

**1925 S. CAGE BLVD**  
PHARR, TX 78577

**PRIME LAND FOR SALE**  
6.95 ACRES REMAINING AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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# OVERVIEW SUMMARY

1925 S CAGE | PHARR, TX 78577

## PROPERTY SUMMARY

Discover an excellent opportunity in the heart of Pharr, Texas, with this commercially zoned property at 1925 S CAGE. With 35,000 vehicles passing through the intersection daily, this prime location offers convenient access to Interstate 2 and I-69C and proximity to Pharr Industrial Parks and existing retail centers on Cage & Ridge Rd.

Two acres on the hard corner are under contract. The remainder of the property is ideal for mixed-use retail development with pad sites for QRS or an 18,000-sf retail building. The east 4+- acre will accommodate multi-family lots or a multi-story office building, providing excellent access for potential tenants or customers. Its strategic location ensures high visibility and easy access, making it a prime business spot.

With significant potential and a prime location, 1925 S CAGE is a compelling prospect for investors. The thriving Pharr area offers a lucrative opportunity for commercial real estate investment. This property is poised to deliver substantial returns for savvy investors in a growing market.

## PROPERTY SPECIFICATIONS

<b>Sale Price NOT UNDER CONTRACT:</b>	\$2,500,000
<b>Taxes:</b>	\$13,426
<b>Zoning:</b>	C-3 General Business
<b>Lot Size NOT UNDER CONTRACT:</b>	6.95 Acres
<b>Traffic Count:</b>	Cage Blvd: 27,652 VPD E Moore Rd: 6,135 VPD
<b>Cross Streets:</b>	E Moore Rd   S Cage Blvd
<b>County:</b>	Hidalgo



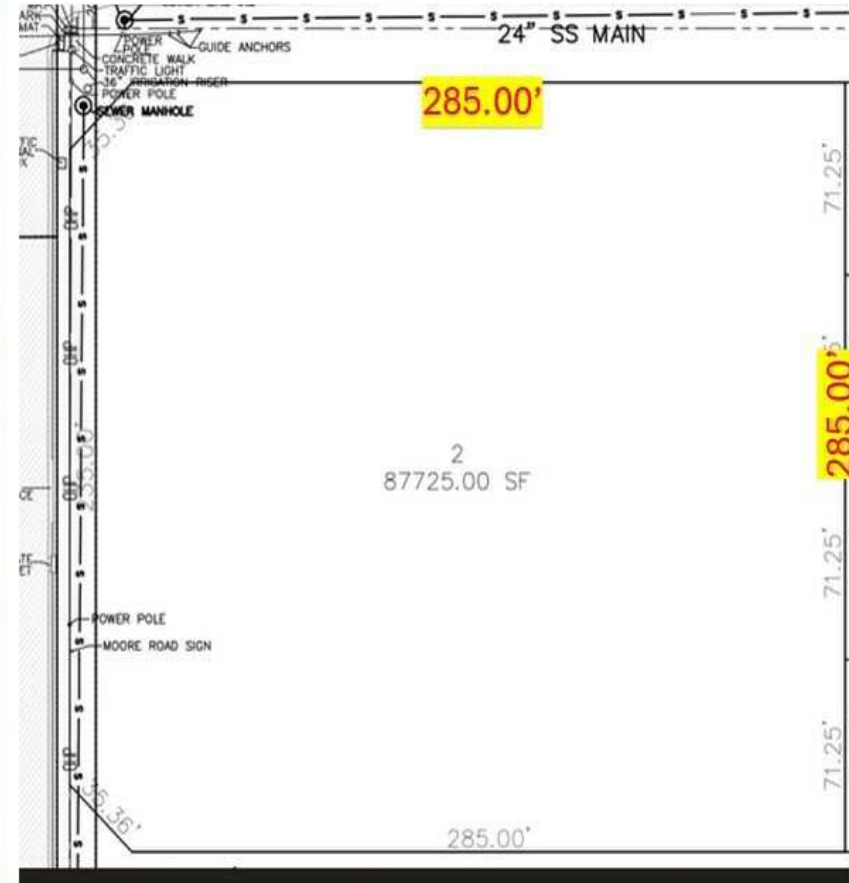
## PROPERTY HIGHLIGHTS

- 35,000 VPD through the intersection
- Proximity to Pharr International Bridge
- Convenient access to Interstate 2 and I 69C
- Close proximity to Pharr Industrial Parks
- Ideal for MULTIPLE LAND USES
- Excellent access for potential tenants or customers

## FOR SALE | LAND

**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.

**EXHIBIT "A"**  
**To the Contract for the Purchase of 2 acres out of the**  
**Southeast Corner of Moore Road and South Cage**  
**Boulevard, Pharr, Texas**



The 2 acres on the hard corner outlined in red are UNDER CONTRACT. The image to the right is an enlargement of that property

**FOR SALE | LAND**

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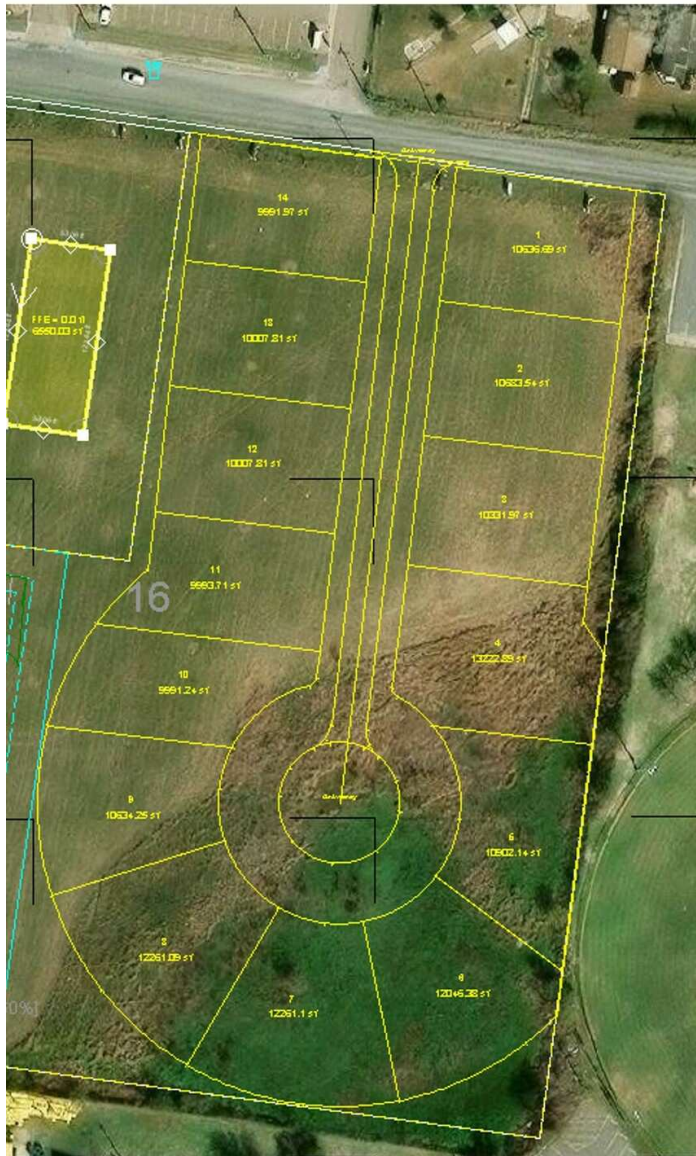
Conceptual site plan for 3 pad sites or an 18,000 sf building and abundant parking for either use

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# LAND PLAN FOR THE BALANCE OF THE PROPERTY

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14 large lots from multi-family type development or a 50,000-70,000 sf mixed use office/retail building

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# THE NEIGHBORHOOD MAP

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Map data ©2024 Google, INEGI Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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# DEMOGRAPHICS MAP & REPORT

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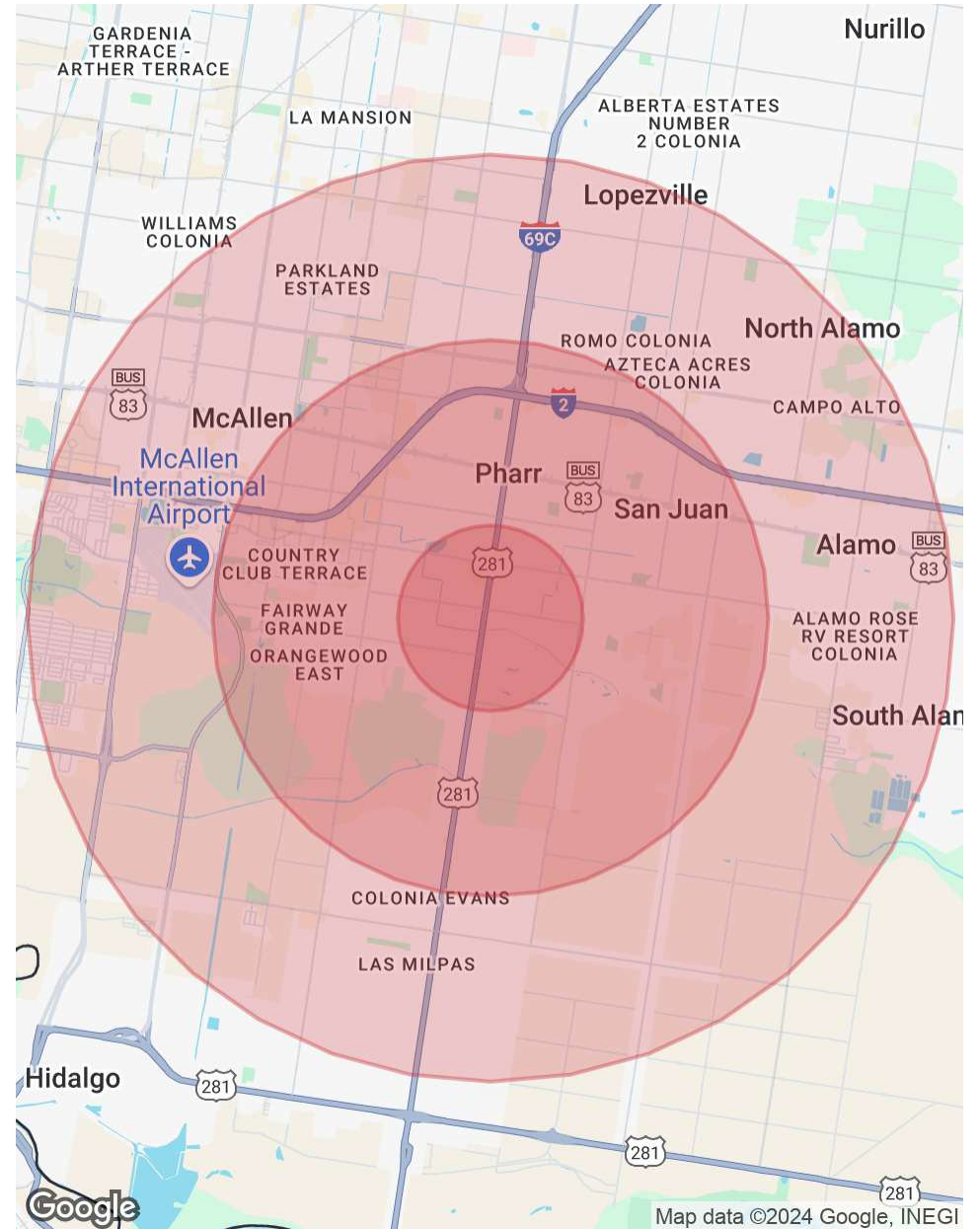
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,510	70,054	196,153
Average Age	38	36	36
Average Age (Male)	37	35	35
Average Age (Female)	39	38	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,585	22,540	62,893
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$75,711	\$69,605	\$65,496
Average House Value	\$164,468	\$172,795	\$161,137

Demographics data derived from AlphaMap



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