

1313 WEST FERGUSON AVE
PHARR, TX 78577

RETAIL PROPERTY FOR SALE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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PROPERTY SUMMARY

1313 WEST FERGUSON AVENUE | PHARR, TX 78577



PROPERTY DESCRIPTION

This 5,250-square-foot freestanding building is now available for acquisition, featuring a versatile layout that accommodates a range of business requirements. The property comprises 1,500 square feet designated for retail or showroom use, in addition to 3,750 square feet of warehouse or storage space, thereby providing outstanding functionality for mixed-use applications. Situated on a 0.49-acre lot, this property offers high visibility and convenient access to Interstate Highway 69 and Business Highway 83, establishing it as a prime location for enterprises. It is particularly suitable for businesses in need of a strategically located space with retail, warehouse, or storage capabilities. It is important to note that the property is currently tenant-occupied under a lease that extends until December 2025.

PROPERTY HIGHLIGHTS

- Proximity to I-69 and Business Highway 83
- Free Standing Building with 1 Overhead Door

OFFERING SUMMARY

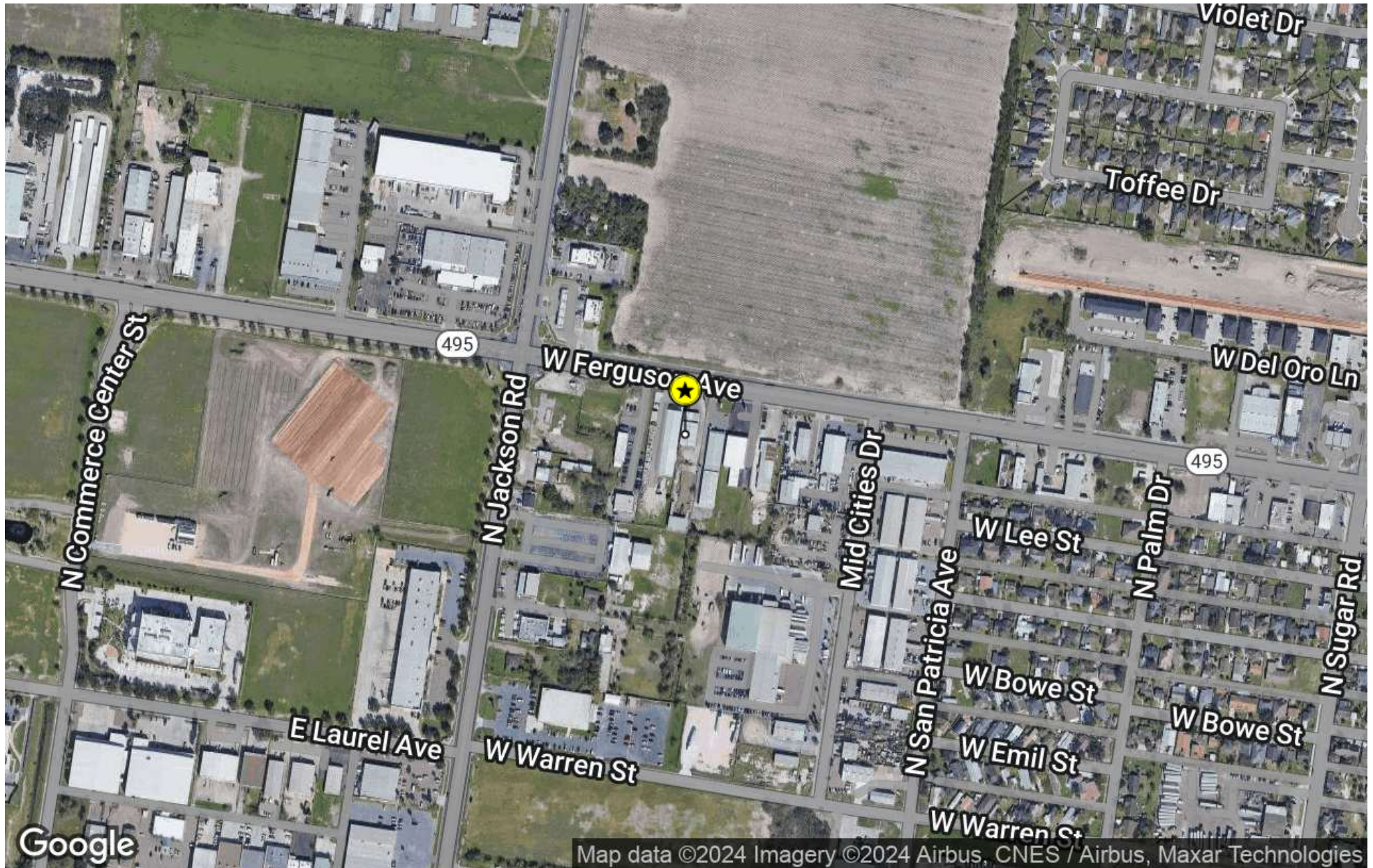
Sale Price:	\$468,000
Lot Size:	21,344 SF
Taxes:	\$7,913
Building Size:	5,250 SF
Zoning:	C-3 General Business
Lot Dimensions:	215' x 75'

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AERIAL MAP

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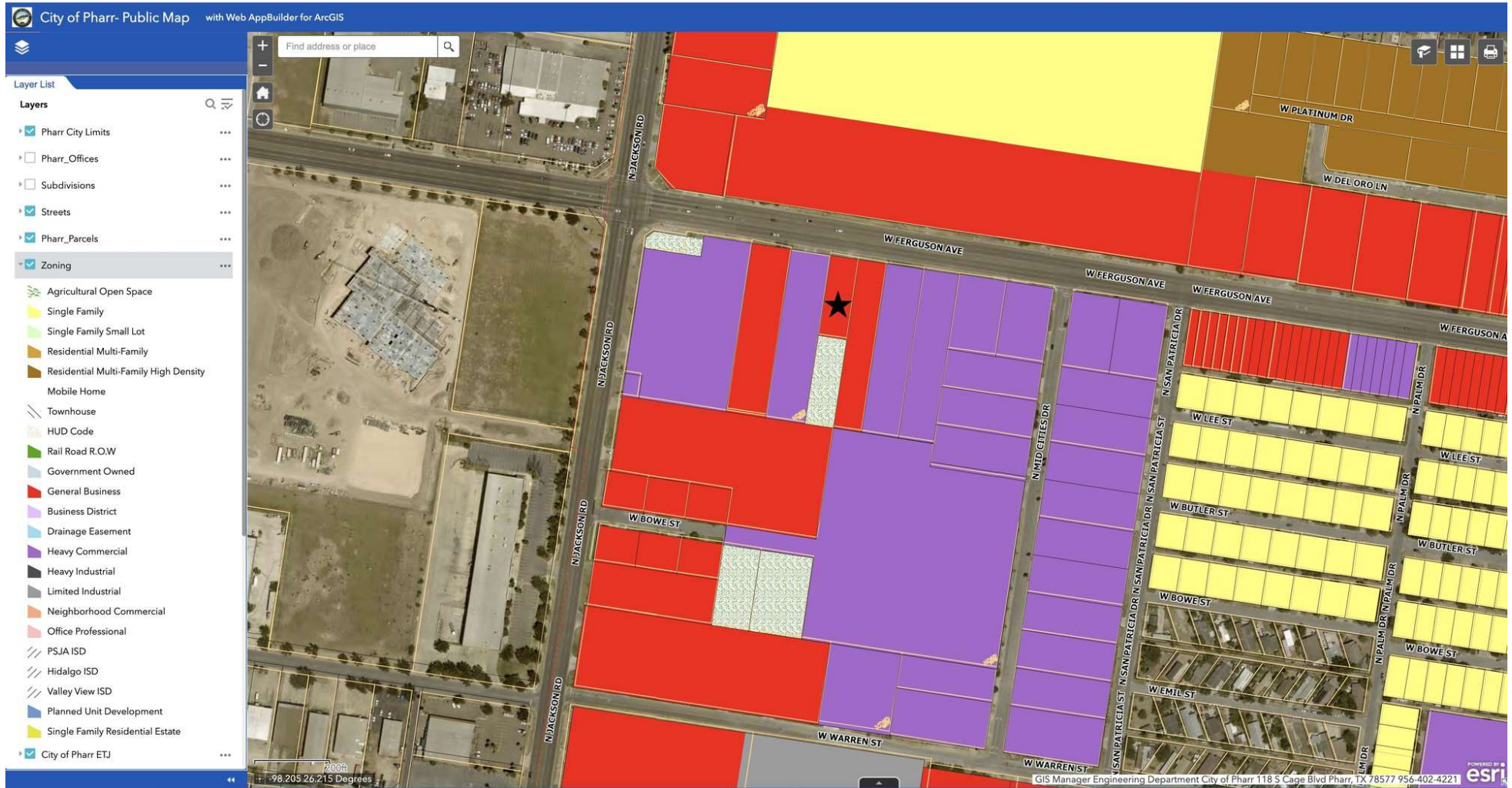


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ZONING MAP

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WAREHOUSE INTERIOR

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