

1501 MID CITIES BUSINESS PARK

1501 MID CITIES DRIVE, PHARR, TX 78577

FOR SALE



| | |
|------------|------------------|
| Sale Price | \$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

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



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FOR SALE

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 |
|--------------|---------|

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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ADDITIONAL PHOTOS

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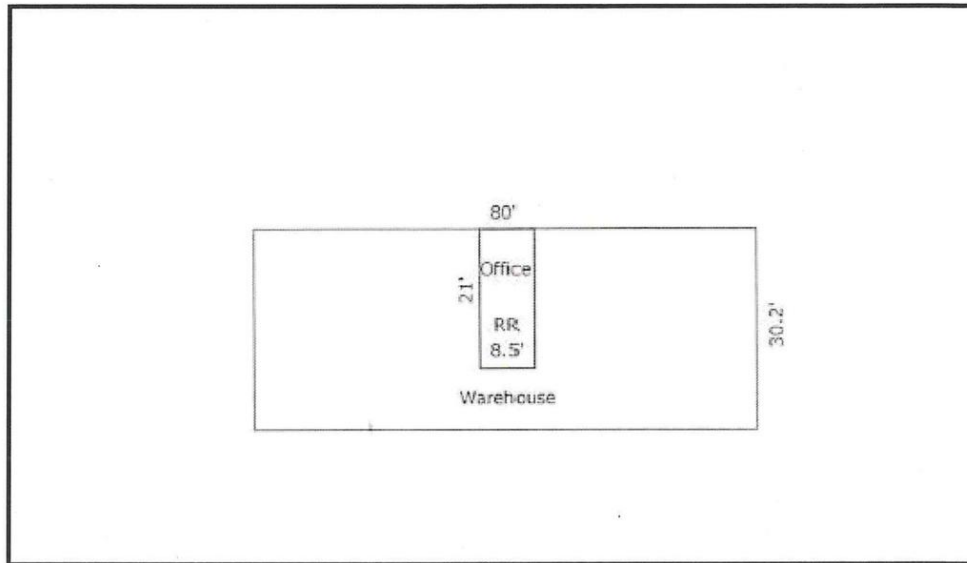
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FOR SALE

BUILDING SKETCH

1501 MID-CITIES DRIVE

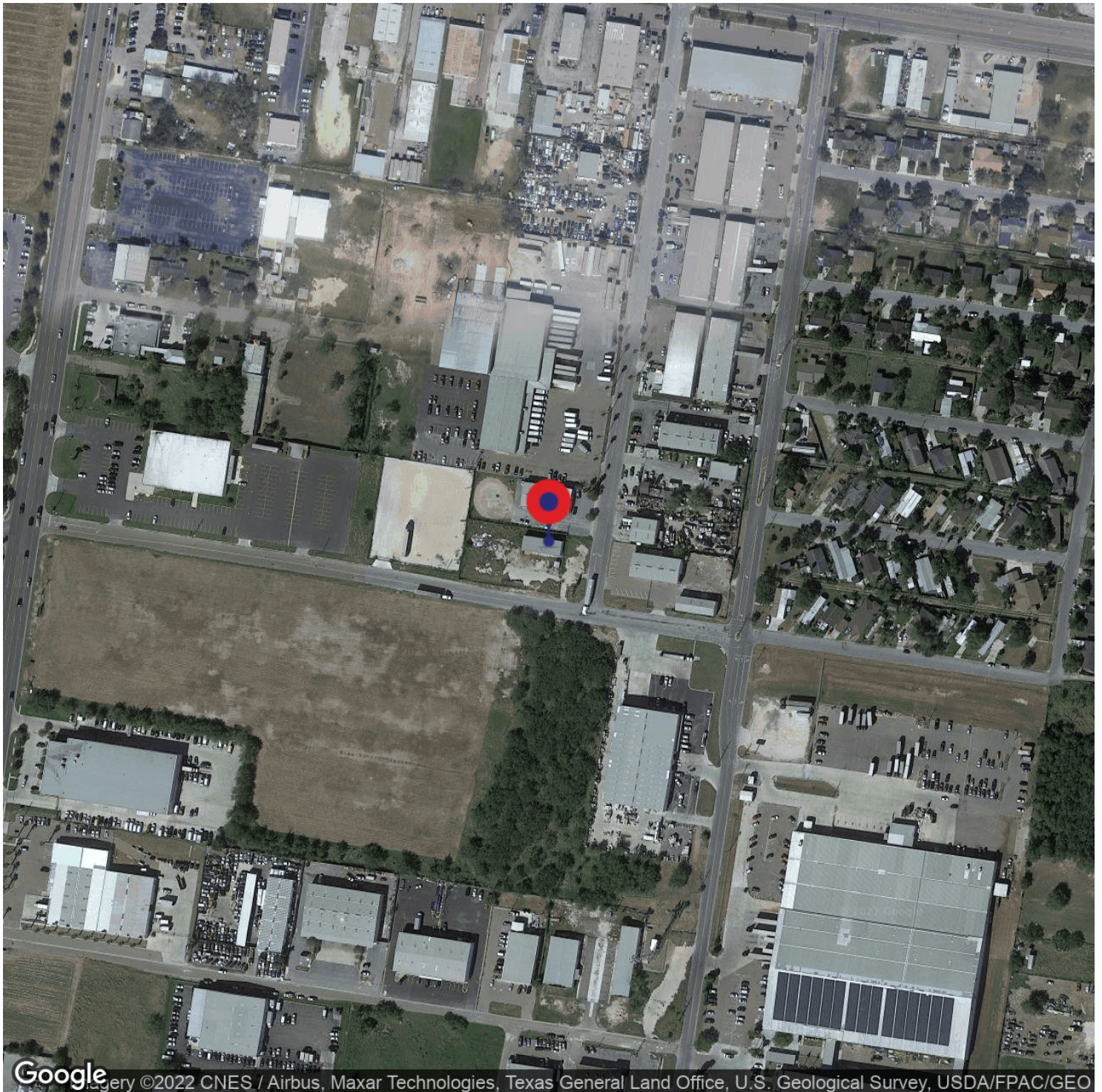


AERIAL MAPS

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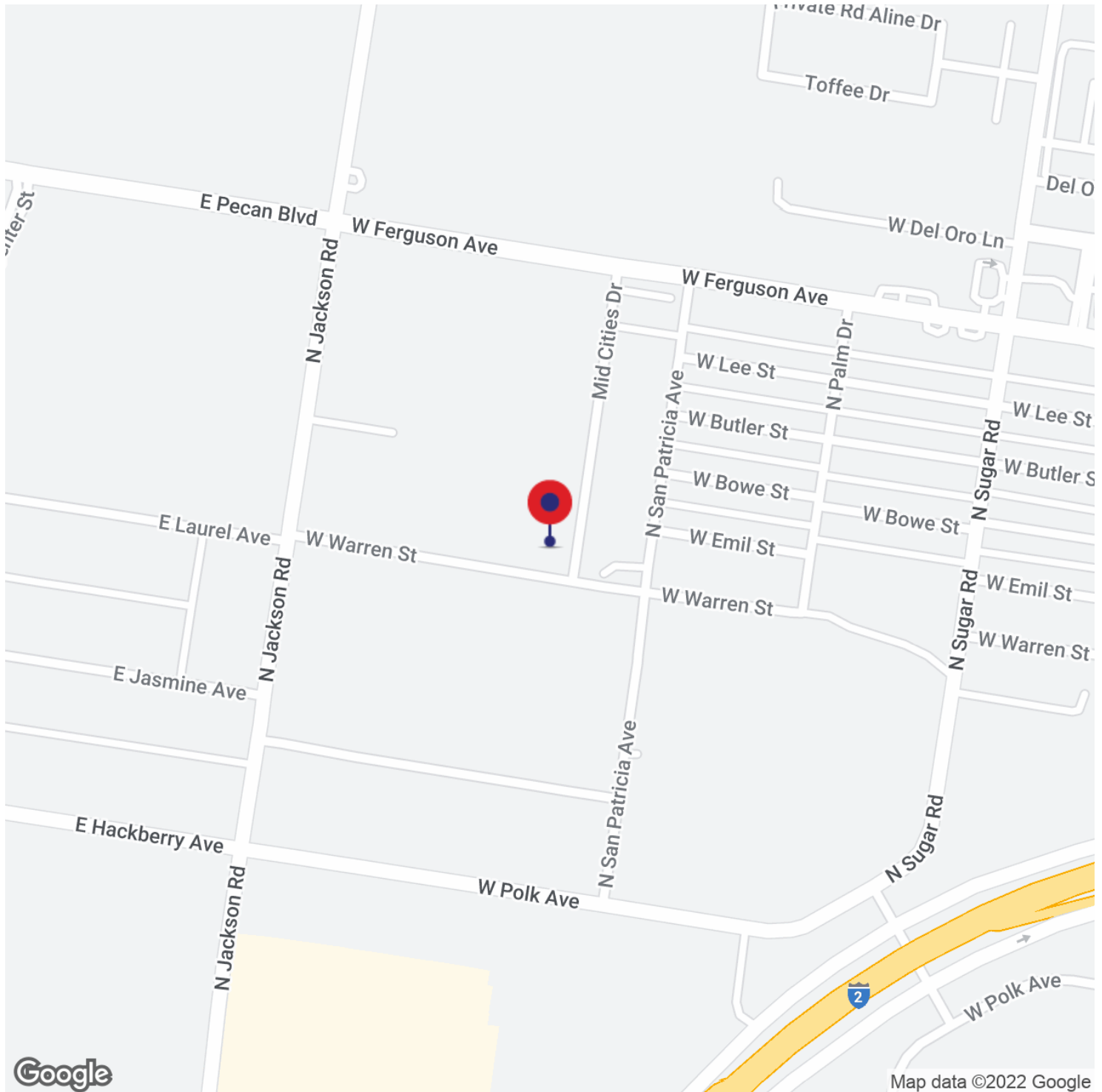
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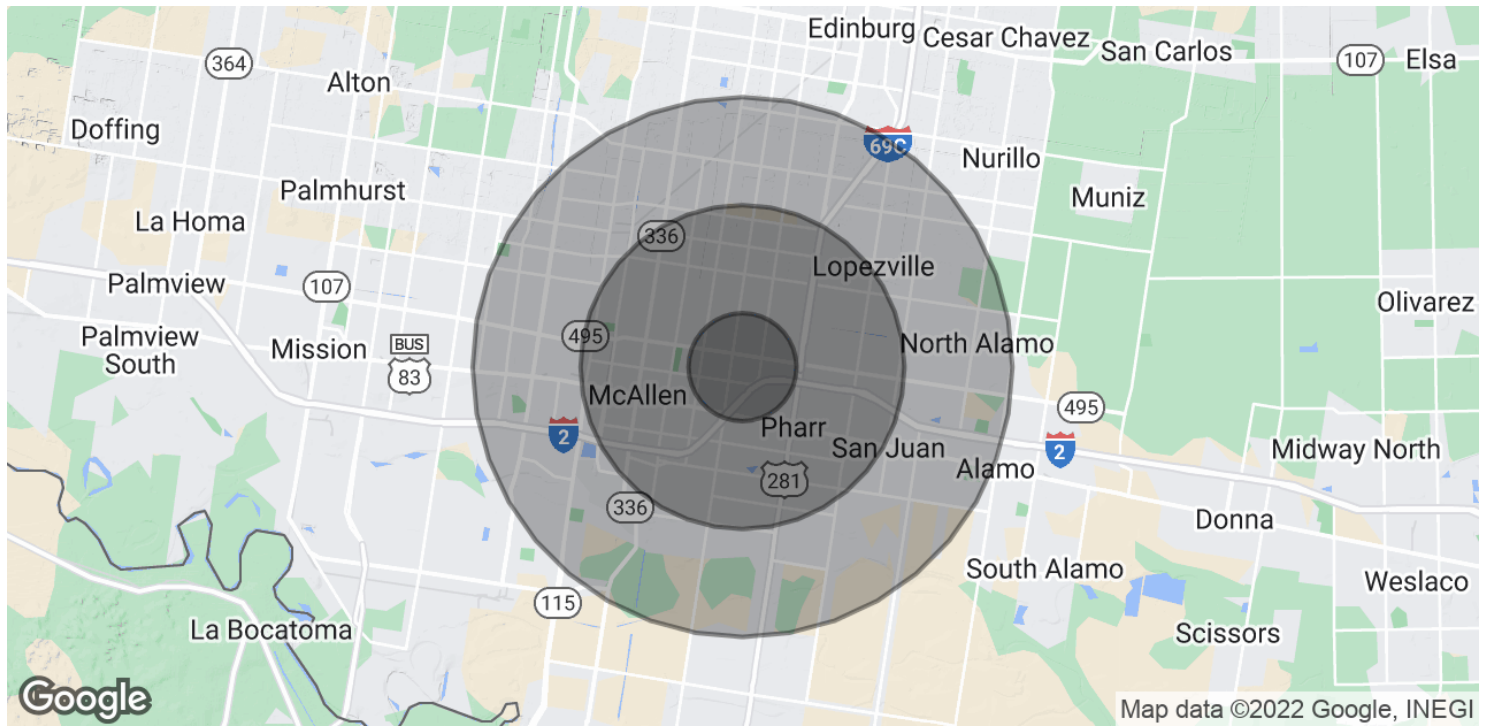
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POPULATION

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

| | | | |
|---------------------|----------|-----------|-----------|
| 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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DISCLAIMER

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