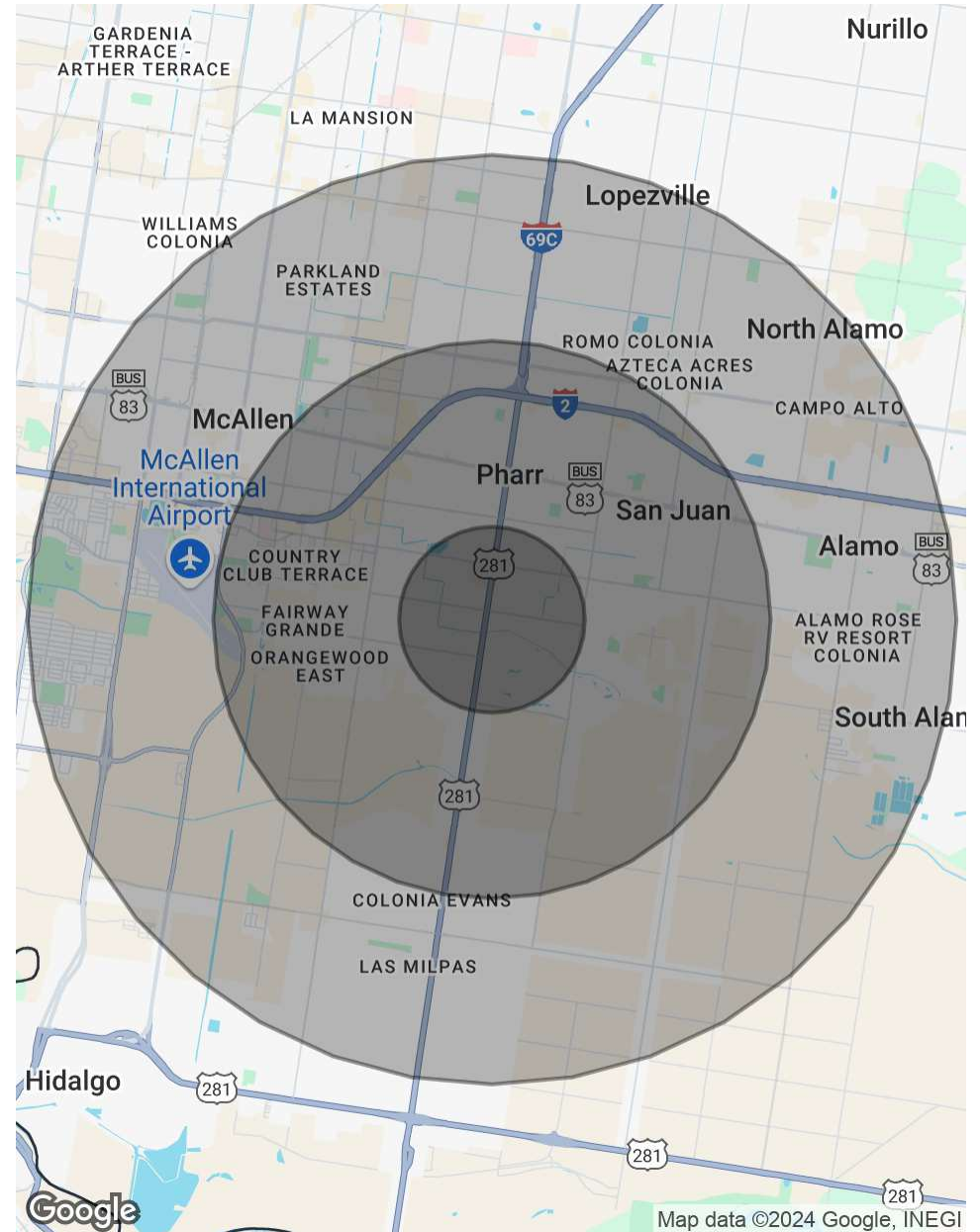
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,510	70,054	196,153
Average Age	38	36	36
Average Age (Male)	37	35	35
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,585	22,540	62,893
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$75,711	\$69,605	\$65,496
Average House Value	\$164,468	\$172,795	\$161,137

Demographics data derived from AlphaMap



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