

FOR SALE | 1401 W POLK AVE. PHARR TX, 78577



**FOR INFORMATION
AND SITE TOURS CONTACT:**

LAURA LIZA PAZ
Real Estate Broker | Senior Associate
956.227.8000 | laurap@nairgv.com

NAI RIO GRANDE VALLEY
800 W Dallas Ave McAllen, TX 78501
956.994.8900 | www.nairgv.com

1401 W POLK AVE. PHARR TX, 78577 | FOR SALE

PROPERTY FEATURES



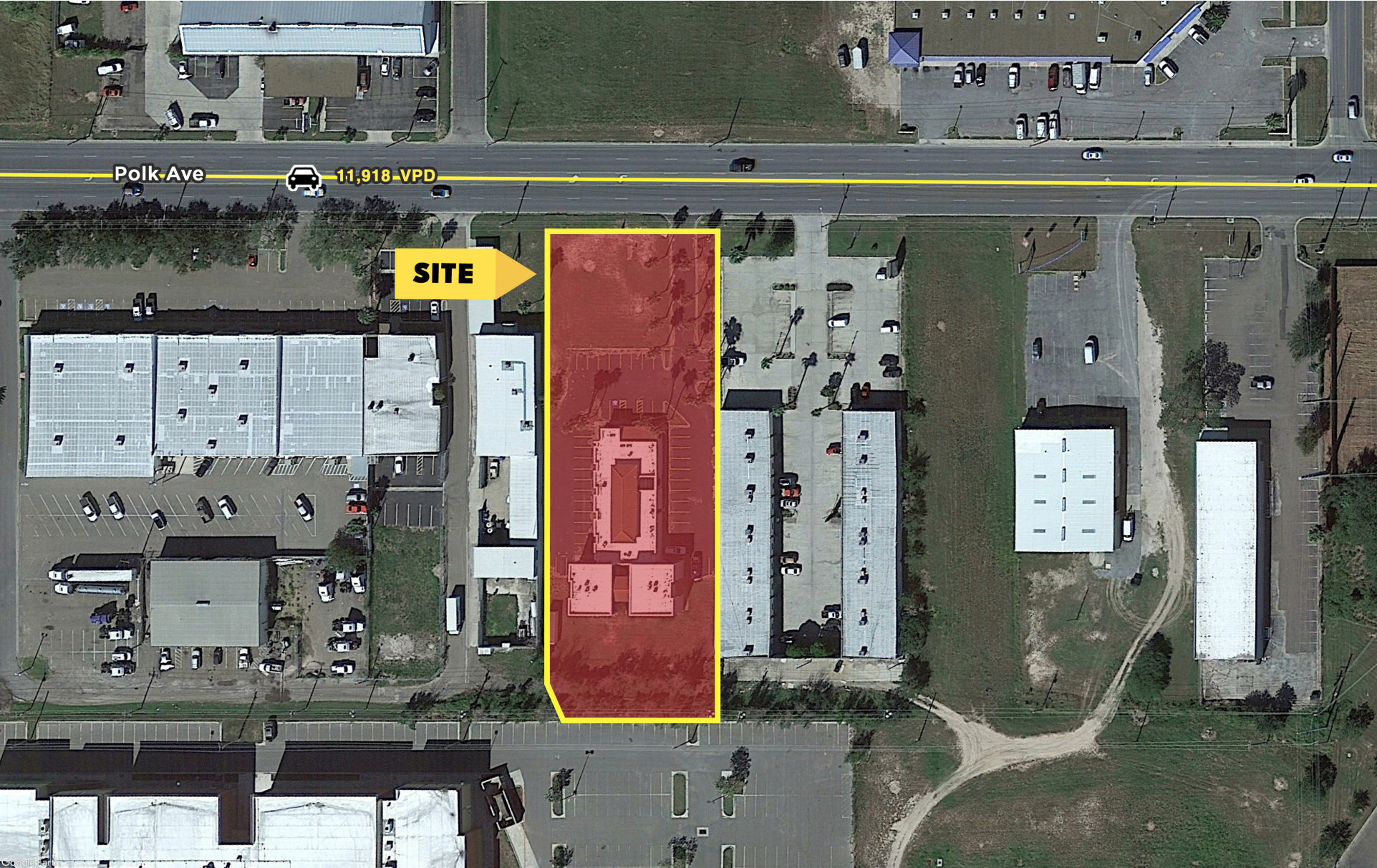
Demographics	1 Mile	3 Mile	5 Mile
Households	3,841	39,353	83,260
Population	9,782	100,890	234,687
Avg. HH Income	\$30,902	\$48,121	\$55,118

AVAILABLE UNITS	
UNIT	AREA (SF)
1	±5,322 SF
2	±2,518 SF
3	±2,557 SF
Total Unit SF	±10,397 SF

This office building, formerly an attorney's office, exudes architectural brilliance and sits on ±1.24 acres of land. It boasts elegant and simplistic design. The property encompasses one distinct building, with 3 units suitable for use as separate offices. The primary building spans 5,322 SF, while the second building covers 2,518 SF, and the third building offers 2,557 SF of space. With a generous 42 parking spaces, it accommodates everyone conveniently. Situated in a rapidly developing area, it offers easy accessibility to all.

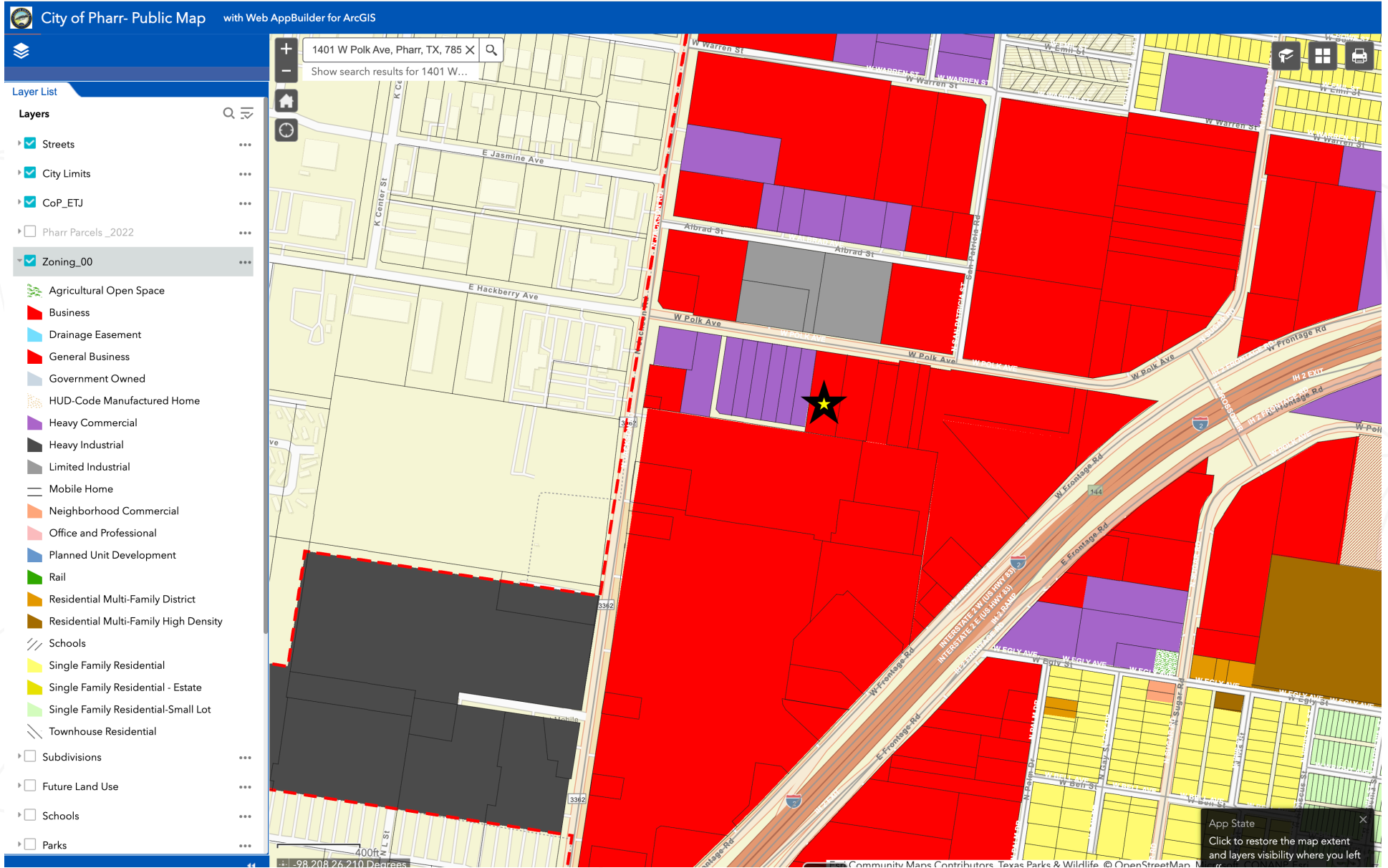
PROPERTY OVERVIEW

List Price	\$1,699,900	Lot Size	±1.24 AC
Units Available	3	Zoning	C-3 General Business
Year Built	1984	Parking Spaces	42
County	Hidalgo	Base Taxes	\$18,300



1401 W POLK AVE. PHARR TX, 78577 | FOR SALE

ZONING MAP



1401 W POLK AVE. PHARR TX, 78577

OFFICE BUILDING AVAILABLE



FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ
NAI Rio Grande Valley
Real Estate Agent
956.227.8000 | laurap@nairgv.com

NAI RIO GRANDE VALLEY
800 W Dallas Ave
McAllen, TX 78501
956.994.8900 // nairgv.com



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.