



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FORMER BAKERY BUILDING

902 S Cage Blvd
Pharr, TX 78577

AVAILABLE SPACE
8,500 SF



Retail - Restaurant - Office

Daniel Galvan, SIOR, CCIM
956 451 2983
dgalvan@cbcworldwide.com

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322

FOR SALE

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FORMER BAKERY BUILDING

902 S Cage Blvd , Pharr, TX 78577

SALE



OFFERING SUMMARY

Sale Price: \$895,000

Lot Size: 1.11 Acres

Year Built: 2006

Building Size: 8,500 SF

Market: Rio Grande Valley

Submarket: Pharr

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PROPERTY OVERVIEW

Former bakery building located in Pharr, TX. The site has a complete restaurant set up with a drive-thru and has excellent visibility on Cage Blvd. The building serves as a Corporate Headquarters and also has beautiful, office space within.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- High Traffic Area
- Drive-Thru Set-Up
- Current, Corporate Headquarters
- Frontage on Cage Boulevard



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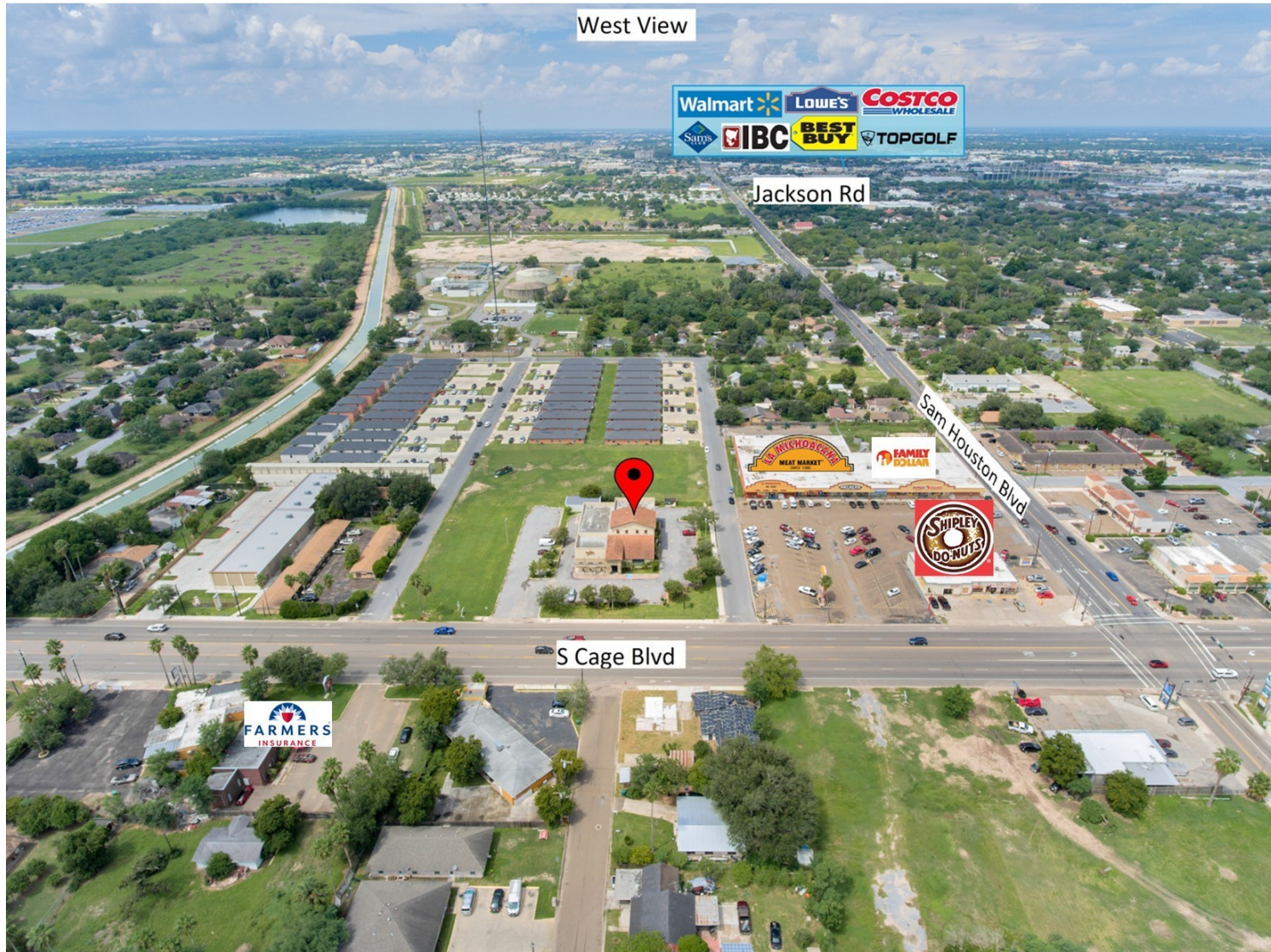
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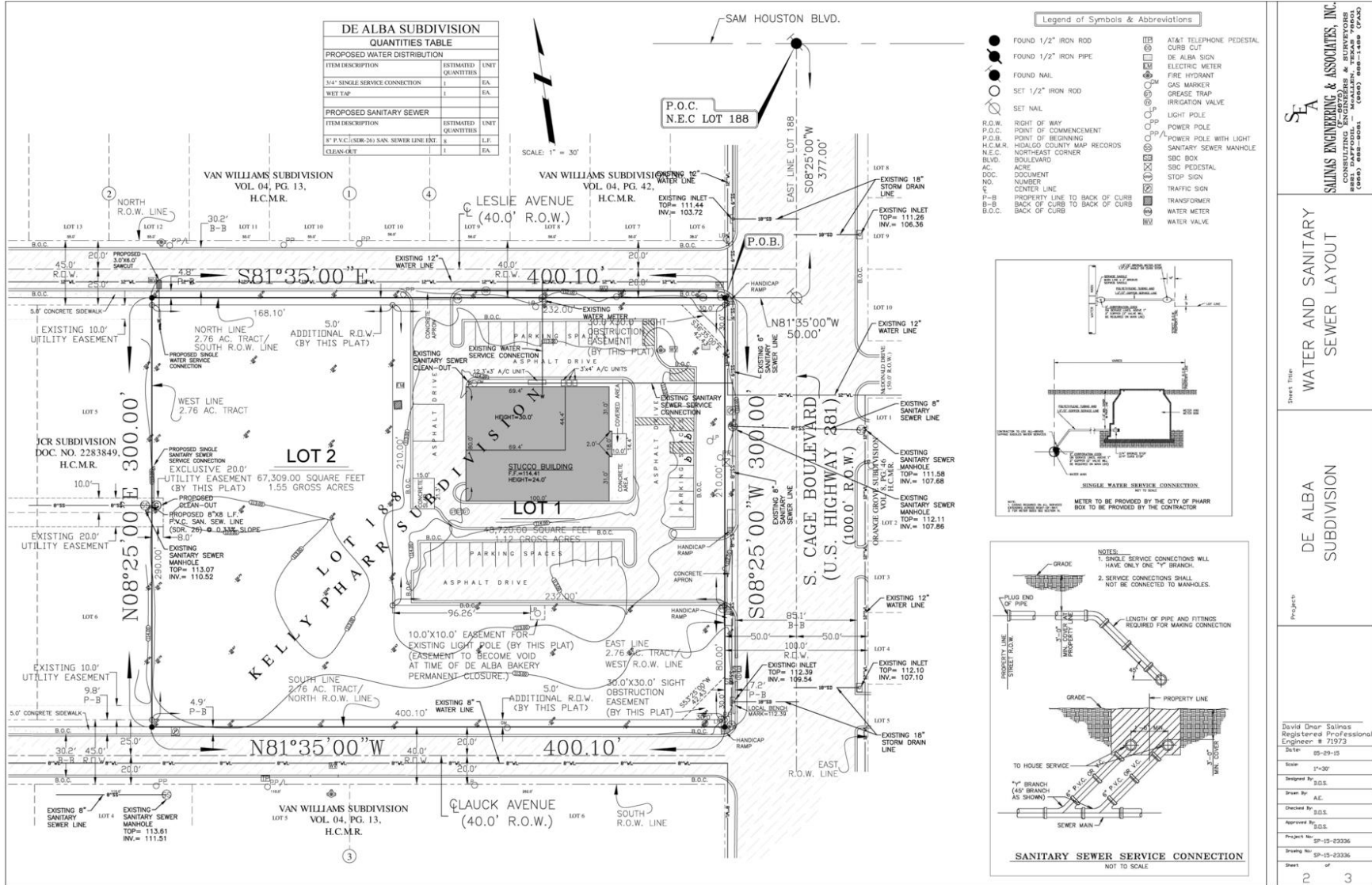
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SA
SALINAS ENGINEERING & ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 10005 W. 14TH ST., SUITE 100
 PHARR, TEXAS 78577
 (361) 948-1488 (FAX)

Sheet Title: WATER AND SANITARY SEWER LAYOUT
 Project: DE ALBA SUBDIVISION

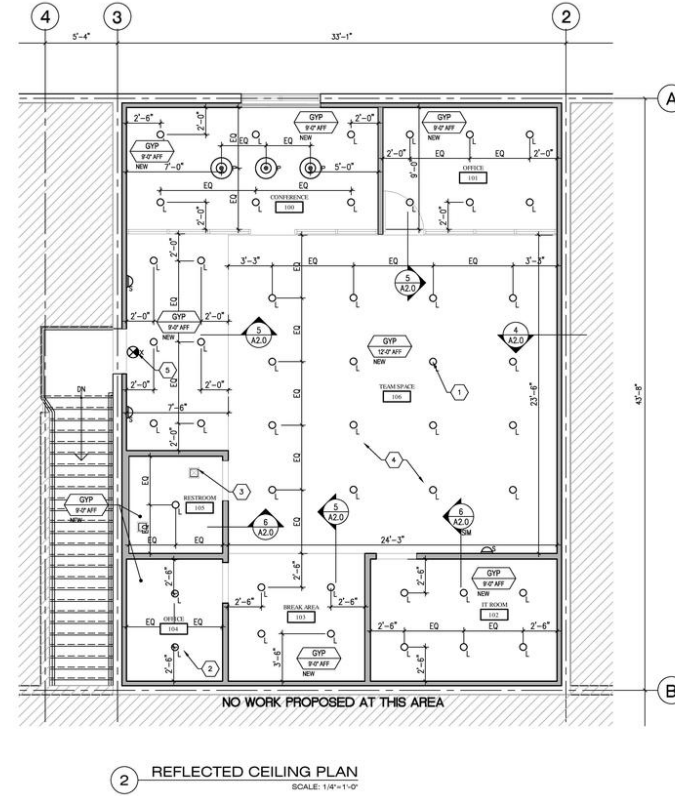
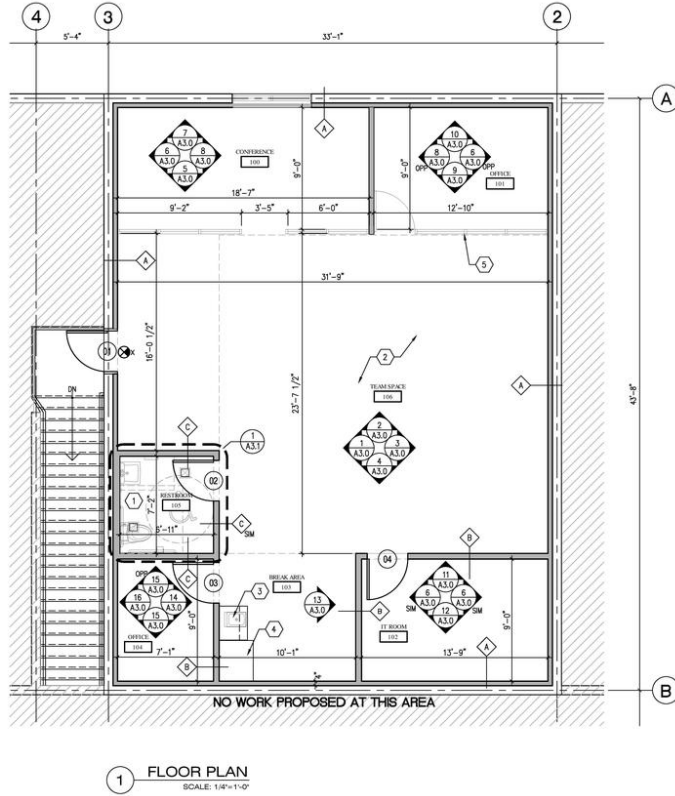
David Dhar Salinas
 Registered Professional Engineer # 71973
 Date: 09-09-15
 Scale: 1"=30'
 Designed By: D.G.S.
 Drawn By: A.E.
 Checked By: D.G.S.
 Approved By: D.G.S.
 Project No: SP-15-23336
 Drawing No: SP-15-23336
 Sheet: 2 of 3



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FLOOR PLAN GENERAL NOTES

- THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER THE ENGINEERING PLANS FOR THE LOCATION OF ALL ITEMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO AND DURING DEMOLITION AND REPORT ANY DISCREPANCIES WHICH MIGHT AFFECT THE PROPOSED OFFICE DESIGN, INCLUDING AVAILABLE HEIGHT FOR PROPOSED CEILING ELEVATIONS, MECHANICAL, DUCTWORK AND LIGHTING.
- STRUCTURE AND FINISHES WHICH ARE NOT SPECIFICALLY INDICATED TO BE REMOVED AND DISPOSED OF SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK.
- PROVIDE AND MAINTAIN TEMPORARY PARTITIONS OR DUST BARRIERS ADEQUATE TO KEEP DIRT, DUST, NOISE, AND OTHER PARTICLES FROM BEING TRANSFERRED TO ADJACENT SPACES.
- EXERCISE CAUTION SO AS NOT TO DAMAGE OR DISRUPT ANY UTILITIES WHICH PASS THROUGH ADJACENT SPACE.
- THE GENERAL CONTRACTOR SHALL CONFIRM ALL LOCATIONS FOR BLOCKING FOR ALL FIXTURES AND CASEWORK AS REQUIRED BY THE FIXTURE MANUFACTURER.
- UNLESS OTHERWISE NOTED, PROVIDE MINIMUM 20 GA METAL STUDS COMPLETE WITH TOP AND BOTTOM TRACKS NECESSARY FASTENERS, AND ACCESSORIES FOR THE MANUFACTURERS RECOMMENDED INSTALLATION GUIDELINES.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 3A ABC WITH A SEVENTY-FIVE FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE SPACE OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR. PROVIDE ONE FIRE EXTINGUISHER PER 4,000 SQUARE FEET MAXIMUM.
- ALL GYPSUM WALL BOARD SHALL BE 5/8" TYPE "X", UNLESS NOTED OTHERWISE.
- PROVIDE F.A.T. WOOD BLOCKING FOR ALL SIGNS, HOOKS, TOILET ROOM ACCESSORIES AND ANY OTHER WALL MOUNTED EQUIPMENT.
- NO DUCTWORK OR LIGHTING ARE TO BE HUNG DIRECTLY FROM THE ROOF DECK. INTERMEDIATE FRAMING IS REQUIRED TO PRIMARY FRAMING. DO NOT SUSPEND ANY ITEMS FROM THE BOTTOM CHORD OF ROOF JOIST AND JOIST BUNDLES WITHOUT PRIOR WRITTEN APPROVAL OF STRUCTURAL ENGINEER OF RECORD FOR BUILDING.
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND SUPPORTING ALL ITEMS FROM THE ROOF STRUCTURE FOR GRAVITY LOADS AND TO RESIST SEISMIC MOVEMENTS AS REQUIRED BY ALL APPLICABLE CODES. (ANY BRACING BY A SIGNIFICANT VISUAL IMPACT IS SUBJECT TO ARCHITECTURAL REVIEW AND APPROVAL.) THIS INCLUDES, BUT IS NOT LIMITED TO ALL ITEMS BRACED TO, SUSPENDED FROM, OR SUPPORTED BY ROOF STRUCTURE.

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
	NEW WALL CONSTRUCTION
	EXISTING WALL CONSTRUCTION

FLOOR PLAN KEY NOTES

- NEW TOILET ROOM. THE GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL NECESSARY LABOR AND MATERIALS INCLUDING NEW FIXTURES AS REQUIRED TO BRING THE TOILET ROOM TO THE LATEST ADA REGULATIONS INCLUDING THE SPECIFICATIONS ON SHEET A3.1 AS A DOUBLE. NEW FLOOR THROUGHOUT. CONTACT OWNER OR OWNER'S REPRESENTATIVE FOR COLOR AND MATERIALS.
- NEW HAND SINK AND CABINET. CONTACT OWNER OR OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS PERTAINING COLOR, MATERIALS AND MANUFACTURE.
- NEW REFRIGERATOR. CONTACT OWNER OR OWNER'S REPRESENTATIVE FOR COLOR, MANUFACTURE AND MODEL.
- NEW FULL HEIGHT TYP. ALUMINUM STOREFRONT TYPE PARTITION.

REFLECTED CEILING GENERAL NOTES

- PROVIDE FLUSH MOUNTED CEILING ACCESS DOORS AS NECESSARY. IF NOT SPECIFICALLY LOCATED ON THE CEILING PLAN, CONFIRM THE PROPOSED LOCATION WITH OWNER'S REPRESENTATIVE.
- PROVIDE AN IDENTIFICATION NAMEPLATE ON THE ELECTRICAL SERVICE BREAKERS OF THE OWNER'S ELECTRICAL PANEL. EACH NAMEPLATE SHALL BE ONE-EIGHTH INCH THICK BLACK PLATING ETCHED IN A CONTRASTING COLOR WITH THE TENANT'S NAME. EACH PLATE SHALL BE PERMANENTLY AFFIXED TO THE DISTRIBUTION PANEL.

LIGHTING FIXTURE LEGEND

SYMBOL	TYPE	DESCRIPTION
	P	18" ROUND PENDANT LIGHT
	L	8" ROUND DOWN LIGHT
	E	1' X 4' FLUORESCENT RECESSED TROFFER
	EE	2' X 4' FLUORESCENT TROFFER WITH EMERGENCY BALLAST INSTALLED. REFER TO ELECTRICAL DRAWINGS FOR LOCATION.
	X	CEILING MOUNTED EXIT SIGN (UNIV. POLYCARB EXIT)
	XS	WALL MOUNTED EXIT SIGN (UNIV. POLYCARB EXIT)
	S	WALL SCONCE

- REFLECTED CEILING KEY NOTES**
- ALL RECESSED CAN FIXTURES TO BE EQUALLY SPACED OR AS SHOWN ON DRAWINGS.
 - ALL RECESSED 2X4 FIXTURES TO BE EQUALLY SPACED OR AS SHOWN ON DRAWINGS.
 - ALL DIFFUSERS TO HAVE A CLEAR ACRYLIC DIFFUSER GUARD.

ISSUE FOR PER 07/27/15
FIRE DEPT. CI 07/10/15
OWNER CHAN 09/04/15

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE, AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL DISCREPANCIES OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

Linear!
The Architecture of Memory, Branding and Usage
1600 Foyers Blvd., Suite 300
Irving, TX 75038
Phone: 972.226.9001
www.lineararchitects.com

DE ALBA BAKERY
902 S. CAGE BLVD.
PHARR, TEXAS 78577

JOB NUMBER
15.086

SHEET TITLE
FLOOR PLANS

SHEET NUMBER

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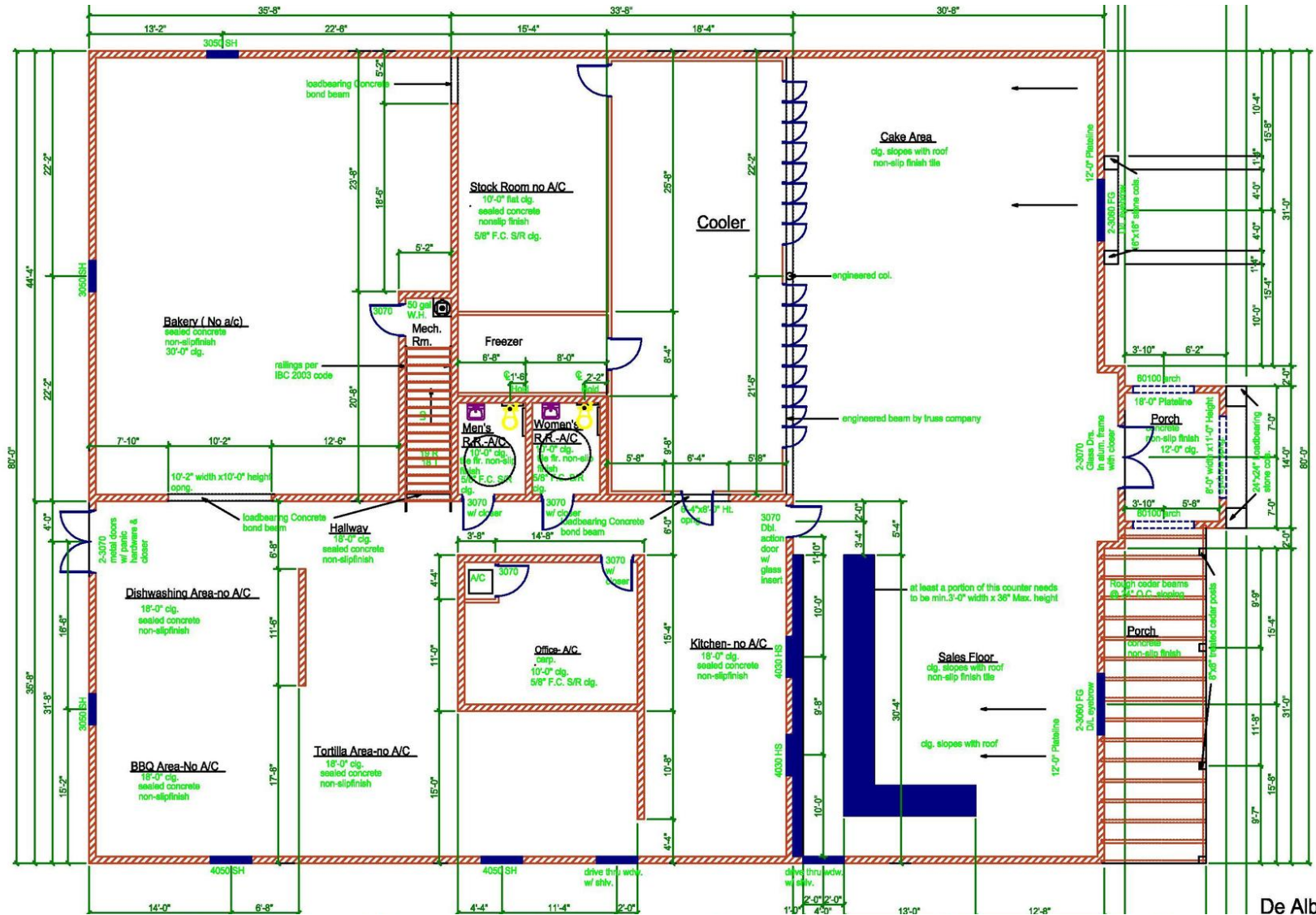




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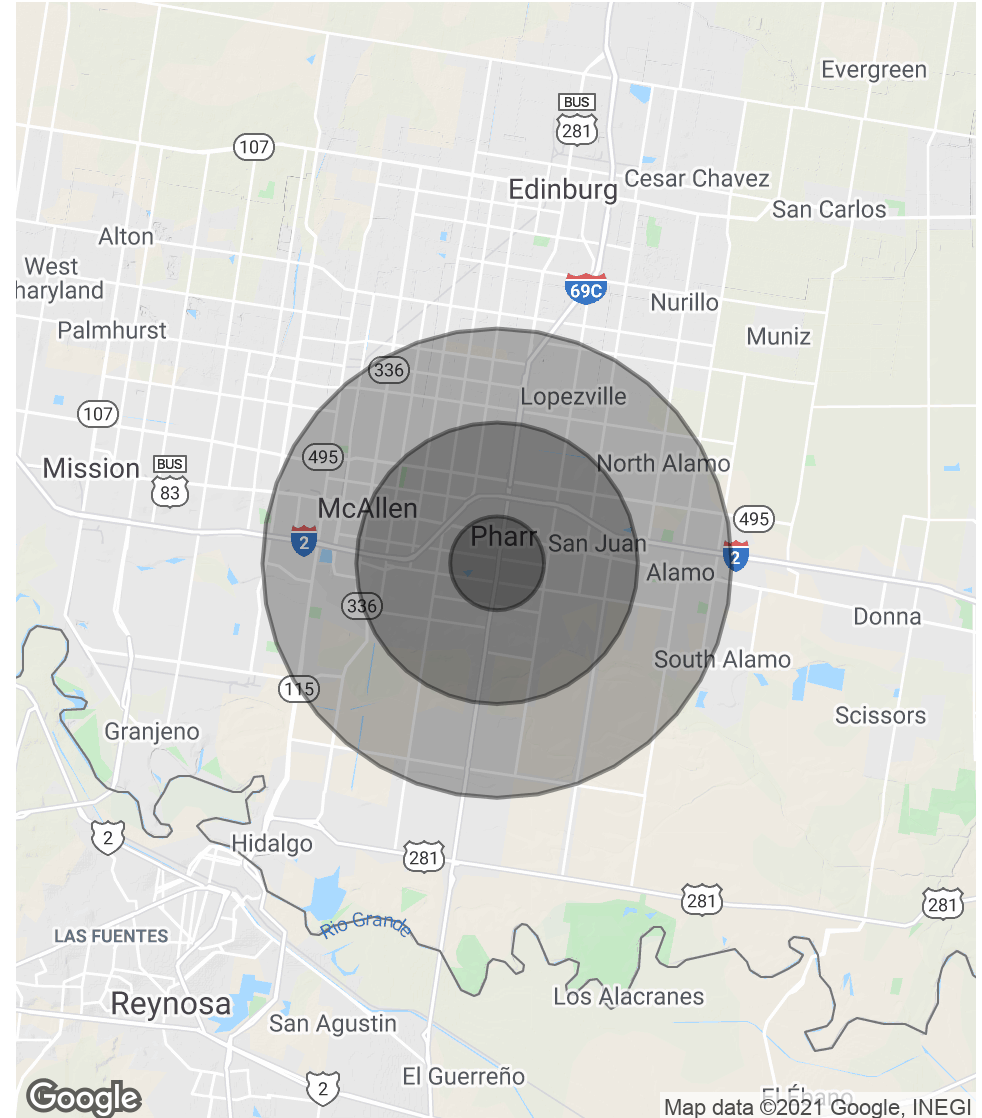
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,954	68,772	182,474
Average age	33.4	30.2	29.7
Average age (Male)	31.0	28.5	28.0
Average age (Female)	36.3	32.0	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,114	20,697	54,205
# of persons per HH	3.2	3.3	3.4
Average HH income	\$41,520	\$46,288	\$46,964
Average house value	\$74,926	\$97,018	\$100,075

* Demographic data derived from 2010 US Census



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