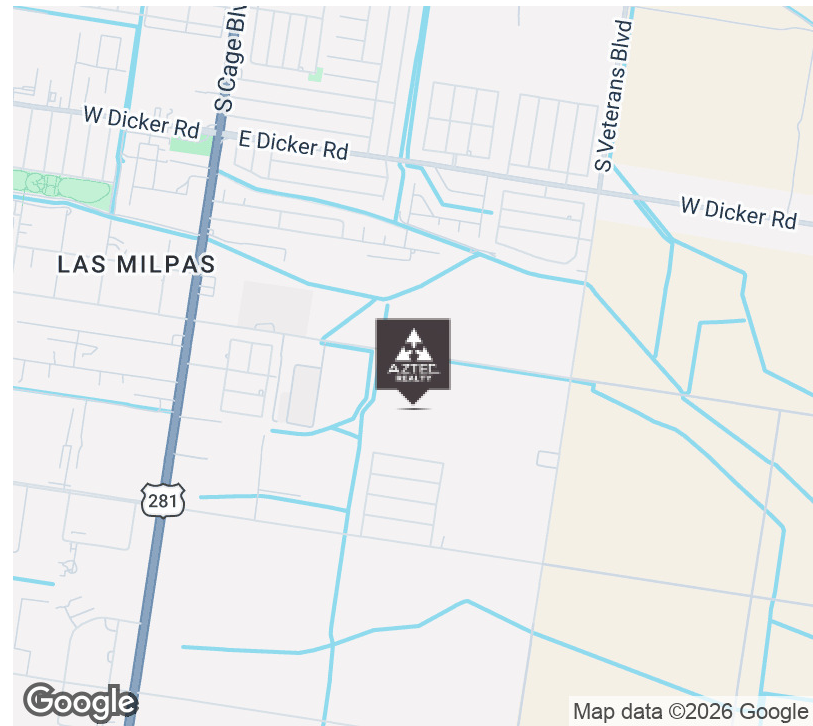


# 35.25 NET ACRES IN SOUTH PHARR, TX

LAS MILPAS ROAD, PHARR, TX 78577



## OFFERING SUMMARY

Sale Price:	\$2,291,445
Available SF:	
Lot Size:	35.253 Acres
Price / Acre:	\$65,000

## PROPERTY OVERVIEW

Priced at \$65,000/acre, this 35.25 net acre tract of land is currently in agricultural use, and located on the south side of Las Milpas Road, between Veterans Road and Cage Boulevard (Business Highway 281) in the Las Milpas area of south Pharr, TX.

This property has approximately 1,190' of frontage on Las Milpas Road, and is adjacent to light industrial warehouse development. An underground gas transmission line runs diagonally through the middle of this property, which would effect some uses. The property will require a rezoning through the City of Pharr. Recent upgrades to water lines and drainage lines in the immediate area will allow for more development options with this property. Our office does have an unsigned topographic survey on hand indicating that the net acreage is closer to 35.2 acres. This tract is labeled Lot 3 on the included aerial. Please see attached survey for more details.

## PROPERTY HIGHLIGHTS

**BLAKE BOX**

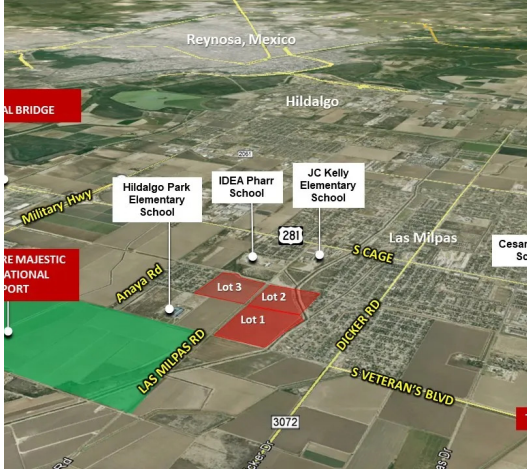
956.668.8790

blakejbox@aztecre.com



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,422	25,096	61,666
Average Age	23.0	22.9	27.0
Average Age (Male)	21.5	21.7	25.5
Average Age (Female)	24.5	24.2	28.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	569	5,952	16,578
# of Persons per HH	4.3	4.2	3.7
Average HH Income	\$30,355	\$33,320	\$43,328
Average House Value	\$74,247	\$75,529	\$101,358

2020 American Community Survey (ACS)