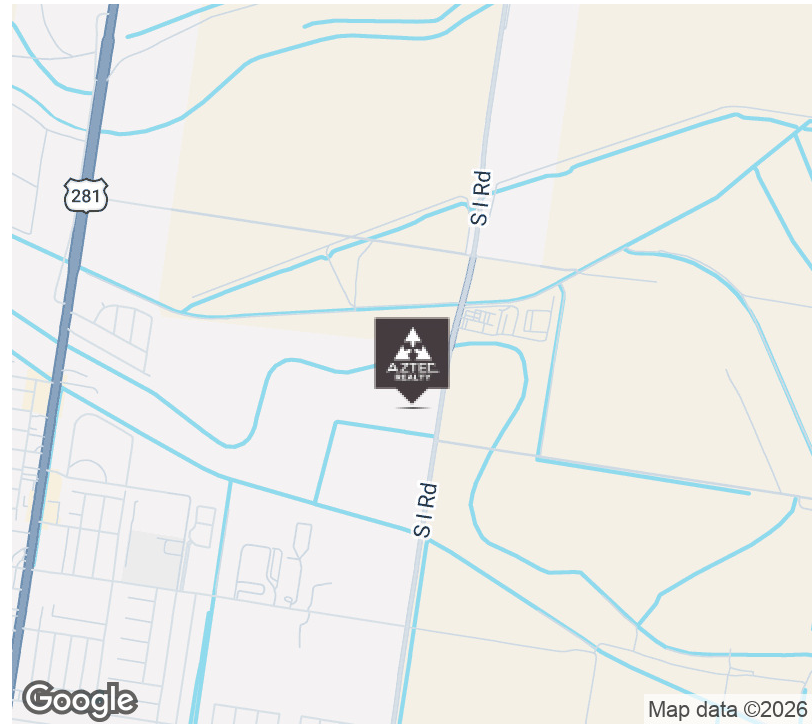


32.82 ACRES AT S. VETERANS ROAD & JUAN BALLI ROAD, PHARR, TX 78577

**OFFERING SUMMARY**

Sale Price:	\$1,200,000
Available SF:	
Lot Size:	32.82 Acres
Price / Acre:	\$36.563

PROPERTY OVERVIEW

Currently in agricultural use, this 32.82 acre tract of land is located in the center of Las Milpas, an area in south Pharr, TX, and is a great opportunity for a variety of users.

Priced at \$36,563/acre, the property has tremendous road frontage (900' plus) on the west side of Veteran's Road and continues west to the future Hidalgo County Loop project. Potential exists for industrial, commercial uses, residential, or multifamily uses subject to approvals by governing bodies.

This property is located at the northwest corner of Veterans Road and Juan Balli Road (Juan Balli Road is currently a farm road). Additional acreage is also available for sale on the west side of the future Toll Road loop. Please call our offices for more details.

PROPERTY HIGHLIGHTS**BLAKE BOX**

956.668.8790

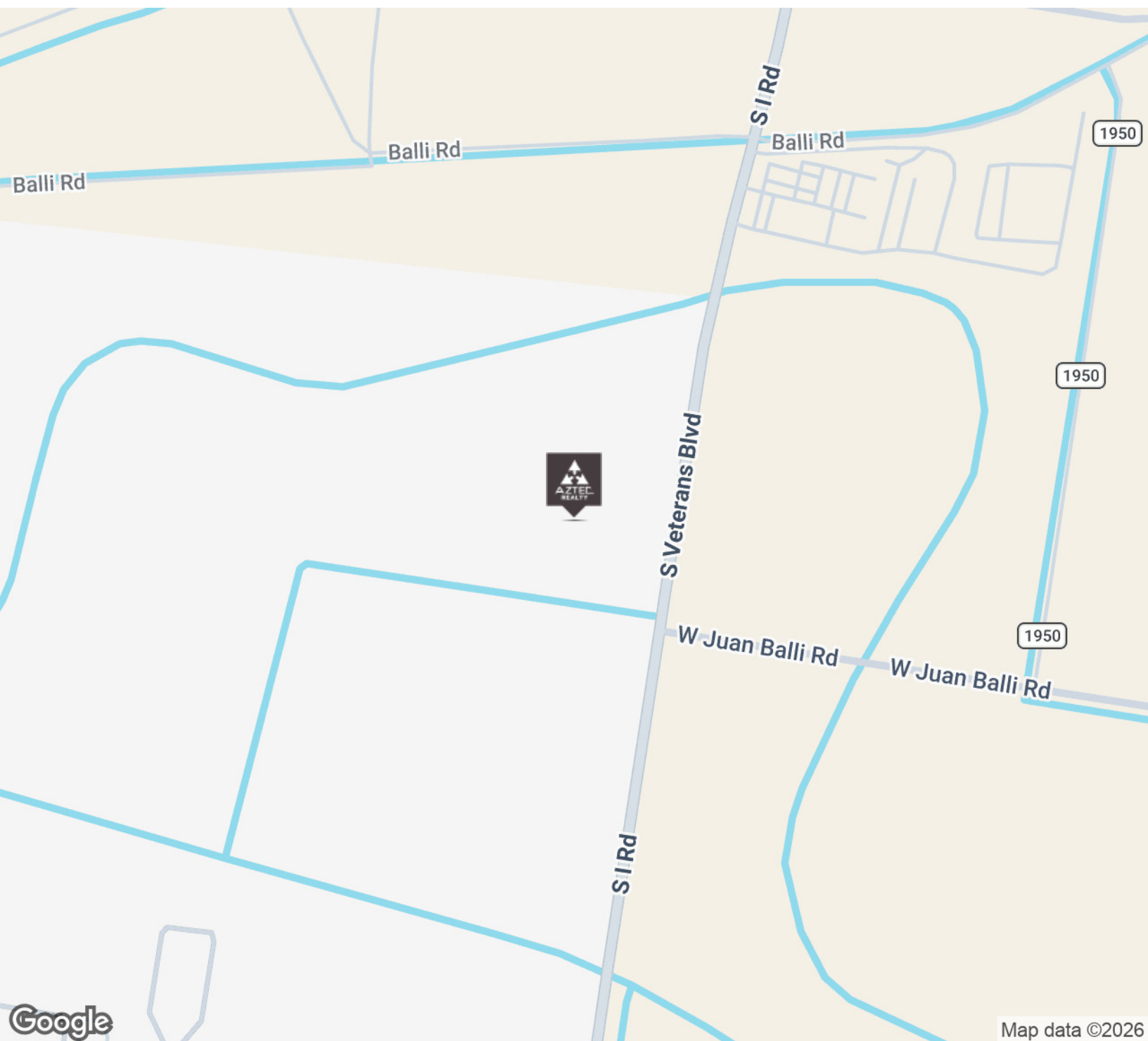
blakejbox@aztecre.com



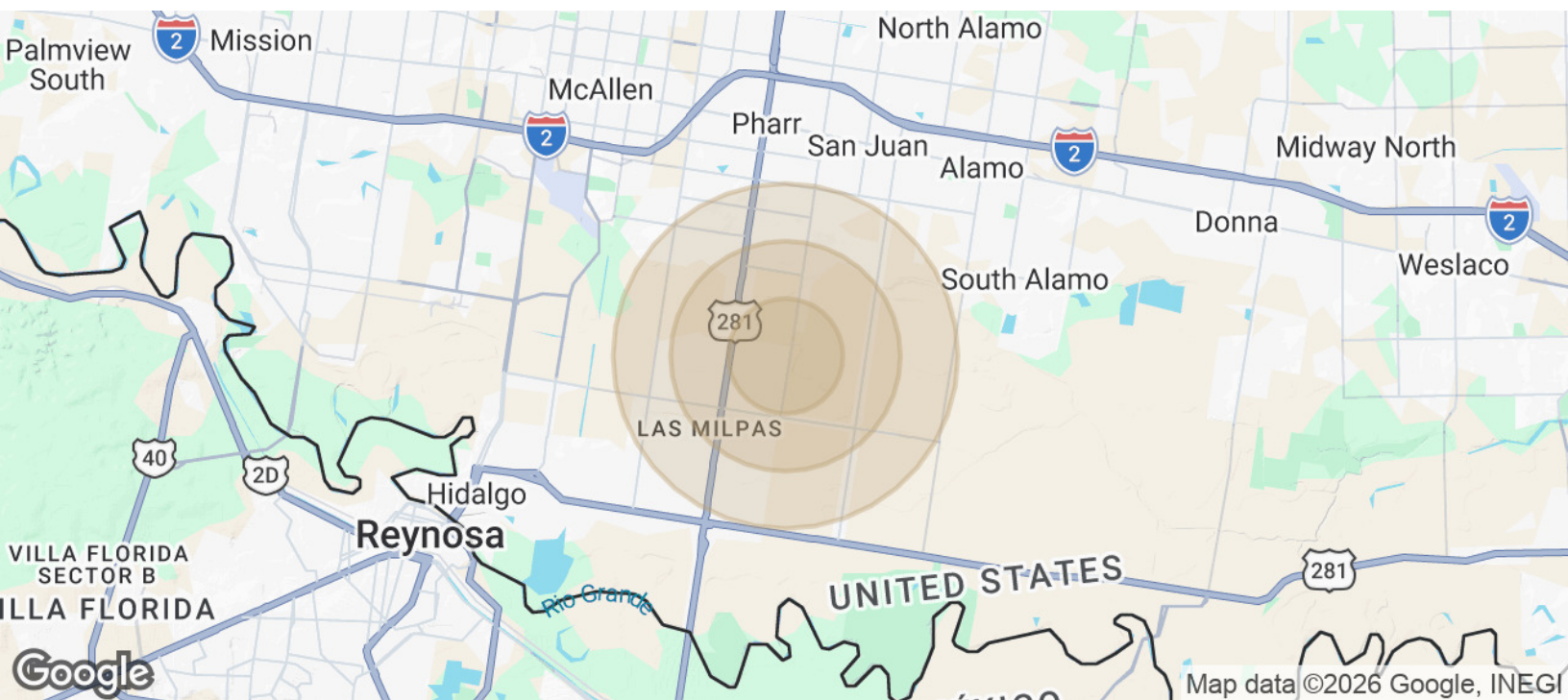
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,156	15,822	31,888
Average Age	22.2	25.4	27.4
Average Age (Male)	21.4	24.4	25.9
Average Age (Female)	23.1	26.3	28.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,209	4,208	8,915
# of Persons per HH	4.3	3.8	3.6
Average HH Income	\$34,659	\$43,146	\$49,173
Average House Value	\$77,636	\$95,656	\$114,909

2020 American Community Survey (ACS)