

For Sale

Commercial Properties

6,560 SF | \$715,000 - Two Buildings



Sugar Rd Investment

2901 & 2905 N Sugar Rd
Pharr, Texas 78577

Property Highlights

- 2 Building Complex
- Industrial Flex Space NNN Leased
- Multi-Tenant Retail Space
- Access to major thoroughfares

Property Description

Excellent investment 2 building complex. One building is single tenant fully leased NNN, and the other is partially leased. High vehicle traffic property with great access around the McAllen/Edinburg/Mission market. Close to I-69 & Interstate 2 serving the Greater Rio Grande Valley.

OFFERING SUMMARY

Sale Price	\$715,000
Lot Size	0.81 Acres
Building Size	8,756 SF

For more information

Brad K. Frisby

O: 956 731 4402
brad@nairgv.com

For Sale

Property Photos

8,756 SF | \$715,000



For Sale

Property Photos

8,756 SF | \$715,000



ART SALINAS

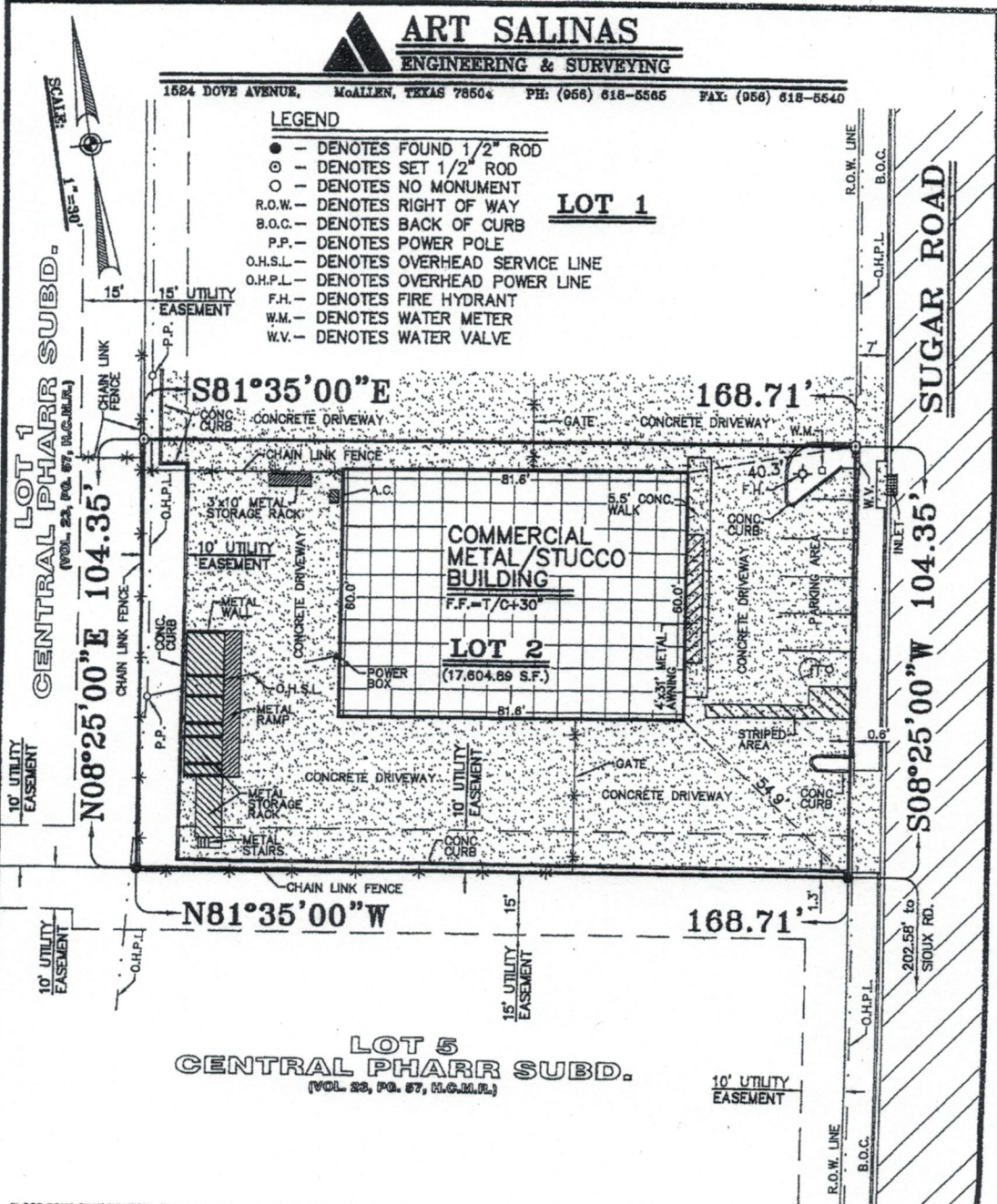
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540

LEGEND

- - DENOTES FOUND 1/2" ROD
- ⊙ - DENOTES SET 1/2" ROD
- - DENOTES NO MONUMENT
- R.O.W. - DENOTES RIGHT OF WAY
- B.O.C. - DENOTES BACK OF CURB
- P.P. - DENOTES POWER POLE
- O.H.S.L. - DENOTES OVERHEAD SERVICE LINE
- O.H.P.L. - DENOTES OVERHEAD POWER LINE
- F.H. - DENOTES FIRE HYDRANT
- W.M. - DENOTES WATER METER
- W.V. - DENOTES WATER VALVE

LOT 1



FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone "B". Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480334-0426-C dated 11-19-82.

- PLAT NOTES:**
1. There are no discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any over-lepping of improvements except as shown on this plat.
 2. This survey plat is prepared in connection with Title Policy G.F. # 132258 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
 3. This survey must contain an original seal and signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
 4. This is a standard survey and does not include the location of underground utility, irrigation and/or gas lines.
 5. Statutory assessments, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2. (Blanket)
 6. Easements for roadways, canals, ditches as shown by instrument dated July 22, 1912, recorded in Volume 23, Page 807, Deed Records of Hidalgo County, Texas. (Blanket)
 7. Right of Way easement as shown by instrument dated January 31, 1911, recorded in Volume 18, Page 41, Deed Records of Hidalgo County, Texas. (Blanket)
 8. Right of way easement in favor of Central Power and Light Company as shown by instrument dated April 3, 1957, recorded in Volume 887, Page 264, Deed Records of Hidalgo County, Texas. (Blanket)
 9. Subject to the City of Pharr Subdivision and/or Zoning Ordinances.
 10. Subject to any oil, gas and mineral lease of record.
 11. Bearing Basis: "Trison Subdivision"
- BORROWER:** ENGEL LOBE PROPERTIES

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 2801 SUGAR ROAD, IN PHARR, TEXAS, DESCRIBED AS FOLLOWS: ALL OF LOT 2, TRISON SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 45, PAGE 89, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

13-43412A 02-19-13
 Job No. Date

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Registered Professional Land Surveyor No. 4802



ART SALINAS

ENGINEERING & SURVEYING

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LEGEND

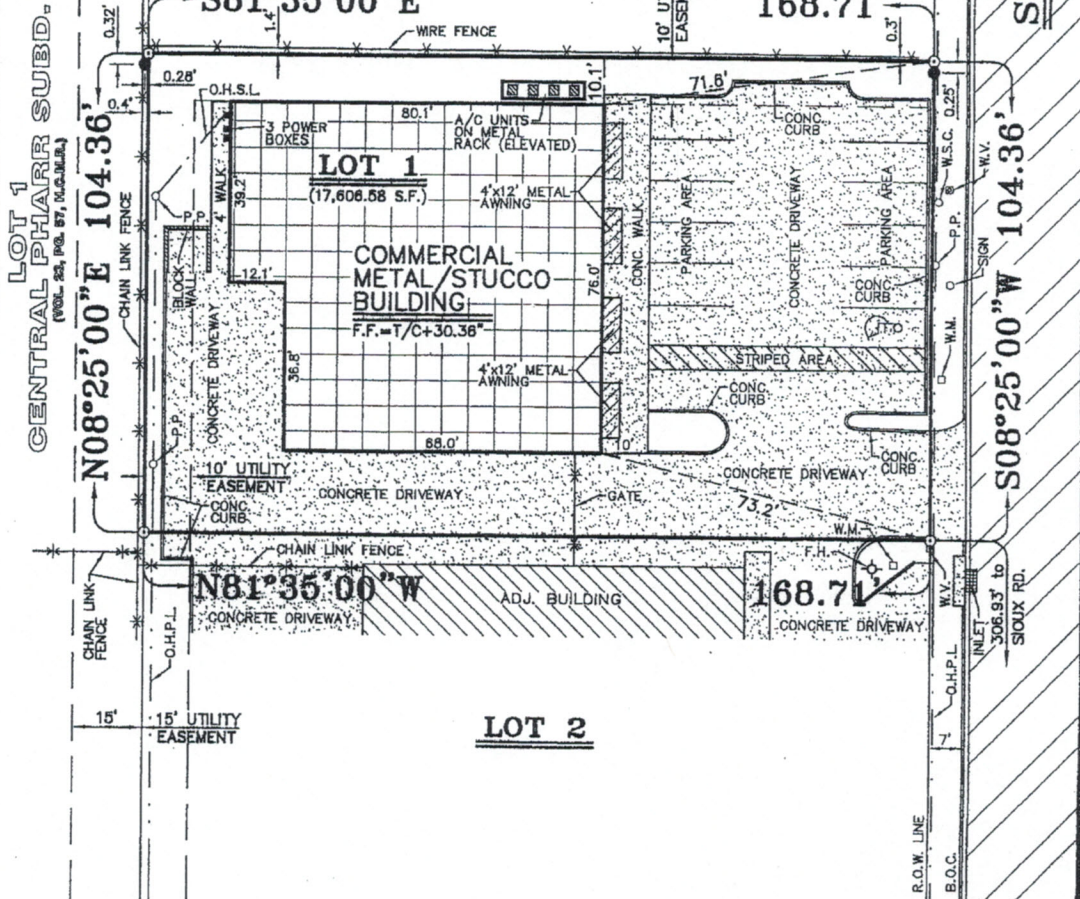
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- W.M. - DENOTES WATER METER
- W.V. - DENOTES WATER VALVE
- W.S.C. - DENOTES WATER SERVICE CONNECTION

LOT 136
KELLY-PHARR SUBD.
(VOL. 2, PG. 123-124, H.C.O.R.)

ADJ. LAND OWNER INFO:
BLANCA RODRIGUEZ
DOC. #1088547, H.C.O.R.

LOT 1
CENTRAL PHARR SUBD.
(VOL. 22, PG. 87, H.C.O.R.)

SUGAR ROAD



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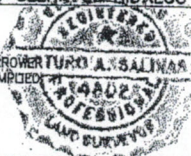
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13-43412 Job No. 02-19-13 Date

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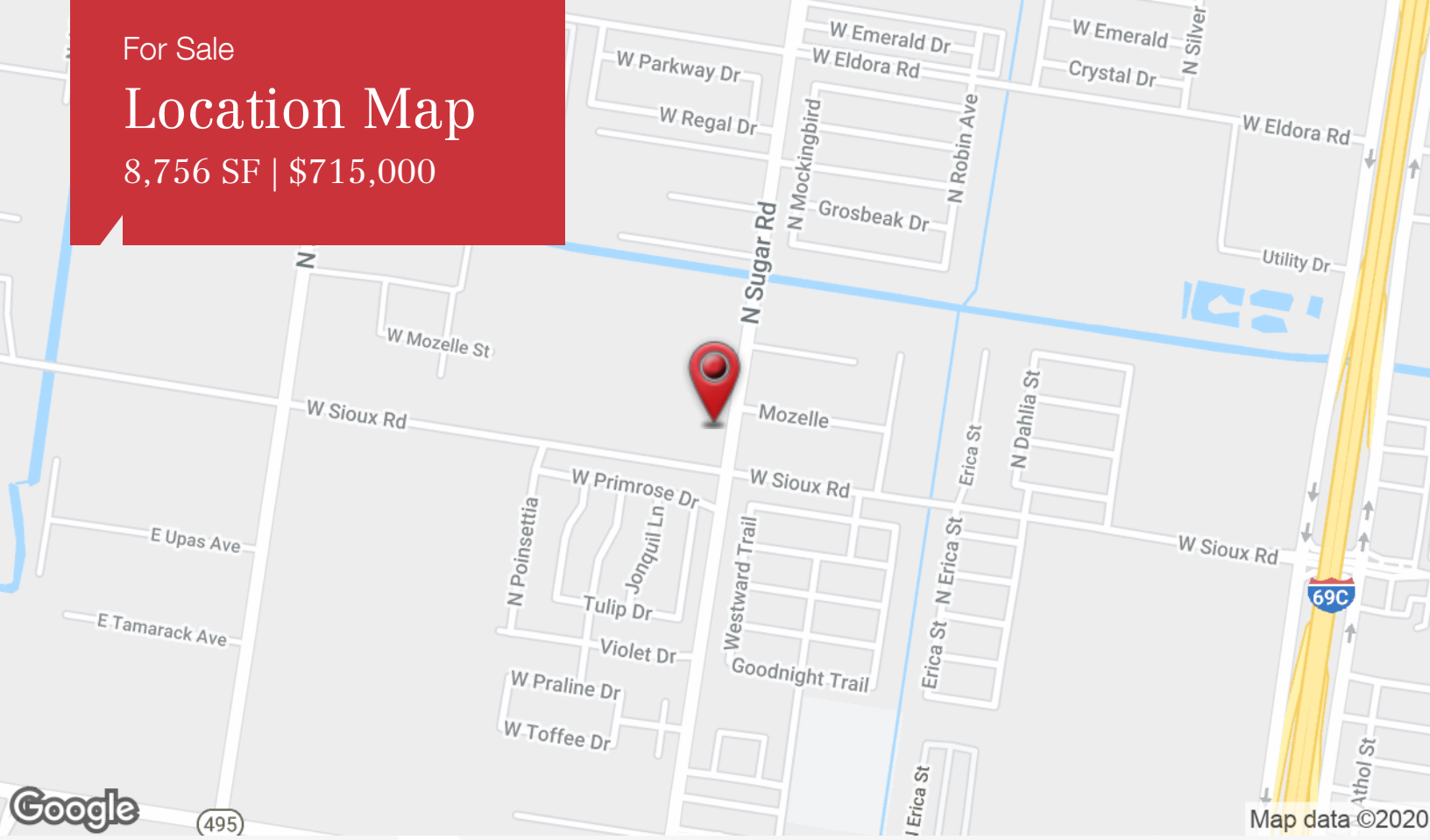


Registered Professional Land Surveyor No. 4802

For Sale

Location Map

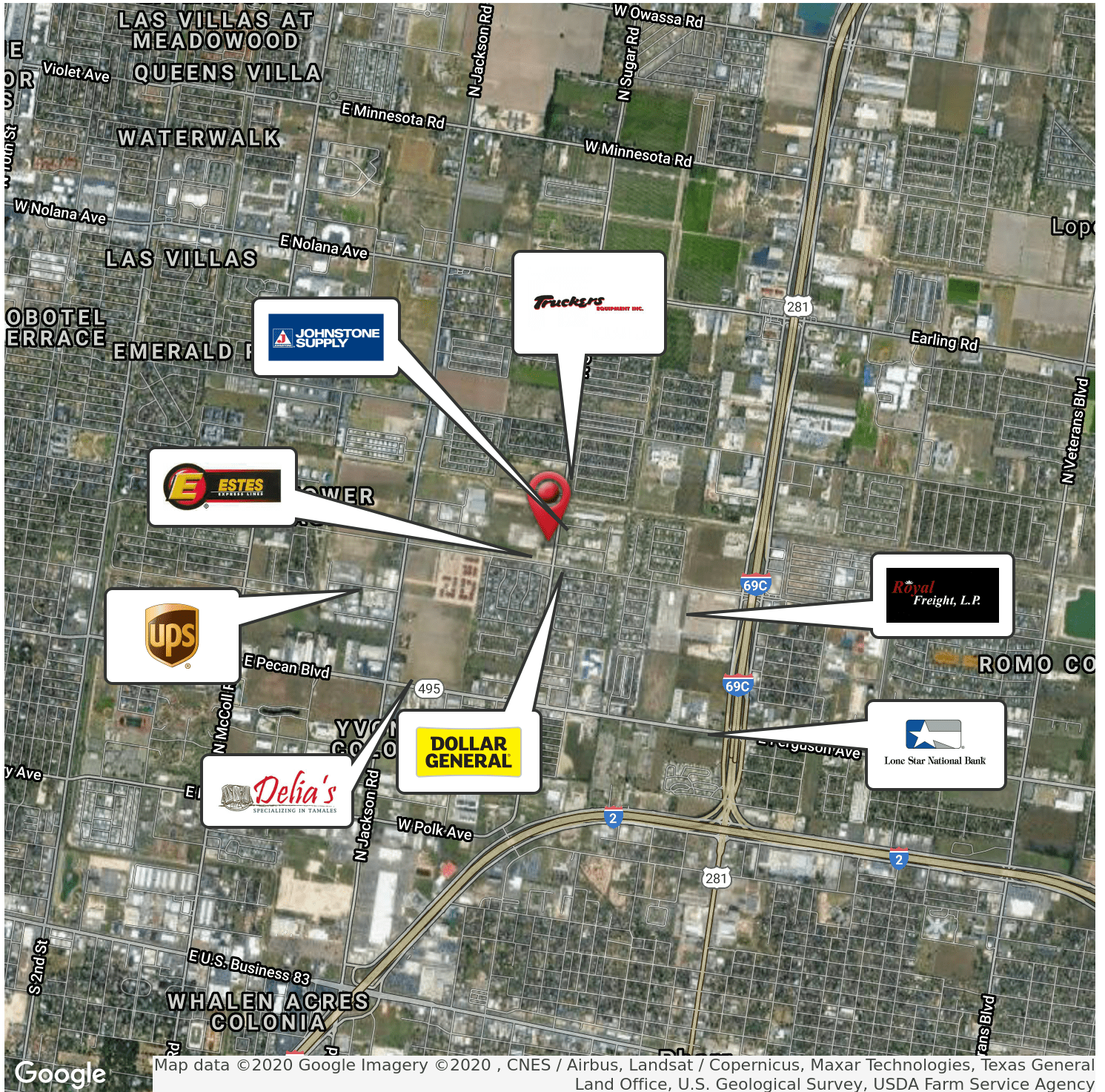
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For Sale

Neighborhood Map

8,756 SF | \$715,000





Information About Brokerage Services

Texas law requires all real estate licensees 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 buyer) 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.

MICHAEL J. BLUM COMPANY	525989	MIKEB@NAIRGV.COM	(956)994-8900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MIKE BLUM	426545	MIKEB@NAIRGV.COM	(956)994-8900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRAD FRISBY	707890	BRAD@NAIRGV.COM	(956)994-8900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

NAI Rio Grande Valley, 800 Dallas Avenue McAllen TX 78501

Brad Frisby

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 9569948900

Fax:

349 W 2nd St

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