

VERSATILE COMMERCIAL BUILDING

FOR SALE

1001 East Expressway 83 Pharr, TX 78577



SALE PRICE

\$2,200,000

Daniel Galvan, SIOR, CCIM

(956) 451-2983

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

1001 EAST EXPRESSWAY 83

Pharr, TX 78577



PROPERTY DESCRIPTION

This ±10,417 SF building is strategically located just off Interstate 2, offering excellent accessibility and strong visibility within a high-traffic corridor. The property is well-suited for retail, showroom, service-oriented, or flex commercial use, benefiting from convenient access for both local and regional customers. Surrounded by established businesses and steady vehicle flow, the site presents strong exposure and accessibility, making it an ideal opportunity for users seeking a well-positioned commercial location.

PROPERTY HIGHLIGHTS

- Convenient location just off Interstate 2 with excellent regional access
- Suitable for retail, showroom, or service-oriented uses
- Positioned in an active commercial corridor with strong traffic exposure
- Flexible layout offering opportunity for owner-user or investment use

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	1.19 AC
Building Size:	10,417 SF
Market:	Rio Grande Valley
Submarket:	Pharr

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WEST FACING AERIAL

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EAST FACING AERIAL

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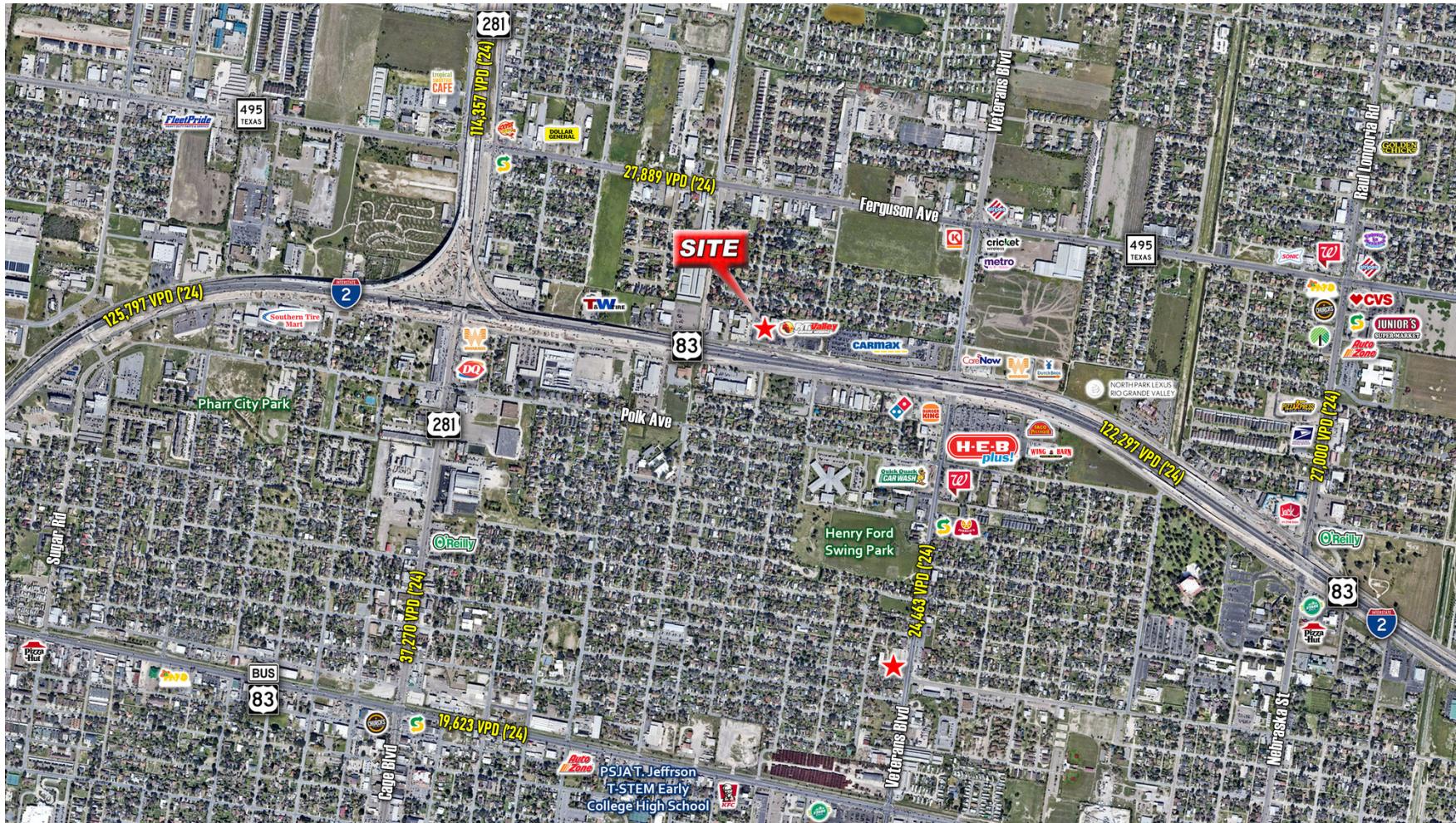


**COLDWELL BANKER
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RIO GRANDE VALLEY

AERIAL MAP

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LOCATION MAP

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DEMOGRAPHICS

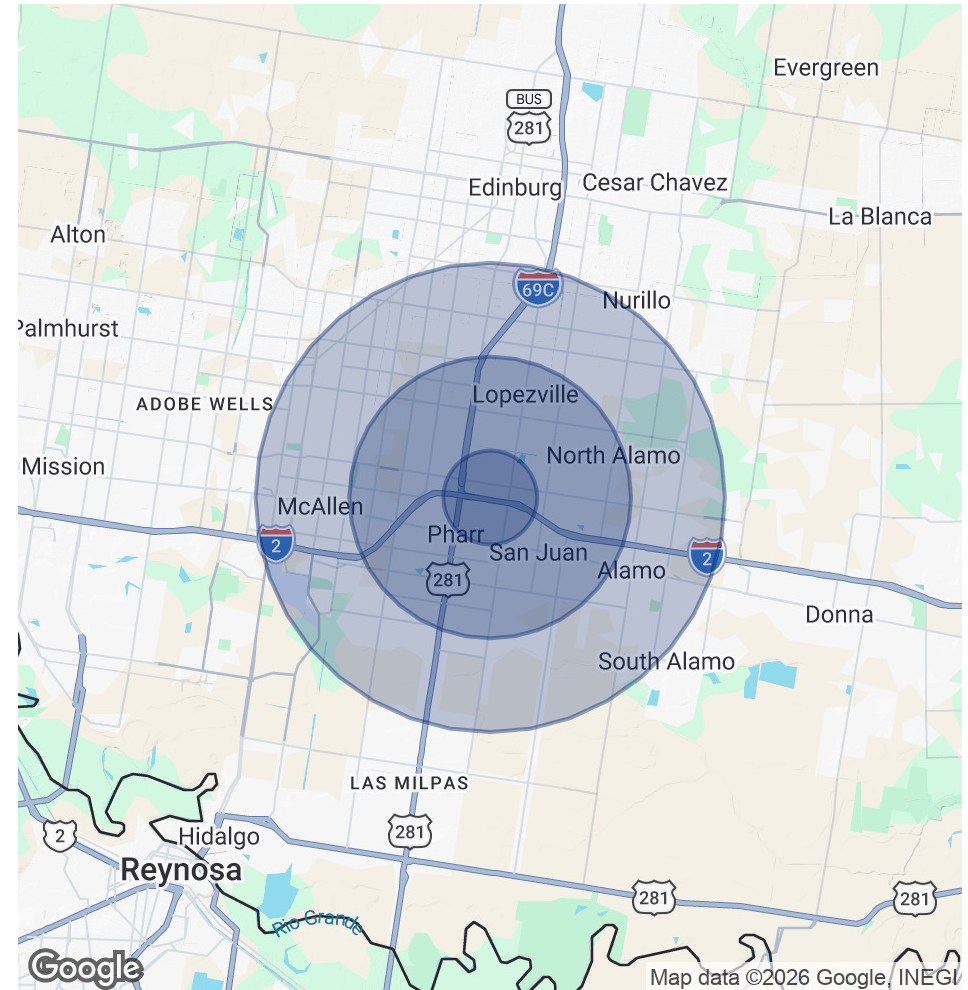
1001 EAST EXPRESSWAY 83

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,178	100,609	223,037
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	39	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,181	32,130	73,229
# of Persons per HH	3.2	3.1	3
Average HH Income	\$53,666	\$65,597	\$71,888
Average House Value	\$115,590	\$149,658	\$173,978

Demographics data derived from AlphaMap



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