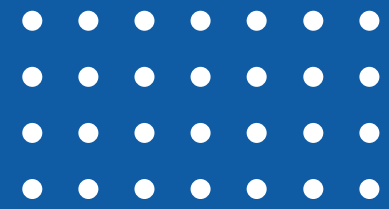




5510 N CAGE BLVD

PHARR, TX 78577

2025



STAR PROPERTIES REAL ESTATE

EXCLUSIVELY MARKETED BY:



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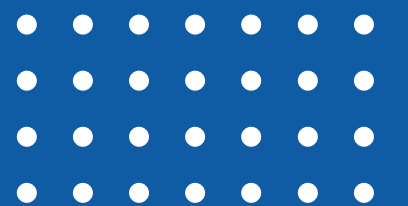


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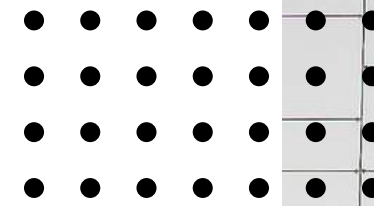
Property Images
Location, Aerial & Retail Maps

— AREA OVERVIEW

City Overview
Demographics

— TENANT OVERVIEW

Tenant Profiles



STAR PROPERTIES REAL ESTATE

INVESTMENT SUMMARY

Star Properties Real Estate is excited to present a prime, 11-building, income-producing property located at 5510 N Cage Blvd in Pharr, TX 78577, off Interstate 69C. This 100% leased property offers immediate, stable cash flow with a diverse tenant mix. Strategically located in the growing McAllen-Edinburg-Mission Metroplex, the property provides excellent access to major highways and business hubs. With strong demand for commercial spaces in the area, this investment offers long-term growth potential.

OFFERING SUMMARY

PRICE	\$4,900,000
CAP	6.93%
NOI	\$339,668
PRICE PER SF	\$100.25

PROPERTY SUMMARY

ADDRESS	5510 N CAGE BLVD PHARR, TX 78577
COUNTY	HILDAGO
BUILDING AREA	48,877 SQFT
LAND AREA	2.60AC NET
YEAR BUILT	TBD



LANDMARK BUSINESS CENTER

HIGHLIGHTS

- Built in (TBD), This is a 100% Leased Flex Building Business Center With All Tenants Having Triple Net (NNN) Leases.
- Easily Accessible With Three Main Ingress & Egress Points. US 69C To North Cage Blvd & Minnesota Rd. Excellent Traffic With Over 110,000 Vehicles Traveling N/S Bound, 2025 TxDOT Database.
- Strong Demographics surrounded by multiple suburbs. Doctors Hospital at Renaissance/Driscoll Children's Hospital (Medical District) <4 Miles Away.
- Recently Built/Repurposed: Bert Odgen Indoor Arena, UTRGV Vackar Stadium. Starting in August of 2025 UTRGV will begin playing Division 1 FCS <4 Miles Away.
- The The McAllen-Edinburg-Mission Metropolitan Statistical Area (MSA), encompassing Pharr has experienced significant population growth over the past decades. As of 2023, the estimated population is approximately 880,921.
- Nearby Tenants Include: Academy Sports & Outdoors, Walmart, Starbucks, Ulta Beauty, Marshalls, JCPenney, Chick-Fil-A, Texas Roadhouse, Care Now Urgent Care, US-Border Patrol Sector Headquarters, Multiple Bert Odgen Car Dealerships...

<div> <div>LANDMARK BUSINESS CENTER</div> <div>RENT ROLL</div> </div>							
BUILDING	TENANT	SQ FT	LEASE START	LEASE END	ANNUAL RENT	\$/SQ FT <small>(Calculated Monthly)</small>	LEASE TYPE
A,C,E,N,R	BEHAVIORAL SOLUTIONS	18,674 SQ FT	JANUARY 1, 2024	JANUARY 1, 2027	\$201,679	\$89.99/SQFT	NNN
G	BELLA ELEGANZA	1304 SQ FT SPLIT	AUGUST 1, 2022	JUNE 30, 2025	\$16,800	\$107.36/SQFT	NNN
H	KIDS ACADEMY	1304 SQ FT SPLIT	FEBUARY 1, 2021	1 YR EXTENSION W/ OPTION	\$16,800	\$107.36/SQFT	NNN
I,J	KIDS ACADEMY	3027 SQ FT	FEBUARY 1, 2021	1 YR EXTENSION W/ OPTION	\$30,000	\$82.59/SQFT	NNN
K	SIZZLING PLATTER	4034 SQ FT	FEBUARY 1, 2023	FEBUARY 1, 2026	\$37,294.56	\$77.04/SQFT	NNN
M	LIMON MASONRY	6805 SQ FT	APRIL 1, 2025	APRIL 1, 2028	\$72,000	\$88.17/SQFT	NNN
O	VALLEY CHEER	7844 SQ FT	JANUARY 1, 2025	JANUARY 1, 2028	\$48,000	\$50.99/SQFT	NNN
P	ELDORADO	5885 SQ FT	TBD	TBD	\$33,372	\$47.26/SQFT	NNN
TOTAL		48,877 SQ FT	\$455,945.76				

INCOME & EXPENSES

Income	Pro-Forma
--------	-----------

Rental Income	\$455,945.76
---------------	--------------

Estimated Gross Income	\$455,945.76
------------------------	--------------



Operating Expenses

Depreciation Expense	\$19,998
----------------------	----------

Taxes	\$38,881.53
-------	-------------

Insurance	\$17,997
-----------	----------

Interest Expense	\$39,401
------------------	----------

Repairs & Maintenance	N/A
-----------------------	-----

Total Operating Expenses	\$116,277.53
--------------------------	--------------

Net Operating Income	\$339,668.23
----------------------	--------------

Financing

Sales Price	\$4,900,000
-------------	-------------

Down Payment	
--------------	--

Principal Payment	
-------------------	--

Interest Rate	
---------------	--

Amortization	
--------------	--

TERM	
------	--

Maturity Date	
---------------	--

Paid Thru Date	
----------------	--





Landmark Business Center

4.3 ★★★★★ (19)

Business center •

Overview

Reviews

About



Directions



Save



Nearby



Send to
phone



Share

5510 N Cage Blvd J, Pharr, TX 78577

 Open · Closes 10 PM

 (956) 781-1111

6RVF+3W Pharr, Texas

 Claim this business

 Your Maps activity

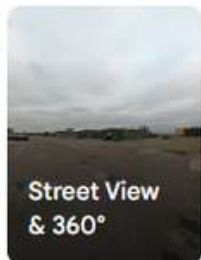
 Add a label

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Photos & videos



All

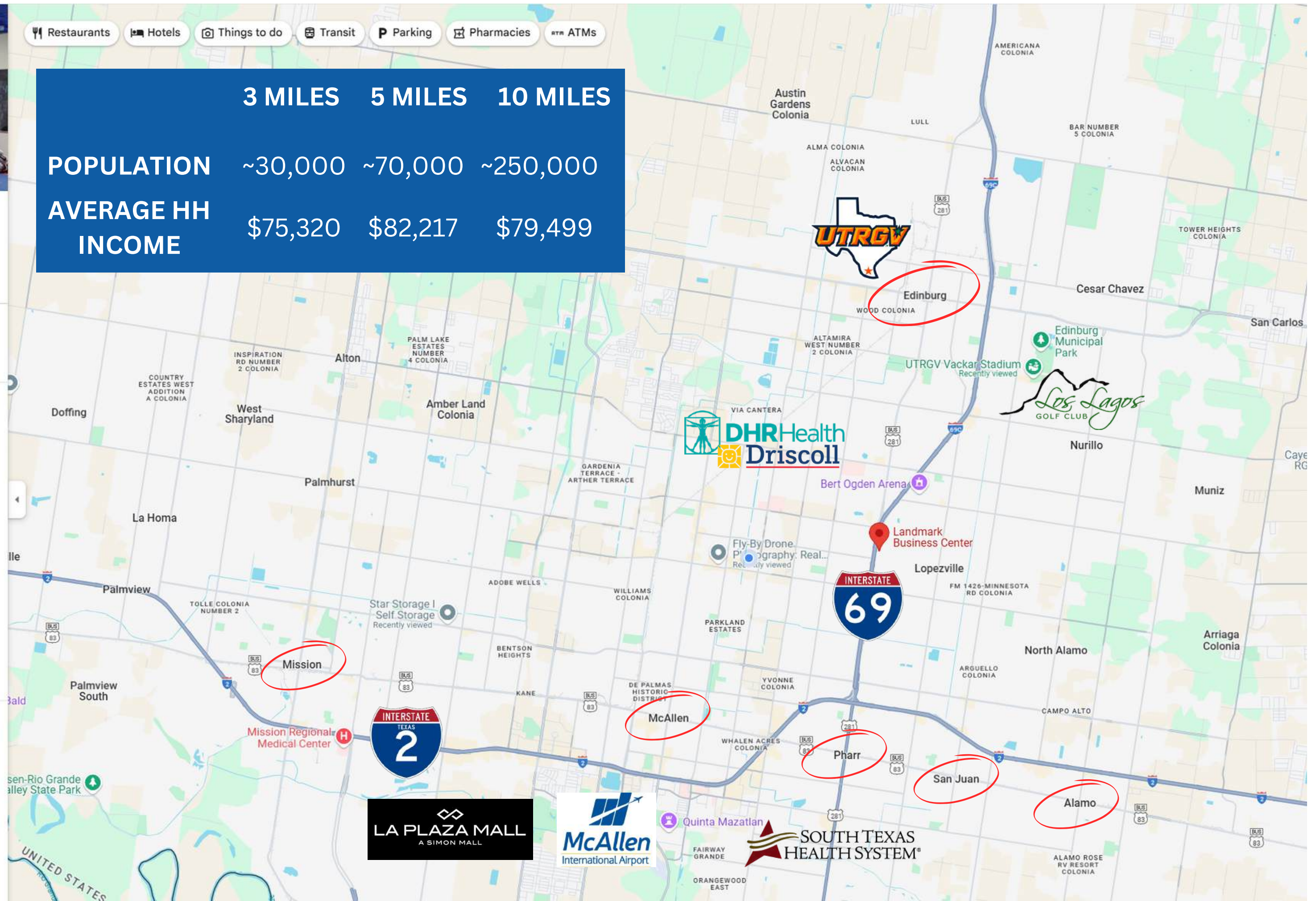


Street View

& 360°

+ Add photos & videos

	3 MILES	5 MILES	10 MILES
POPULATION	~30,000	~70,000	~250,000
AVERAGE HH INCOME	\$75,320	\$82,217	\$79,499



ACTUAL PROPERTY IMAGES

McAllen

CITY CENTER: <3MILES

POPULATION - 149,385 Residents

Edinburg

CITY CENTER: <3MILES

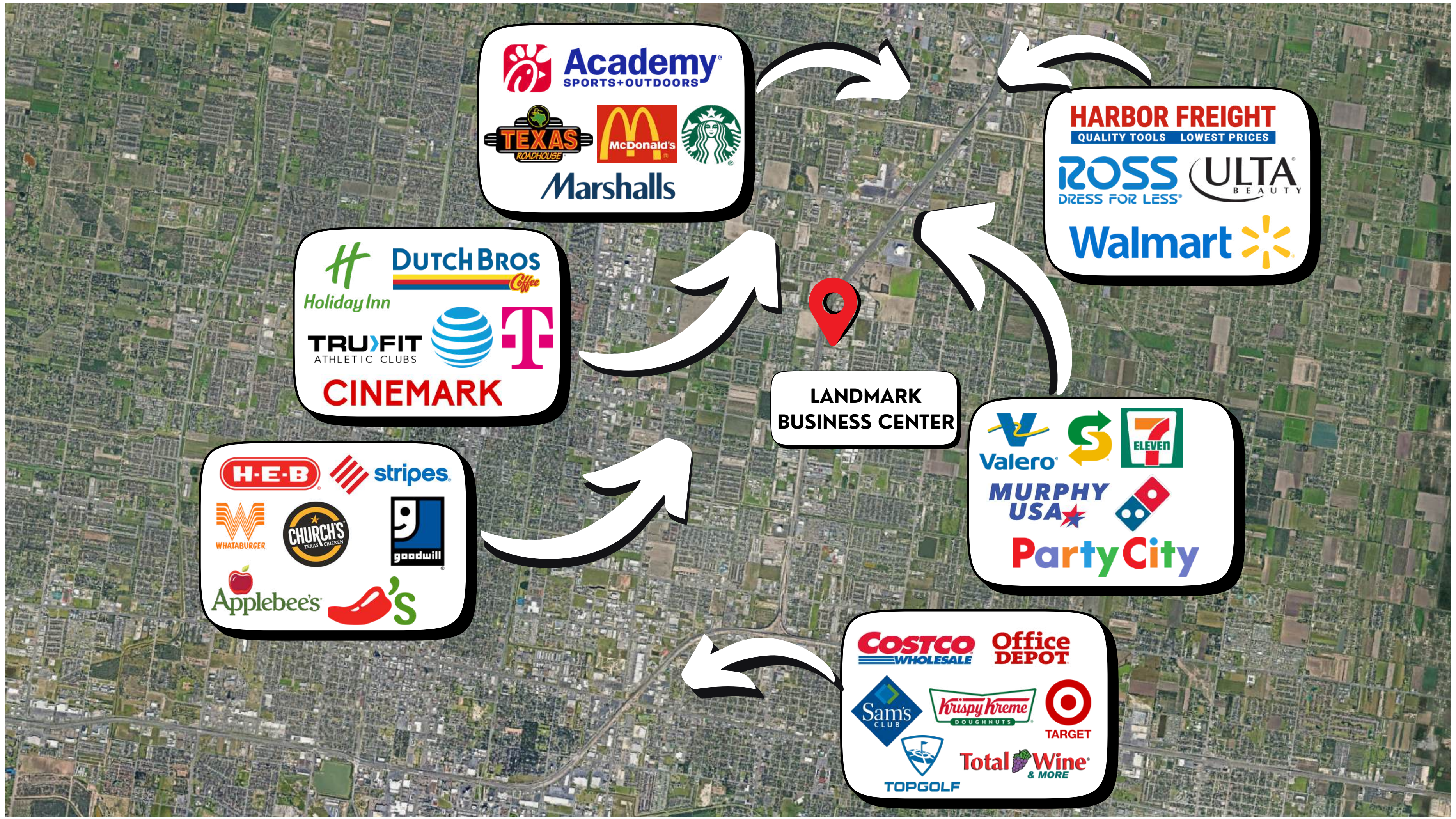
POPULATION - 109,191 Residents

Pharr

International Bridge: <10MILES



The Pharr International Bridge, connecting Pharr, Texas, to Reynosa, Tamaulipas, is a vital commercial crossing along the Texas-Mexico border. In January 2025, the bridge facilitated a total of 105,428 vehicle crossings, marking a 7.52% increase from January 2024. This total comprises 46,555 car crossings—a 29.41% rise year-over-year—and 121,826 truck crossings, which saw a 6.10% increase in northbound trucks but a 5.17% decrease in southbound trucks compared to the previous year. These figures underscore the bridge's significant role in facilitating both passenger and commercial traffic between the United States and Mexico.



Academy
SPORTS+OUTDOORS

TEXAS
ROADHOUSE

McDonald's

Starbucks

Marshalls

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

ROSS
DRESS FOR LESS

ULTA
BEAUTY

Walmart

H
Holiday Inn

DUTCH BROS
Coffee

TRU**FIT**
ATHLETIC CLUBS

AT&T

T

CINEMARK

LANDMARK
BUSINESS CENTER

Valero

7
ELEVEN

MURPHY
USA

Domino's

Party City

H-E-B

stripes

Whataburger

CHURCH'S
TEXAS CHICKEN

goodwill

Applebee's

's

COSTCO
WHOLESALE

Office
DEPOT

Sam's
CLUB

Krispy Kreme
DOUGHNUTS

Target

TOPGOLF

Total Wine
& MORE



McAllen-Edinburg-Mission Metropolitan Statistical Area (MSA) Hidalgo County TEXAS

The McAllen-Edinburg-Mission Metropolitan Statistical Area (MSA) is located in the Rio Grande Valley of southern Texas, spanning Hidalgo County. This region is known for its rapid growth, diverse communities, and strategic position along the U.S.-Mexico border. The MSA covers a large area, with McAllen being the principal city and a key economic hub for the entire region. With a population exceeding 880,000 residents, the area is the 23rd largest metropolitan area in Texas and has seen consistent population growth, driven by its strong economy and vibrant cultural scene.

The McAllen-Edinburg-Mission MSA is a thriving center for commerce, healthcare, and trade, with an economy that has diversified significantly in recent decades. Healthcare is one of the largest sectors, with hospitals like McAllen Medical Center and Rio Grande Regional Hospital providing a wide range of services to the region. Additionally, the area has a well-established retail sector, bolstered by the Rio Grande Valley Premium Outlets and the McAllen Miller International Airport, which serves as a major gateway for both travel and commerce. The region's proximity to Mexico enhances its role in international trade, especially with the growing cross-border logistics and manufacturing industries.

The area is also renowned for its natural beauty and rich cultural heritage. The McAllen-Edinburg-Mission MSA is home to some of the most spectacular birdwatching locations in the U.S., with national wildlife refuges like Santa Ana National Wildlife Refuge and Bentsen-Rio Grande Valley State Park drawing thousands of bird enthusiasts each year. The region hosts events like the Rio Grande Valley Birding Festival, which attracts visitors from all over the world, further highlighting the area's reputation as a birding paradise.

With a booming economy, a diverse population, and a deep appreciation for its natural resources, the McAllen-Edinburg-Mission MSA is poised for continued growth and development. The area continues to invest in infrastructure and community projects, ensuring it remains a key player in both Texas and the broader U.S.-Mexico trade corridor.

LANDMARK BUSINESS CENTER

TENANT PROFILES



Behavioral Health Systems provides mental health and substance abuse treatment services to individuals in need of support. Their services include therapy, counseling, and rehabilitation programs designed to promote emotional well-being and recovery.



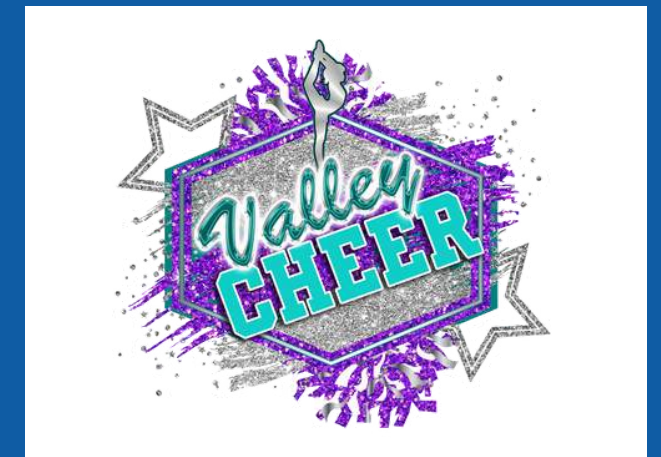
Kids Academy Daycare in Pharr, TX, offers early childhood education and care for children in a safe and nurturing environment. Their programs focus on developing cognitive, social, and emotional skills through age-appropriate activities and learning experiences.



Sizzling Platter, based in Utah, is a management company that operates a variety of restaurant brands across the U.S., including well-known chains like Little Caesars Pizza, Dunkin', & Jersey Mikes. They specialize in managing restaurant operations, focusing on delivering quality dining experiences and exceptional customer service.



Limon Masonry is a trusted masonry contractor in the Rio Grande Valley, specializing in high-quality brick, block, stone, and concrete services for both residential and commercial projects. Known for their craftsmanship and reliability, they are dedicated to delivering exceptional results and ensuring customer satisfaction on every job.



Valley Cheer in Pharr, TX, offers cheerleading training and competitive cheer programs for athletes of all skill levels. They focus on developing strength, flexibility, teamwork, and performance skills in a positive and supportive environment.



El Dorado Community Service Centers provide a range of support services, including educational programs, food assistance, and recreational activities, aimed at improving the well-being of local residents. Their partners include organizations like the City of Pharr, the Rio Grande Valley Food Bank, and various local community groups, working together to enhance the quality of life for individuals and families in the area.

Bella Eleganza in Pharr, TX, is a boutique specializing in offering a wide range of stylish and elegant women's clothing and accessories. They focus on providing high-quality, fashionable pieces that cater to various occasions, from casual wear to formal events.



STAR PROPERTIES REAL ESTATE

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Star Properties Real Estate and should not be made available to any other person or entity without the written consent of Star Properties Real Estate.

This Offering Memorandum 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, and makes 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, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Star Properties Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Star Properties Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



STAR PROPERTIES REAL ESTATE

ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a sub-agent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of subagency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with the Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

Shall treat all parties honestly;

May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;

May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order, or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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