

# 890 E. MILITARY HIGHWAY

PHARR, TX 78577

## INDUSTRIAL PROPERTY AND LAND FOR SALE

75,000 SF WAREHOUSE ON 6.87 ACRES



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

**LAURA LIZA PAZ, SIOR**

Senior Partner | Managing Broker  
956.227.8000 | lauralizap@stx-cre.com

**EDWARD VILLAREAL, SIOR**

Managing Partner | Real Estate Broker  
956.994.8900 | edwardv@stx-cre.com

**RICK FLORES**

Sales Associate  
956.994.8900 | rickf@stx-cre.com



NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | STX-CRE.COM

# OVERVIEW SUMMARY

890 E. MILITARY HIGHWAY (4A) / 6.87 ACRES | PHARR, TX 78577

## PROPERTY SUMMARY

Subject to the seller subdividing. 75,000 SF Class A warehouse on 6.87 acres located at the intersection of E. Military Highway and S. Dekal Dr. in Pharr, Texas, within the BAHN Industrial Park. Situated on 35.8 acres, this state-of-the-art facility is strategically positioned just minutes from the Pharr International Bridge, offering premier access to one of the busiest U.S.-Mexico trade corridors. Tenants benefit from seamless crossborder transportation and proximity to major highways serving the region.

## PROPERTY SPECIFICATIONS

<b>Sale Price:</b>	\$10,500,000
<b>Available Building Area SF:</b>	±75,000 SF
<b>Lot Size AC:</b>	±6.87 AC
<b>Office / Showroom SF:</b>	Build to Suit
<b>Clear Height:</b>	±32'
<b>Roof System:</b>	24GA Standing Seam W/ R-30 insulation
<b>Construction:</b>	Concrete Tilt Wall
<b>Dock Doors:</b>	15 Dock-high doors and 3 ramps
<b>Column Spacing:</b>	±55' x ±50'
<b>Lighting:</b>	Energy-efficient LED interior lighting
<b>Electric:</b>	3 Phase Power
<b>Fire Protection:</b>	ESFR sprinkler system



## PROPERTY HIGHLIGHTS

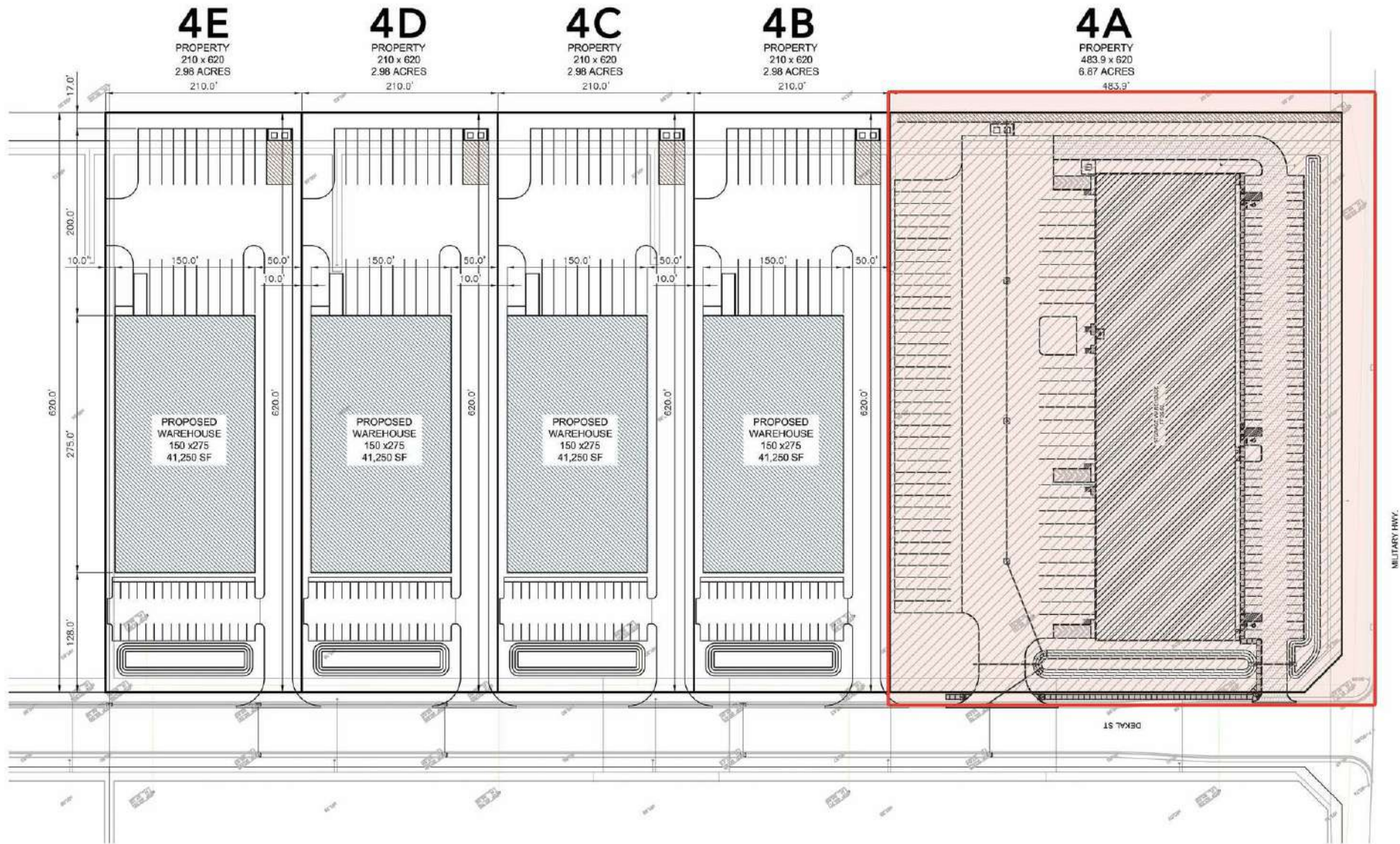
- Located BAHN Industrial Park, Pharr, TX
- Equipped with a 750 kVA 3-phase transformer
- Excellent visibility from frontage along E. Military Highway
- Slab is 6'; 4,000 psi
- Promixity to Pharr International Bridge and the 365 Tollway

## FOR SALE | INDUSTRIAL PROPERTY

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# 4A PROPERTY

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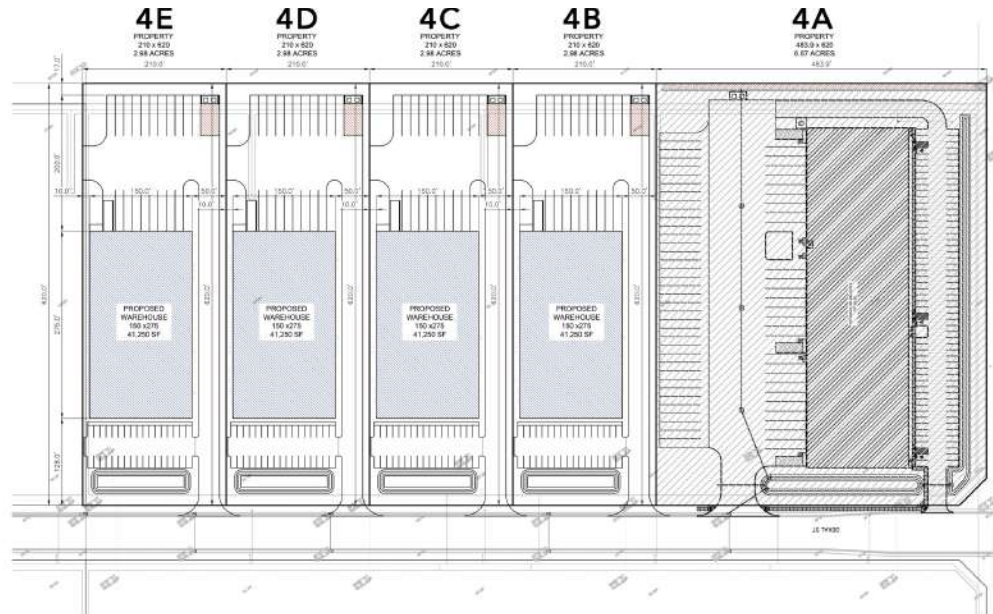


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# 4 WAREHOUSE SUBDIVIDED

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## ACRES

LOT 4A	6.87 AC
LOT 4B	2.98 AC
LOT 4C	2.98 AC
LOT 4D	2.98 AC
LOT 4E	2.98 AC

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# AERIAL

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PREPARED BY  
**NAI** Rio Grande Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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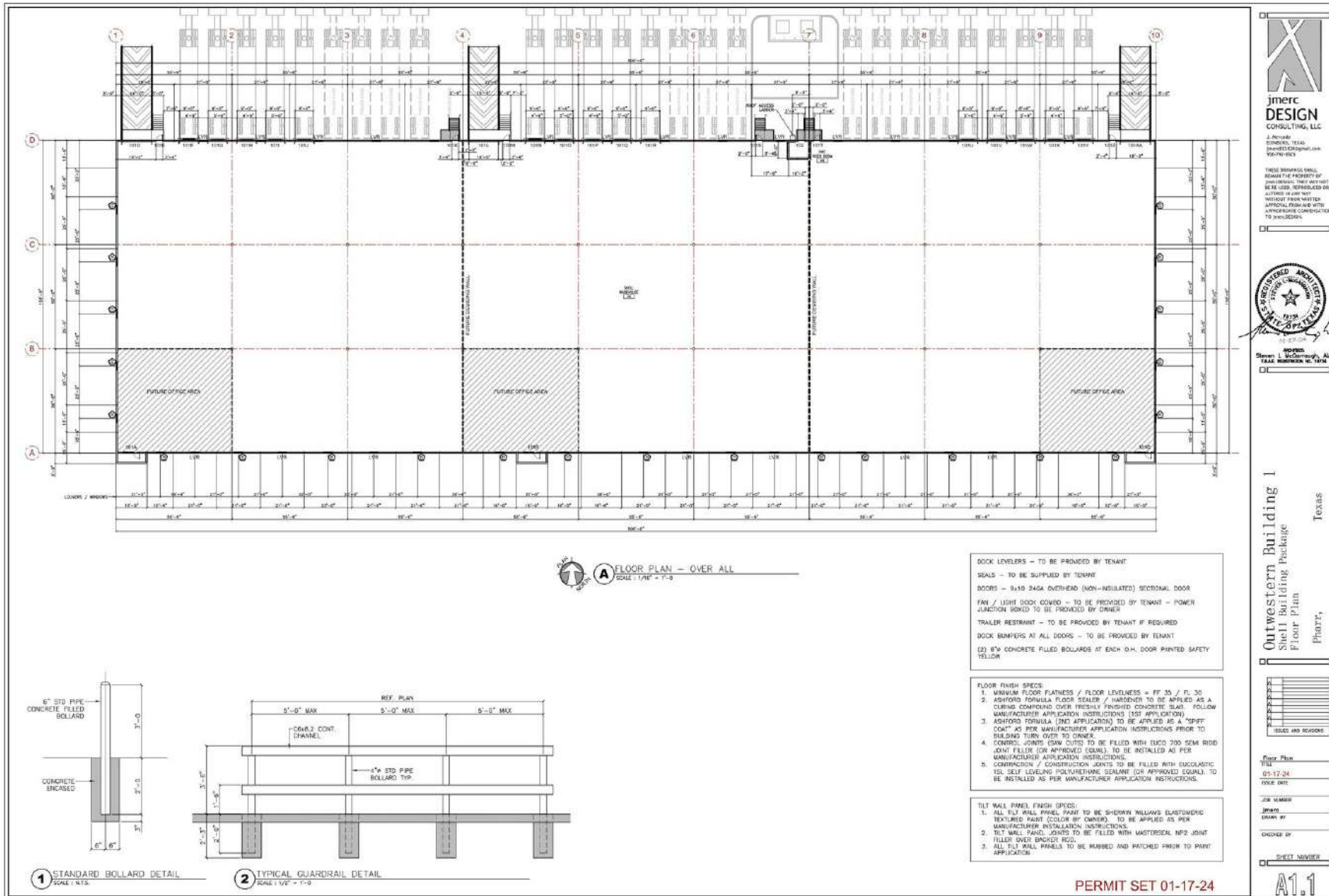


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# FLOOR PLANS - ALPHA BUILDING

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# AERIAL WITH MEASUREMENTS

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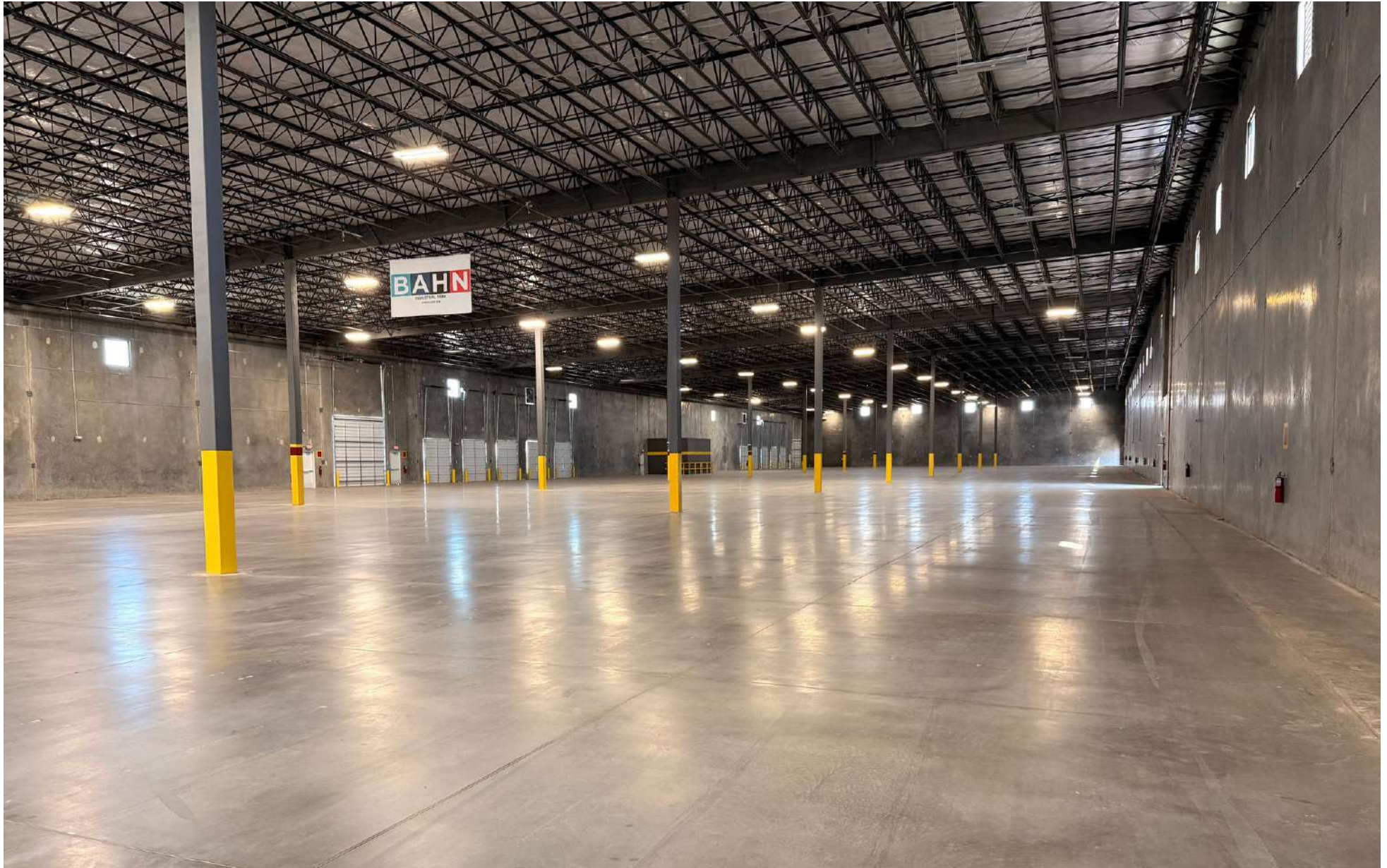


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# PHOTOS: INTERIOR

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# PHOTOS: EXTERIOR

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**LAURA LIZA PAZ, SIOR**  
**NAI RIO GRANDE VALLEY**

Senior Partner | Managing Broker

[laurap@nairgv.com](mailto:laurap@nairgv.com)

956.227.8000

**LISTING LEAD**

**EDWARD VILLAREAL, SIOR**  
**NAI RIO GRANDE VALLEY**

Managing Partner / Real Estate Broker

[edward@nairgv.com](mailto:edward@nairgv.com)

956.731.4433

**RICK FLORES**  
**NAI RIO GRANDE VALLEY**

Real Estate Agent

[rflores@nairgv.com](mailto:rflores@nairgv.com)

956.994.8900



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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.

<b>NAI STX</b>	<b>9008410</b>	<b>lauralizapaz@stx-cre.com</b>	<b>956.994.8900</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Laura Liza Paz, SIOR</b>	<b>437175</b>	<b>lauralizapaz@stx-cre.com</b>	<b>956.994.8900</b>
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Laura Liza Paz, SIOR</b>	<b>TX #437175</b>	<b>lauralizap@stx-cre.com</b>	<b>956.227.8000</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date