

# PHARR TRADE CENTER

## INDUSTRIAL PROPERTY AVAILABLE

E HI LINE RD | PHARR, TX



FOR PROPERTY INFORMATION & SITE TOURS PLEASE CONTACT:

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# OVERVIEW SUMMARY

PHARR TRADE CENTER | E HI LINE RD | PHARR, TX 78577

## PROPERTY SUMMARY

TPA Group is developing a  $\pm 300,160$  SF Class A warehouse in Pharr, TX, strategically located along E. Hi Line Road near US 281. This state-of-the-art facility will feature concrete tilt-wall construction for durability, a 32' clear height to accommodate high-volume storage, and 185' deep truck courts for seamless loading and unloading. Designed to meet modern logistics needs, the warehouse will include interior LED lighting for energy efficiency, edge-of-dock levelers for enhanced dock operations, an ESFR fire protection system for superior safety, and a  $\sim 3,000$  SF spec office for administrative needs. Positioned near the Pharr International Bridge, this site's prime location offers tenants direct access to one of the largest U.S. - Mexico trade ports for cross border commerce. The building is set for completion in Q4 2026.

## PROPERTY SPECIFICATIONS

Available Building Area SF:	$\pm 300,160$ SF
Lot Size AC:	18.95 AC
Office / Showroom SF:	$\pm 3,000$ SF
Clear Height:	32'
Roof System:	45 mil TPO Roof w/ R-20 Insulation
Construction:	Concrete Tilt Wall
Dock Equipment:	(34) - 40,000 lb Mechanical Dock Pit Levelers
Dock Doors:	$\pm 68$ Over Head Doors / 2 Ramps
Column Spacing:	54' x 55'
Lighting:	30 FC LED Warehouse Lighting
Electric:	2,000 Amps
Fire Protection:	ESFR
Trailer Parking / Car Parking:	$\pm 79$ Spaces / $\pm 212$ Spaces



## PROPERTY HIGHLIGHTS

- 32' Clear Height
- 185' Deep Truck Court w/ 79 Trailer Parking Spaces
- $\pm 68$  Over Head Doors with (34) - 40,000 lb Mechanical Dock Pit Levelers
- ESFR Fire Protection
- Energy-efficient LED lighting
- Easy access to major trade corridor for U.S.- Mexico commerce

## FOR LEASE | INDUSTRIAL PROPERTY

**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.

# LOCATION OVERVIEW

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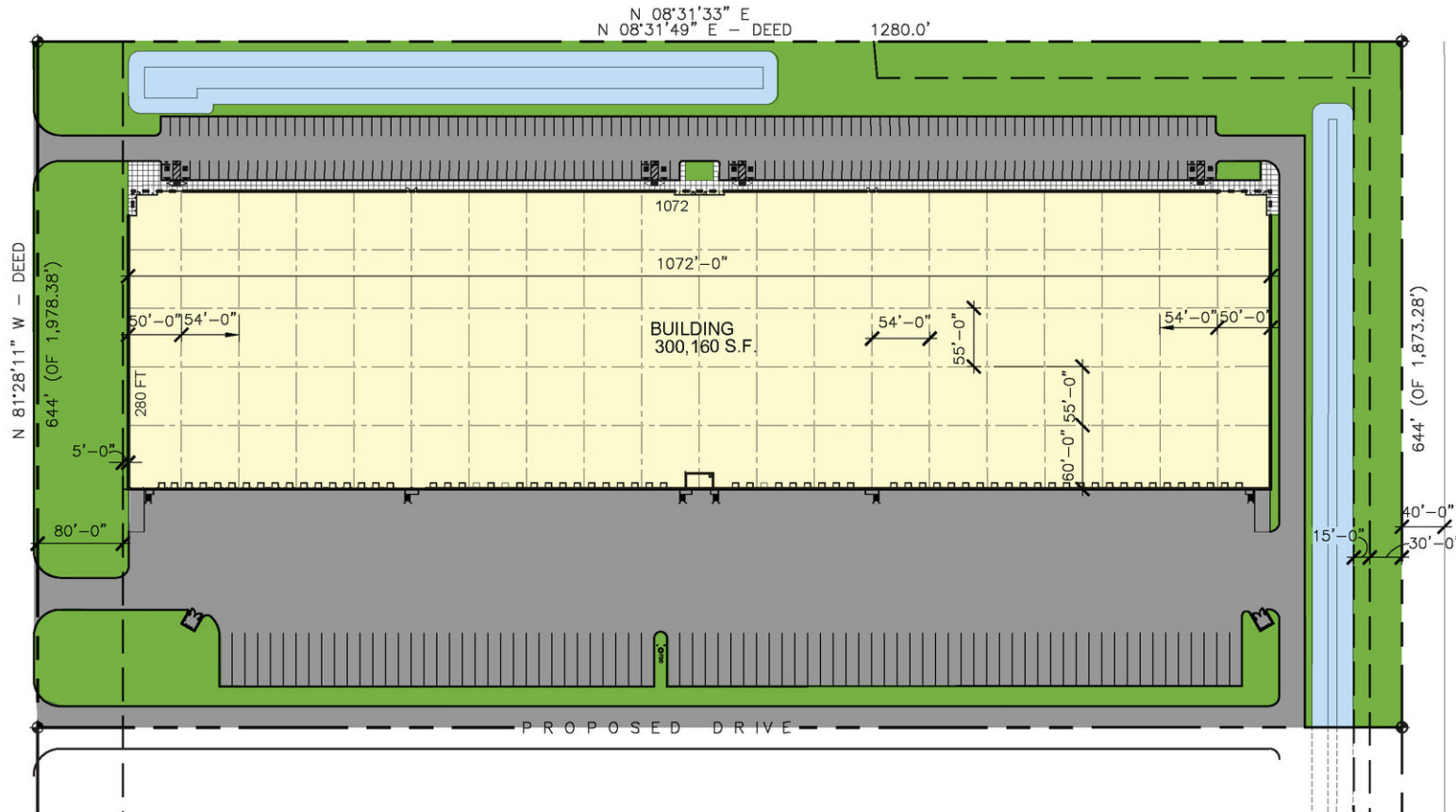


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# SITE PLAN

PHARR TRADE CENTER | E HI LINE RD | PHARR, TX 78577



**300,160 S.F. INDUSTRIAL BUILDING SHELL  
AT EAST HIGHLINE ROAD, PHARR TX.**

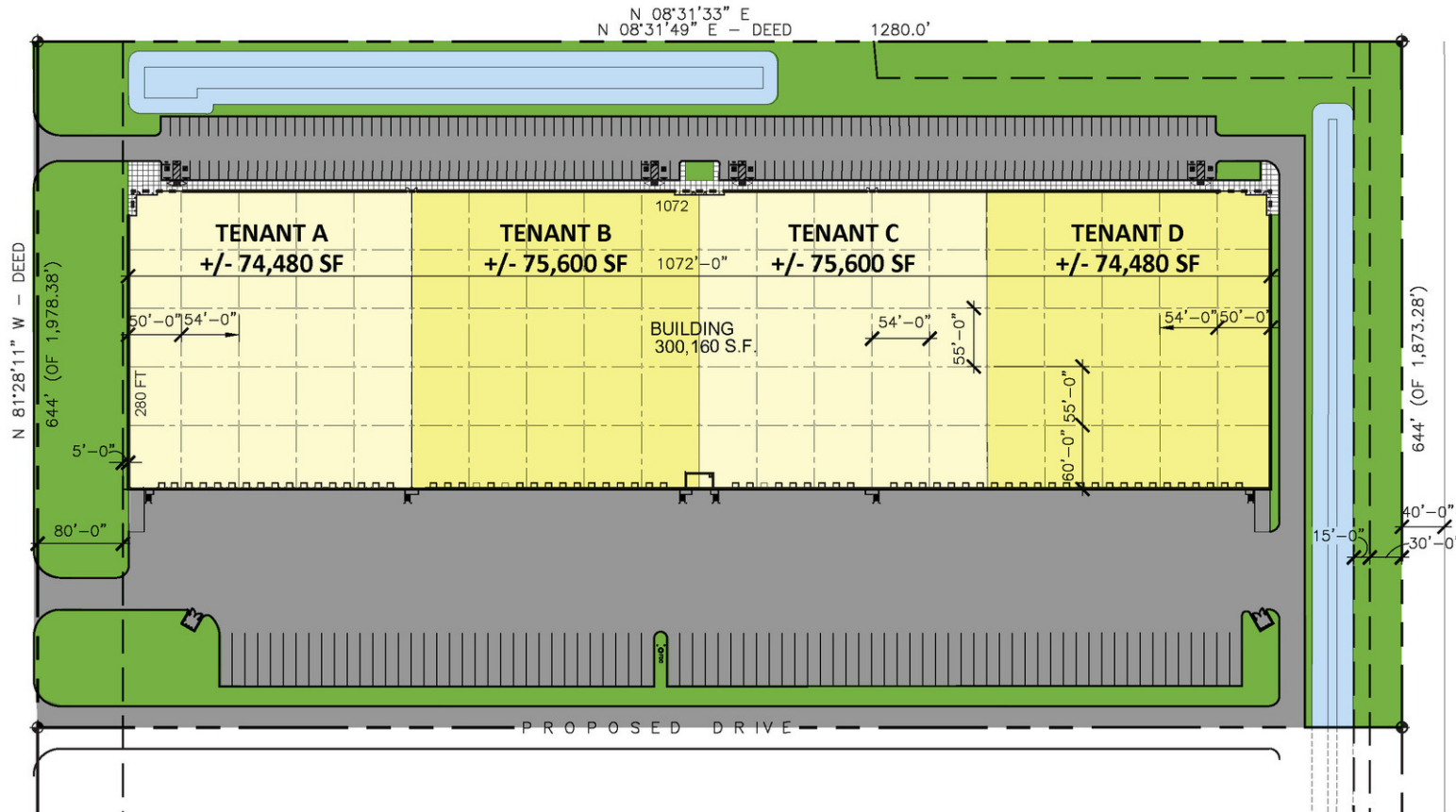
CONCEPTUAL OPTION "E"  
SITE PLAN  
05/30/2025  
SCALE: NTS  
PROJECT NO. 2162501  
**A1.0**

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# SITE PLAN: LEASING PLAN

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AT EAST HIGHLINE ROAD, PHARR TX.**

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# ELEVATIONS

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Laura Liza Paz	437175	laurap@nairgv.com	956-994-8900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Edward Villareal	467182	edward@nairgv.com	956-994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date