



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

N. CAGE BLVD

Pharr, TX 78577

AVAILABLE SPACE

19.61 Acres



Land

Michael Pacheco
956 739 5172
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FOR SALE

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



N. CAGE BLVD

Pharr, TX 78577

SALE



OFFERING SUMMARY

Sale Price: \$4,000,000

Lot Size: 19.61 Acres

PROPERTY OVERVIEW

19.61 AC ideally located slightly north of the high traffic intersection of 495 & N Cage Blvd. This site is capable of being subdivided for mixed uses, while boasting over 700 ft. of frontage on N Cage Blvd. Adjacent to a brand new retail strip center and proximity to Lonestar National Bank, The city of Pharr's new state of the art Public Safety Communications Building, Tropical Smoothie Cafe and many more.

PROPERTY HIGHLIGHTS

- Excellent Expressway Frontage
- High Traffic Location
- Great Visibility
- Ideal for any Commercial user

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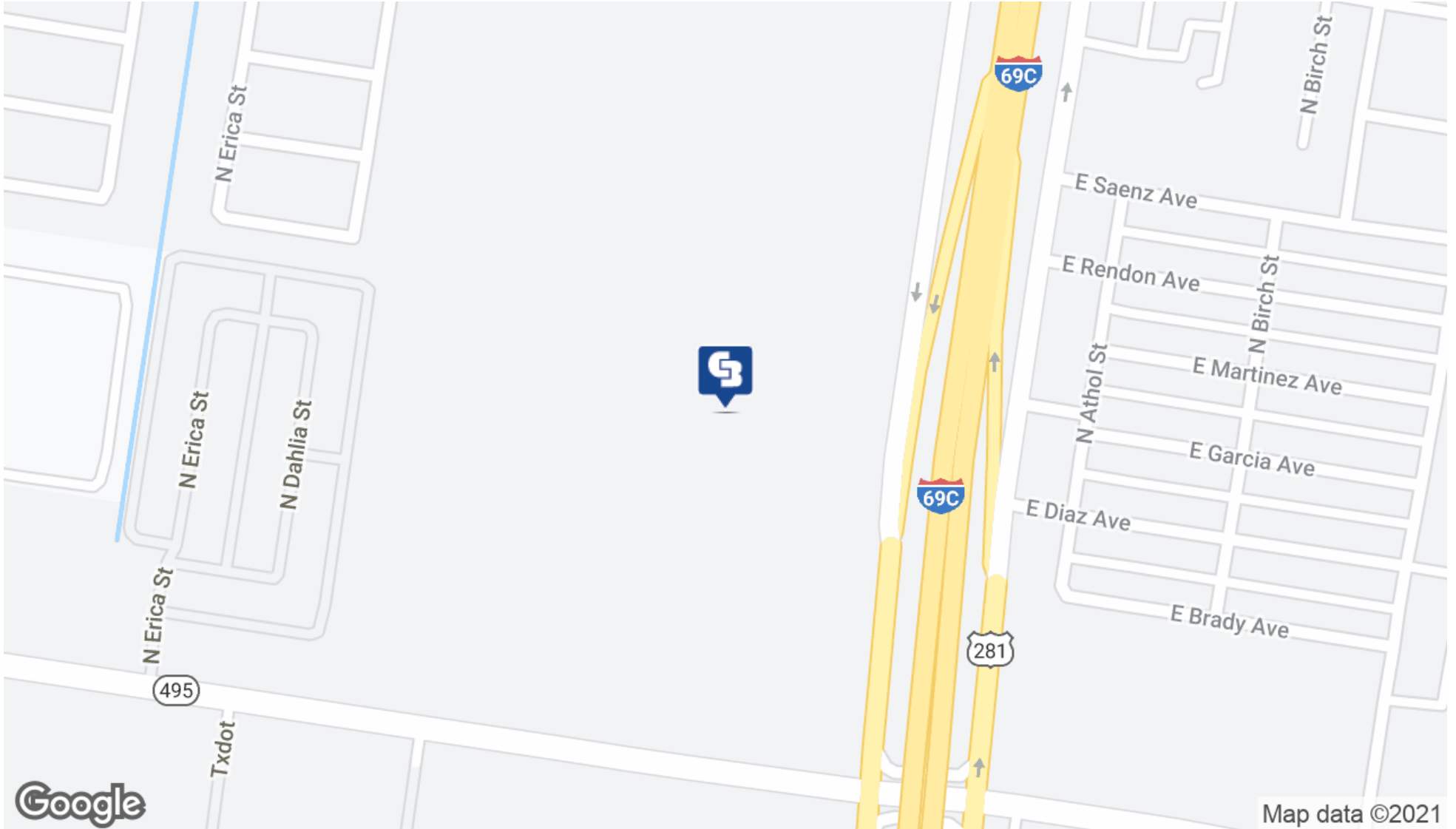
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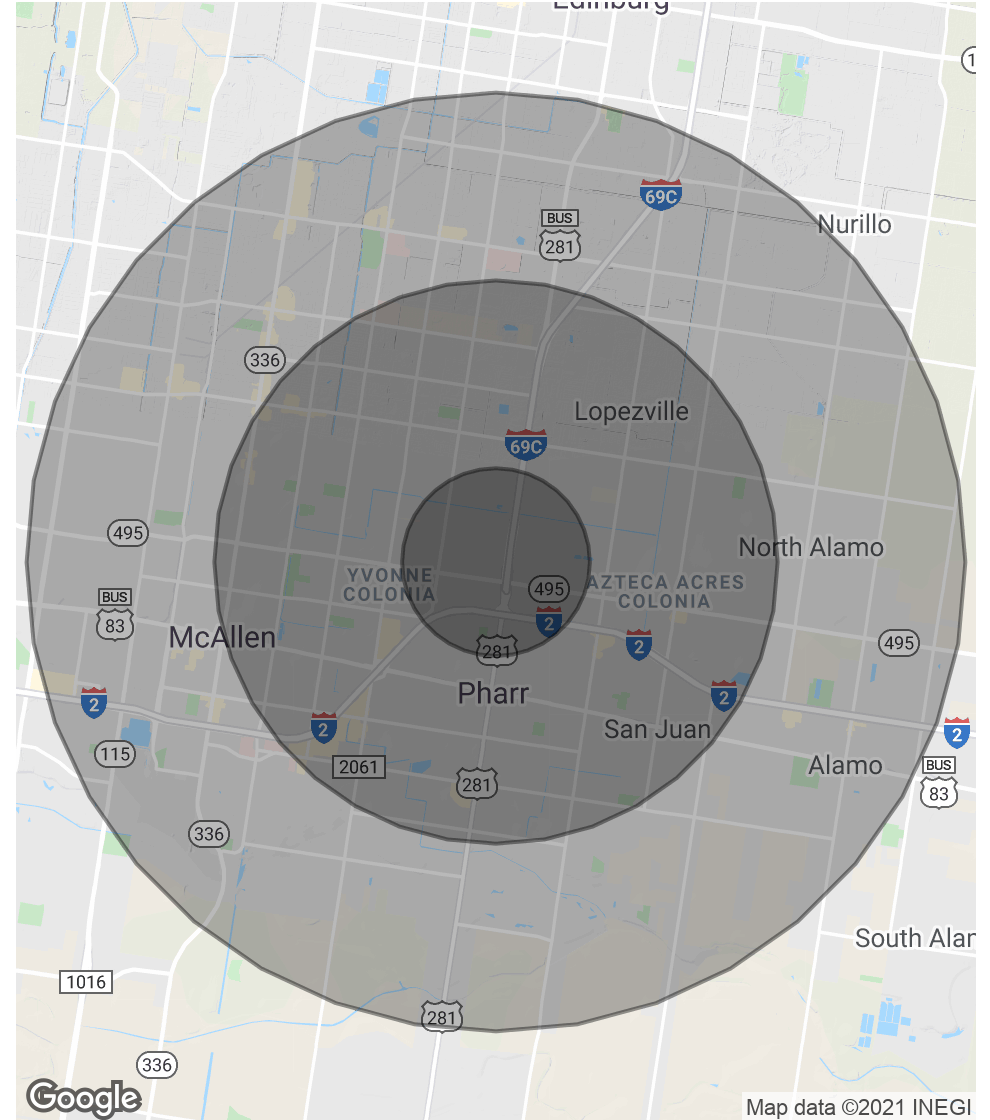
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SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,469	86,723	200,686
Average age	28.7	29.4	30.4
Average age (Male)	26.9	27.5	28.4
Average age (Female)	29.6	31.5	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,705	25,584	60,563
# of persons per HH	3.5	3.4	3.3
Average HH income	\$44,136	\$47,907	\$52,507
Average house value	\$84,404	\$86,868	\$106,714

* Demographic data derived from 2010 US Census



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