

PHARR EXPRESSWAY CORNER

COMMERCIAL GROUND LEASE

101 East Ferguson Avenue, Pharr, TX 78577



LEASE RATE

\$125,000 Annually

LEASE TYPE

Double Net

Omar Garza

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COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

101 EAST FERGUSON AVENUE

Pharr, TX 78577



PROPERTY DESCRIPTION

Commercial corner parcel available for ground lease, ideally positioned at a high-visibility intersection with strong traffic counts and excellent accessibility. Located off north bound interstate highway 69c frontage, and site benefits from direct exposure to Expressway 83 (I-2), one of the Rio Grande Valley's most heavily traveled corridors connecting McAllen, Pharr, Edinburg, and Mission.

Strategically located within Pharr's primary retail and commercial corridor, the property is within close proximity to high-performing national retailers and major shopping destinations. The area is anchored by Pharr Town Center and benefits from proximity to major traffic drivers such as Walmart Supercenter, Sam's Club, and The Home Depot.

OFFERING SUMMARY

Lease Rate: \$125,000 Annually

Available SF: ±0.90-acre/39,203 Sqft

PROPERTY HIGHLIGHTS

- Prime hard corner location at signalized intersections
- Positioned along a high-traffic regional corridor with strong daily vehicle counts
- Excellent visibility and direct frontage to high commuter traffic
- Near the Pharr-Reynosa International Bridge, generating substantial cross-border traffic
- Excellent ingress/egress with convenient access to expressway on/off ramps

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NORTH FACING AERIAL



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SOUTH WEST FACING AERIAL



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TOP VIEW AERIAL

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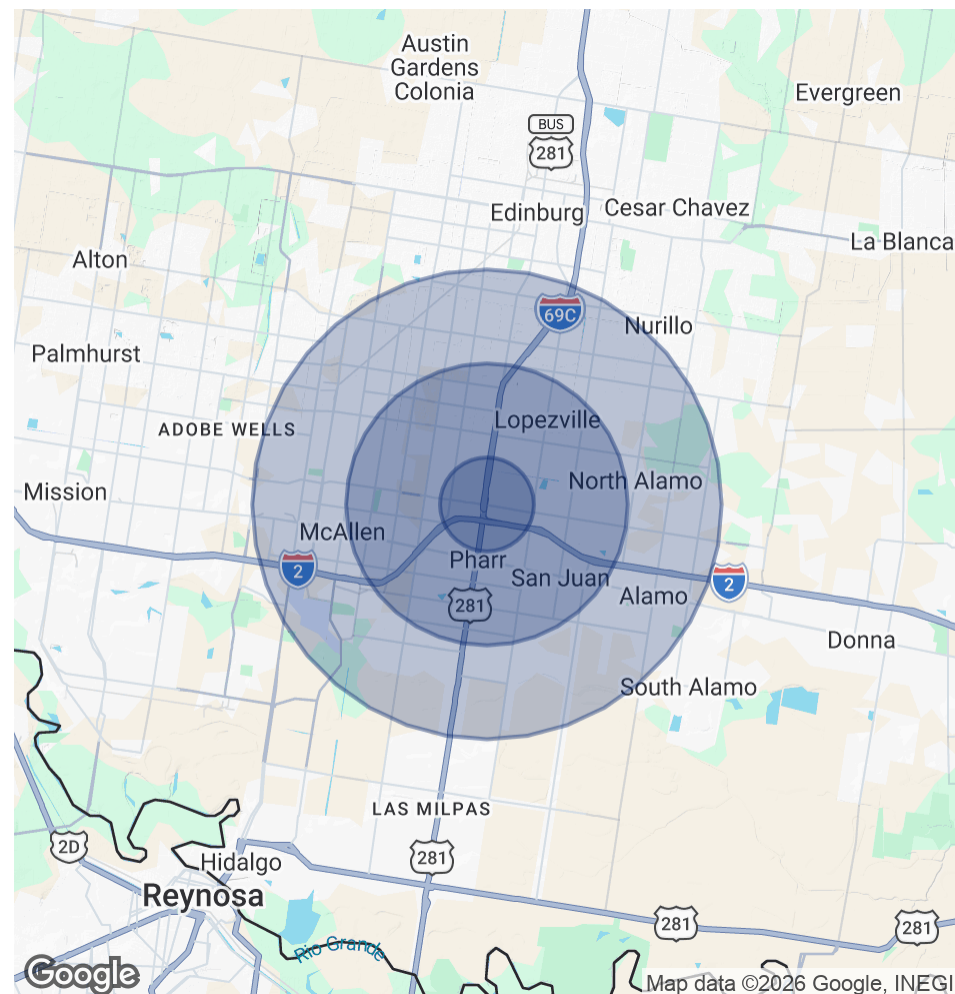
DEMOGRAPHICS

101 EAST FERGUSON AVENUE
101 East Ferguson Avenue Pharr, TX 78577

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,778	99,285	227,114
Average Age	30.9	32.7	33.6
Average Age (Male)	29.7	31.3	31.9
Average Age (Female)	32	33.9	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,664	32,126	75,237
# of Persons per HH	3.2	3.1	3
Average HH Income	\$60,132	\$68,657	\$76,205
Average House Value	\$83,967	\$130,908	\$154,563

2023 American Community Survey (ACS)



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