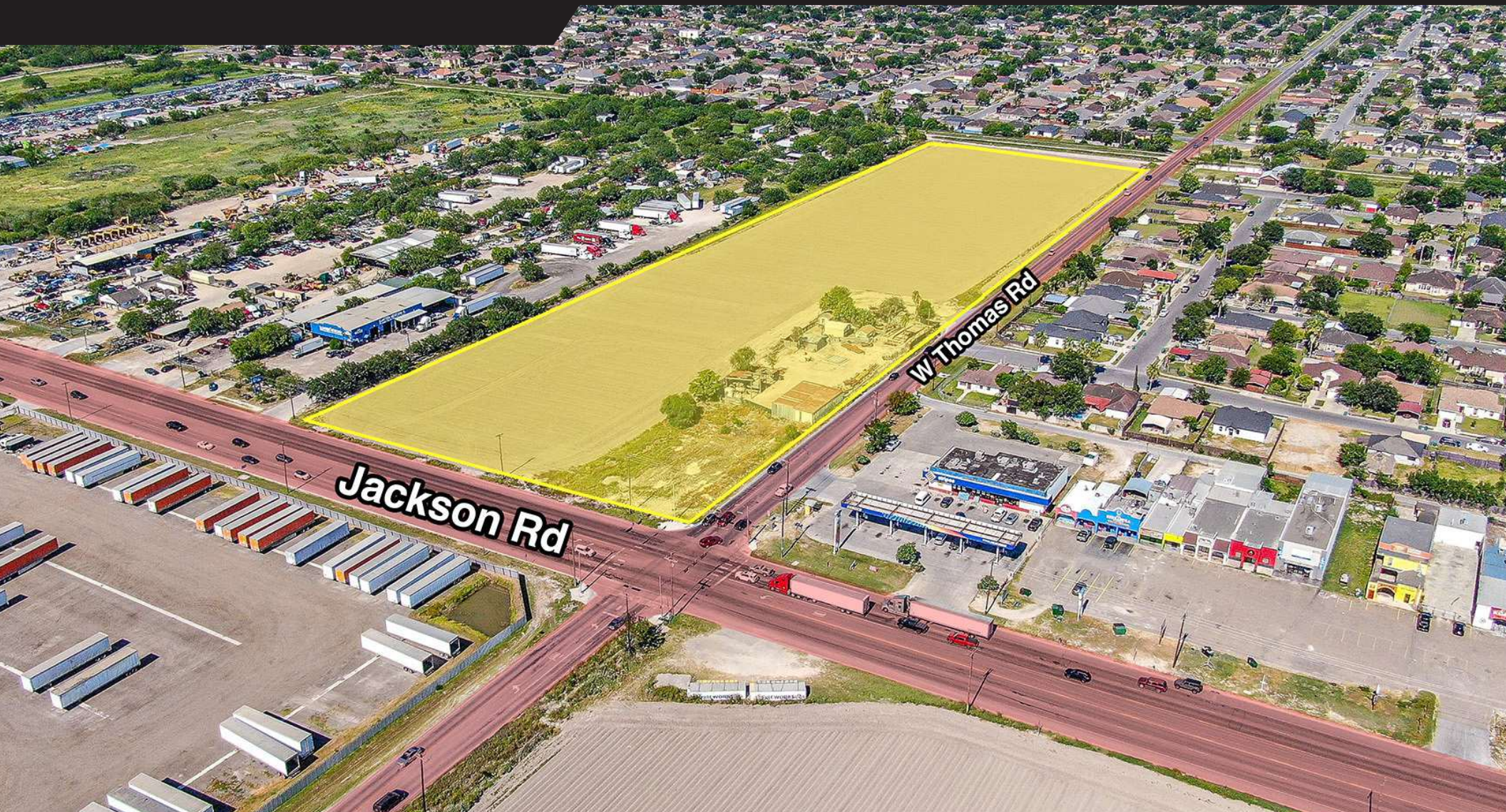


1900 W THOMAS RD

PHARR, TX 78577

±13.47 PRIME ACRES FOR SALE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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PROPERTY SUMMARY

1900 W THOMAS RD | PHARR, TX 78577



PROPERTY DESCRIPTION

Located just minutes from the Pharr-Reynosa International Bridge, this ±13.47-acre tract offers exceptional development potential in a rapidly growing area of Pharr, TX. With dual zoning—Agricultural Open (AO) and Heavy Commercial (C)—this site is primed for a wide range of commercial, industrial, or mixed-use projects. This highly visible 13.47-acre property is strategically located at the intersection of S. Jackson Road and W. Thomas Road in Pharr, Texas. Situated within an Opportunity Zone, the site offers exceptional connectivity and visibility in a rapidly expanding commercial and industrial corridor. It is ideal for retail, distribution, industrial, or mixed-use residential/commercial development.

PROPERTY HIGHLIGHTS

- High-growth corridor near major trade routes
- Zoned AO and heavy commercial
- Potential for integrated retail and multifamily or build-to-suit concepts

OFFERING SUMMARY

Sale Price:	\$235,000 / acre
Lot Size:	13.47 Acres
Zoning:	C-4 and A-O

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	214	646	2,887
Total Population	858	2,739	12,038
Average HH Income	\$54,583	\$58,873	\$66,889

FOR SALE | LAND

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

PROPERTY INFORMATION

1900 W THOMAS RD | PHARR, TX 78577



PROPERTY HIGHLIGHT:

- Size: 13.47 acres
- Location: Prime intersection of S. Jackson Rd. & W. Thomas Rd.
- Visibility: High-traffic corner location
- Zoning: Commercial and Agricultural
- Located within a designated Opportunity Zone
- Corridor: Centrally positioned in Pharr's key commercial and industrial district

SURROUNDING FEATURES:

- Less than 2.0 miles to primary and secondary schools
- 4.2 miles to the Pharr International Bridge
- 5.4 miles to McAllen International Airport
- 5.7 miles to the Hidalgo International Bridge

AREA ATTRIBUTES:

- Located in a fast-growing business district
- Surrounded by a mix of national retailers and local enterprises
- Strong potential to attract local and international traffic

DEVELOPMENT POTENTIAL:

- Suitable for retail, distribution, or industrial operations
- Excellent opportunity for multi-use development, including residential

FOR SALE | LAND

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AERIAL MAP

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FOR SALE | LAND

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PHOTOS

1900 W THOMAS RD | PHARR, TX 78577



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The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

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Laura Liza Paz	437175	laurap@nairgv.com	956.994.8900
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Laura Liza Paz, SIOR	TX #437175	laurap@nairgv.com	956.227.8000
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date