FOR SALE

1501 MID CITIES DRIVE, PHARR, TX 78577



\$156,000

OFFERING SUMMARY

Building Size:	2,416 SF
Lot Size:	0.727 Acres
Price / SF:	\$64.57
Year Built:	2004
Zoning:	HC - Heavy Commercial, per City of Pharr
PID #:	M3870-00-000-0012-00
Taxes:	\$4,581 (2021)
Market:	Pharr

PROPERTY OVERVIEW

Approx. 2,416 sf warehouse including small office, concrete foundation, metal walls & roof, overhead doors and restroom. Property has a chain link fence. Well suited for industrial or commercial use. Site currently zoned "HC" for Heavy Commercial, per the City of Pharr. (Square footage total is per owner). 1500 Mid Cities across the street is available at additional price.

LOCATION OVERVIEW

From 10th Street in McAllen, head East on Pecan (495), go South Jackson Rd., to W. Warren St. Turn left (East) on W. Warren St. to Mid Cities Dr. Property is on the corner of Mid Cities Dr. & W. Warren Street in Pharr.

PROPERTY HIGHLIGHTS

- Priced for a Quick Sale
- Corner Location
- Overhead Doors
- Fenced
- Signage

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Sale Price	\$156,000

LOCATION INFORMATION

Building Name	1501 Mid Cities Business Park
Street Address	1501 Mid Cities Drive
City, State, Zip	Pharr, TX 78577
County	Hidalgo
Market	Pharr
Sub-market	McAllen, Mission, Edinburg
Cross-Streets	Mid Cities & W. Warren St.
Township	Pharr
Road Type	Paved
Market Type	Medium
Nearest Highway	Expressway 83 (Interstate 2) and Expressway 281 (Interstate 69)
Nearest Airport	McAllen International Airport (MFE)

BUILDING INFORMATION

Tenancy	Single
Number of Floors	1
Year Built	2004
Construction Status	Existing
Condition	Average
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Concrete
Foundation	Concrete
Exterior Walls	Metal
Office Buildout	N/A

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
APN#	M3870-00-000-0012-00
Lot Frontage	125 ft
Lot Depth	253.5 ft
Corner Property	Yes
Amenities	Overhead Doors & Bay area Corner Location w/ Signage Fenced
Waterfront	Yes
MLS #	329420
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
HVAC	No
Centrix Equipped	Yes
Leed Certified	Yes
Restrooms	1
Landscaping	No
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes





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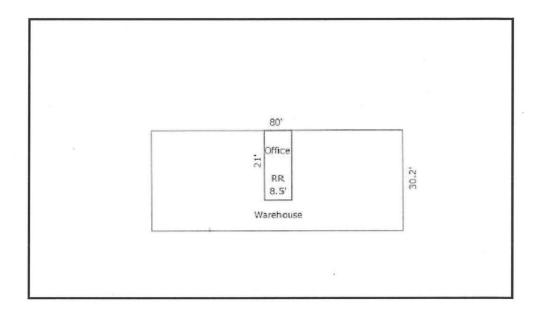


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1501 MID CITIES BUSINESS PARK

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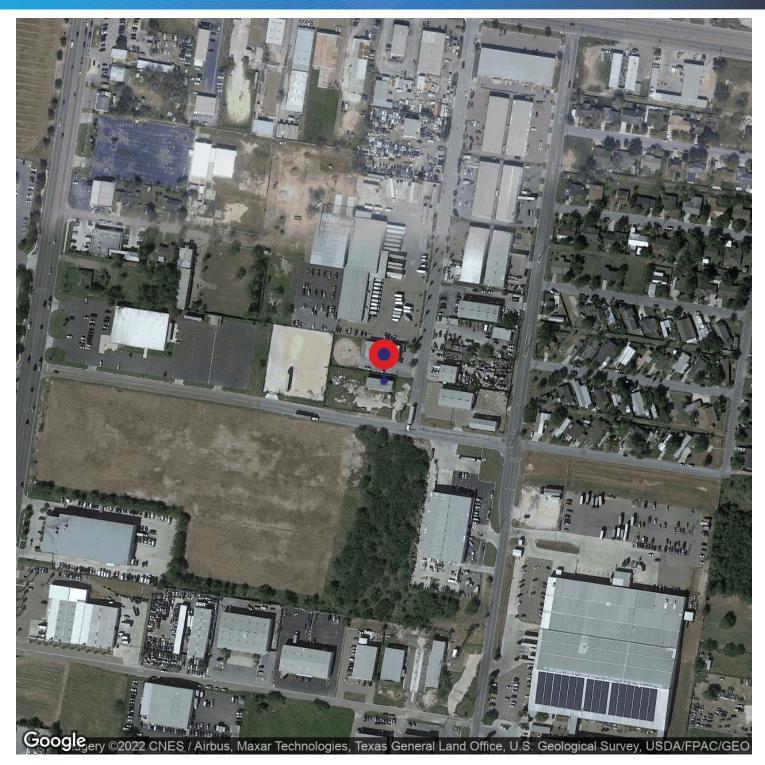
BUILDING SKETCH 1501 MID-CITIES DRIVE





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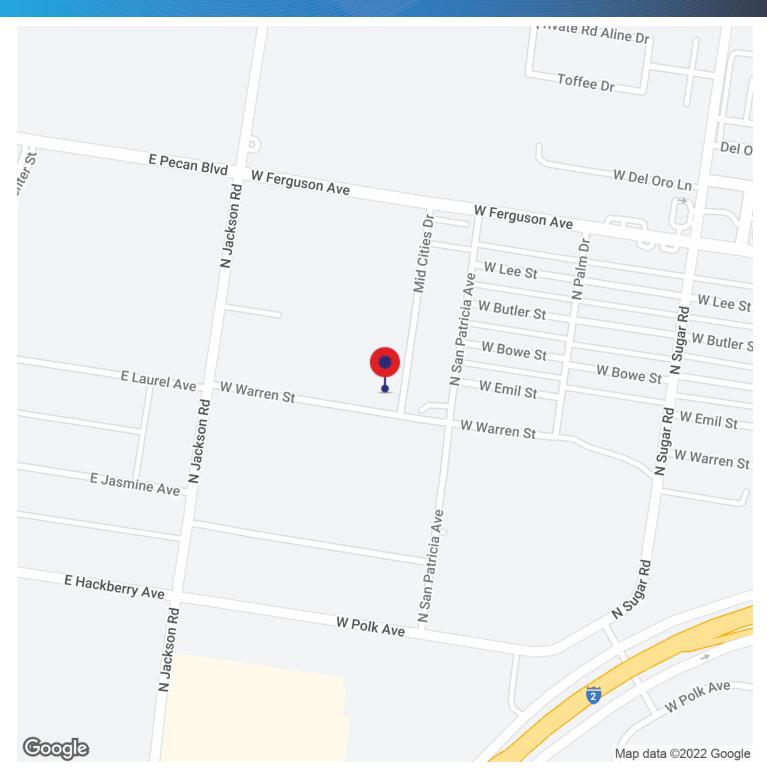
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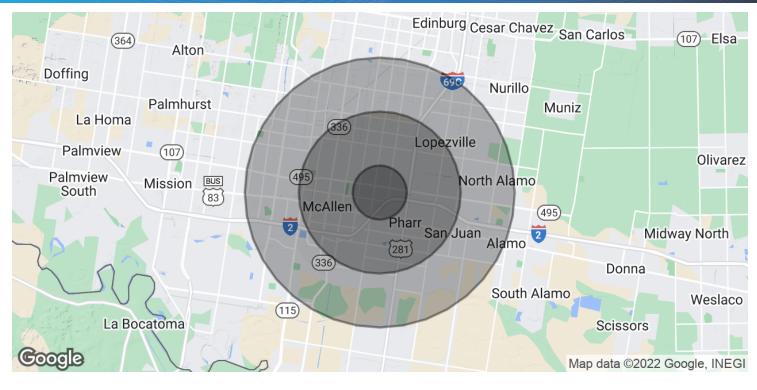


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,034	87,402	206,872
Average age	29.7	31.5	30.3
Average age (Male)	27.8	29.6	28.6
Average age (Female)	31.7	33.8	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES

HOUSEHOLDS & INCOME	I MILE	3 MILES	5 MILES
Total households	3,097	28,097	62,887
# of persons per HH	3.2	3.1	3.3
Average HH income	\$41,037	\$49,669	\$52,366
Average house value	\$85,496	\$101,636	\$108,151

^{*} Demographic data derived from 2020 ACS - US Census



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly:
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buver) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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