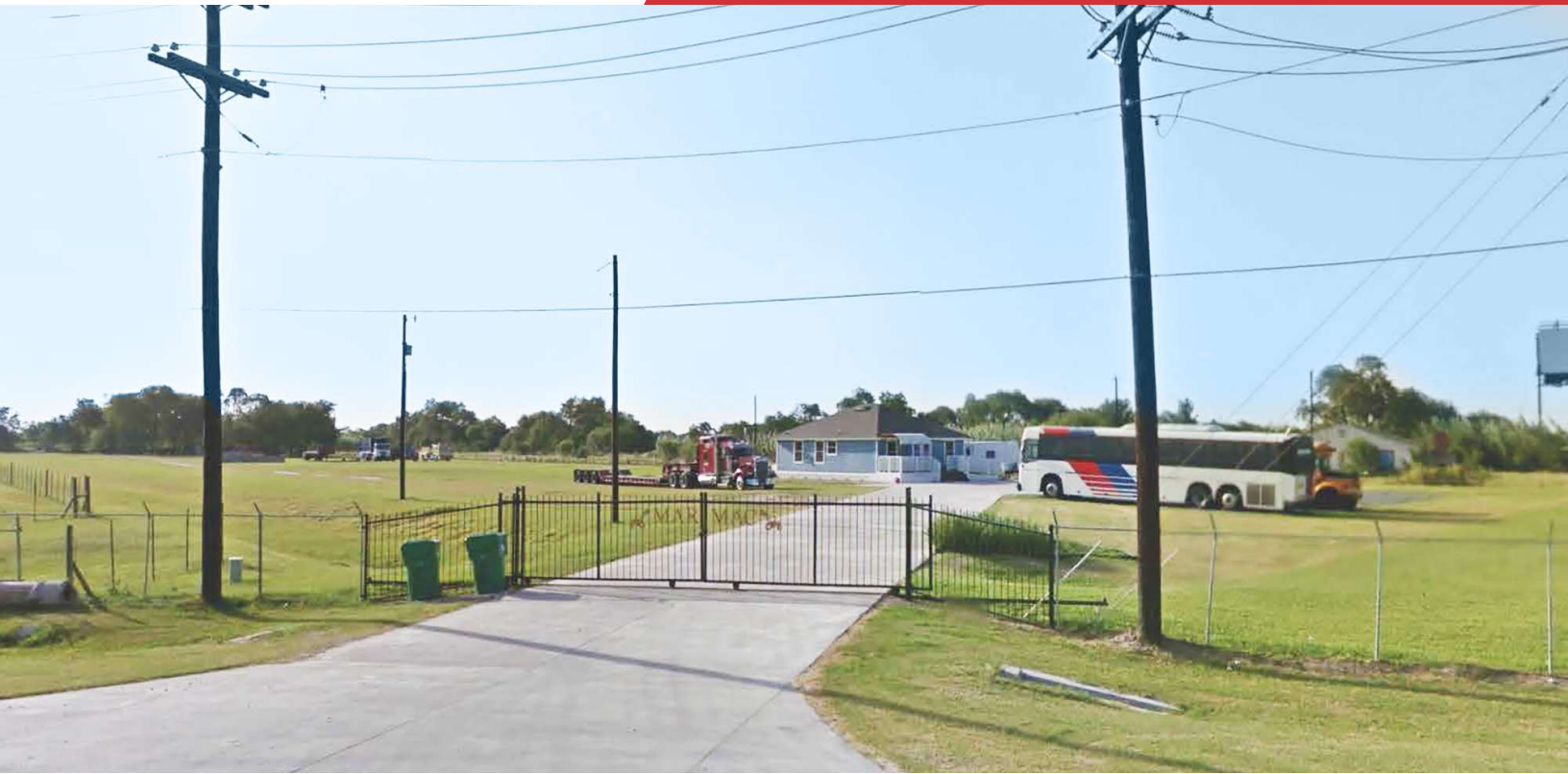


For Sale

5 Acres | Priced at \$1,300,000

Land Space- Zoned Heavy Commercial



## 4114 S. Cage Blvd.

Pharr, Texas 78577

### Property Highlights

- Located Along Cage Blvd.
- 5 Acres with an Office Building
- Zoned Heavy Commercial
- Property is Subdivided

### Property Overview

5 Acres with an office building of approx. 1,080 SF. Property was being used for a construction equipment business. Property is Zoned Heavy Commercial. Proximity to Military Hwy. & Highway 83. There is an additional 15.63 acres that can be sold next to this property at a separate price. A 4.8 acre tract to the West side and 10.78 acre tract to the south of this property. Land could be used for a school or training center.

### Offering Summary

<b>Sale Price:</b>	\$1,300,000
<b>Office SF:</b>	1,080 SF
<b>Office Year Built</b>	2011
<b>Lot Size:</b>	5 Acres
<b>Taxes:</b>	26,482
<b>Zoning:</b>	Heavy Commercial

### Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	1,367	11,620	36,250
<b>Total Population</b>	4,478	39,438	126,013

### For More Information

**Laura Liza Paz**

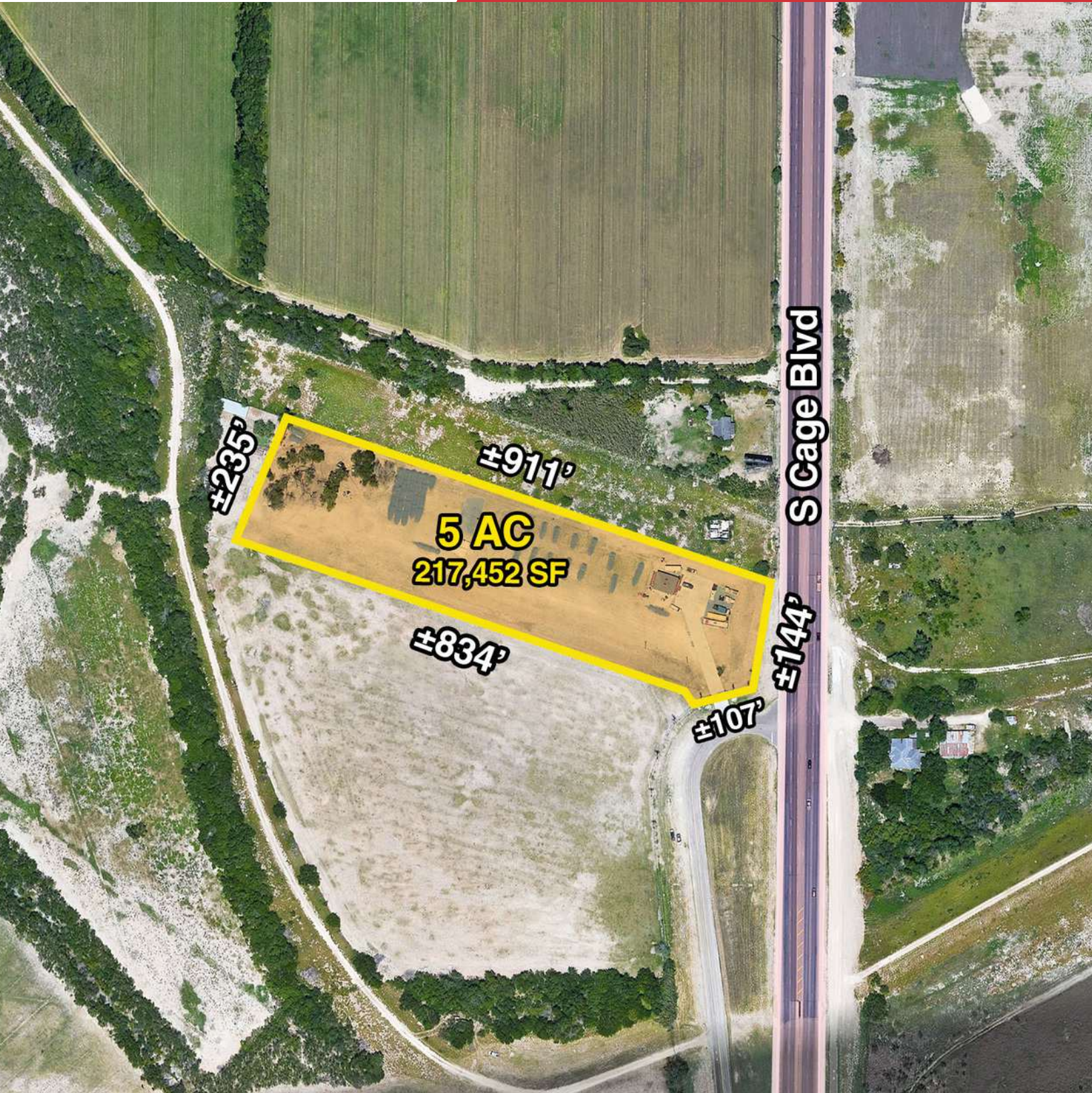
O: 956 227 8000

laurap@nairgv.com | TX #437175

For Sale

5 Acres | Priced at \$1,300,000

Land Space-Zoned Heavy Commercial



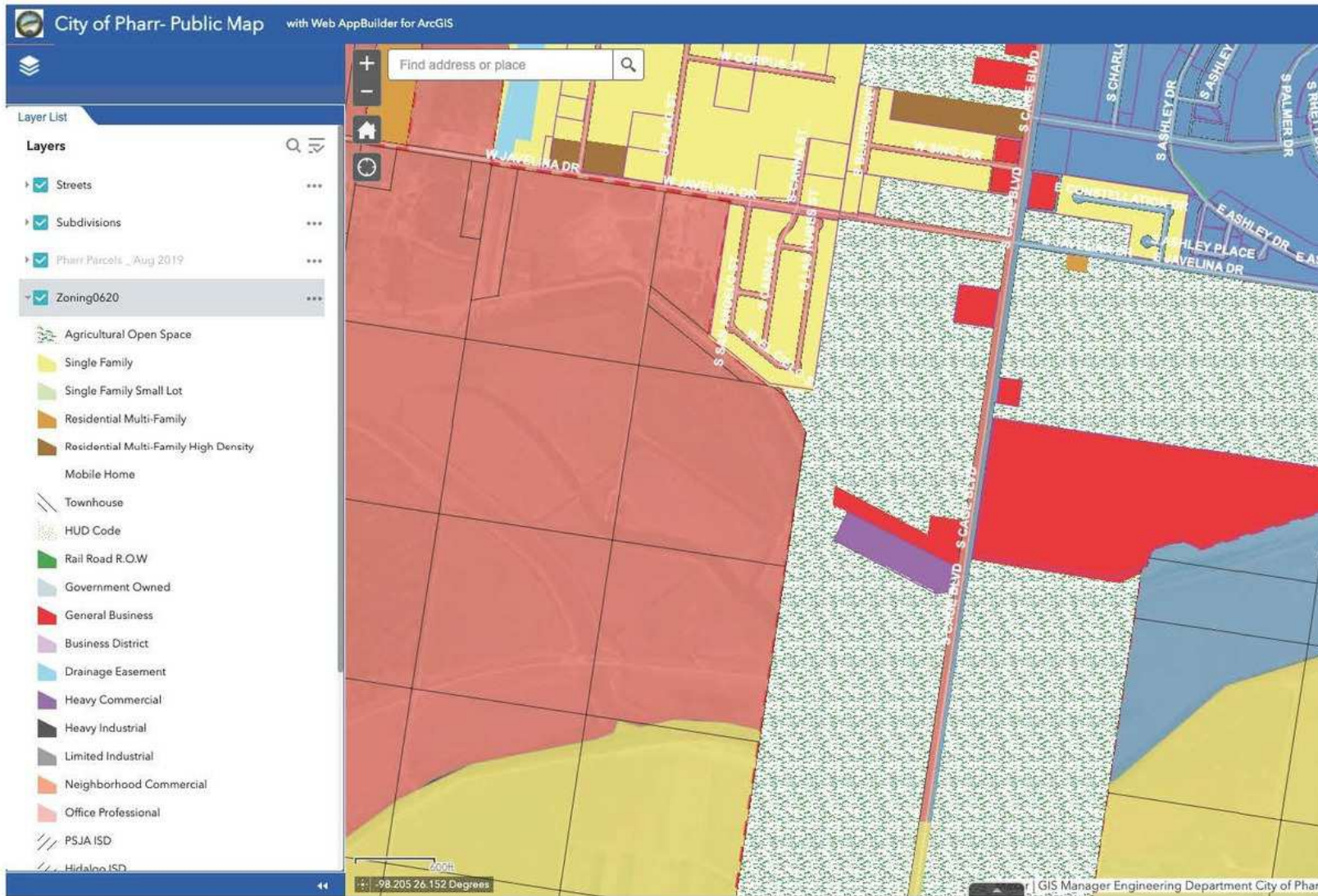
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800 W Dallas Ave  
McAllen, TX 78501  
956 994 8900 tel  
[nairgv.com](http://nairgv.com)

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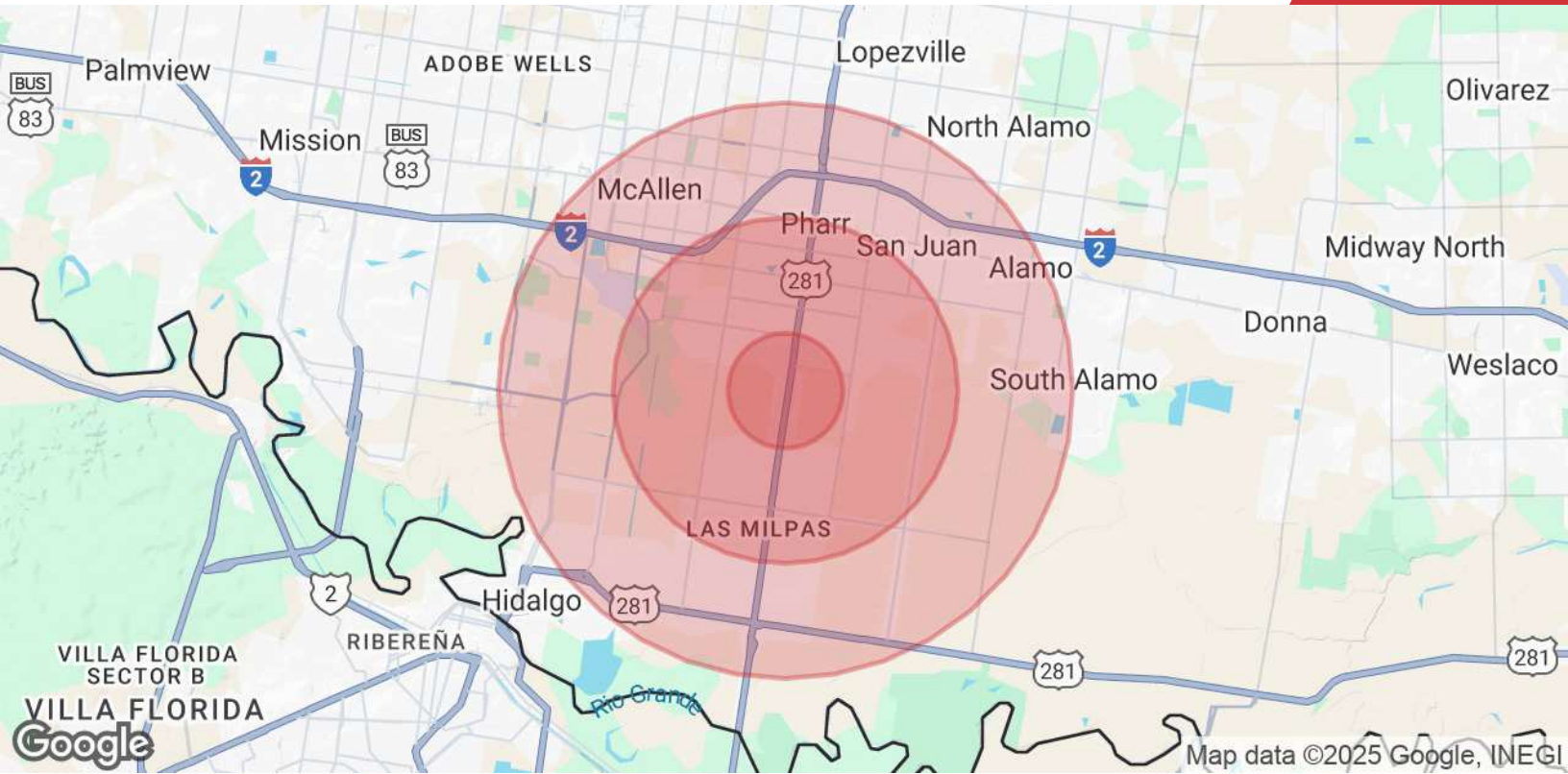
Land Space-Zoned Heavy Commercial



Map data ©2025

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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	4,478	39,438	126,013
<b>Average Age</b>	28.8	28.7	29.0
<b>Average Age (Male)</b>	27.9	27.0	27.5
<b>Average Age (Female)</b>	29.5	30.5	30.4

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,367	11,620	36,250
<b># of Persons per HH</b>	3.3	3.4	3.5
<b>Average HH Income</b>	\$48,756	\$51,463	\$43,498
<b>Average House Value</b>	\$100,824	\$119,243	\$101,653

\* Demographic data derived from 2020 ACS - US Census

**FOR INFORMATION & SITE TOURS CONTACT:**

**LAURA LIZA PAZ**

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