

1908 W SHARM DR
PHARR, TX 78577

NOW PRE-LEASING | DELIVERY Q4 2026
PRE-LEASING NOW | SUITES, MULTI-SUITE BLOCKS & FULL BUILDING OPTIONS



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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

PROPERTY SUMMARY

1908 W SHARM DR | PHARR, TX 78577



PROPERTY DESCRIPTION

1908 W Sharm Dr is a new flex industrial development now pre-leasing in one of Pharr's growing industrial corridors. The project offers flexible occupancy options ranging from individual $\pm 1,650$ to $\pm 1,800$ SF suites to larger multi-suite combinations, full-building opportunities, or the potential to secure both buildings for larger users. Ideal for contractors, distributors, service companies, e-commerce, light manufacturing, and regional operators seeking scalable space with immediate access to Jackson Rd, Interstate 2, McAllen, and the Pharr International Bridge.

PROPERTY HIGHLIGHTS

- Suites from $\pm 1,650$ SF to Full Building Opportunities
- Contiguous Suites Available for Expansion
- Lease 3+ Suites, One Building, or Entire Project
- Immediate Access to Jackson Rd & I-2

OFFERING SUMMARY

Lease Rate:	\$1.30 SF/month (0.35 NNN)
Suite SF:	1,650 - 17,550 SF
Total Available SF:	35,100 SF

STANDARD UNIT SPECIFICATIONS

- Concrete slab — warehouse & office with 12x14 overhead insulated roll-up doors
- 3-Phase 480/277V
- Roof R-10 / Walls R-10 Insulation | LED high-bay throughout
- Separate water meters and 2 exclusive spaces per unit
- Shared 13x35 ft dock — 18-wheelers welcome
- Building Height: Front 24'-6" / Back 22'-0" | Building length: 302'-1½" per building

FOR LEASE | INDUSTRIAL PROPERTY

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FLOOR PLANS

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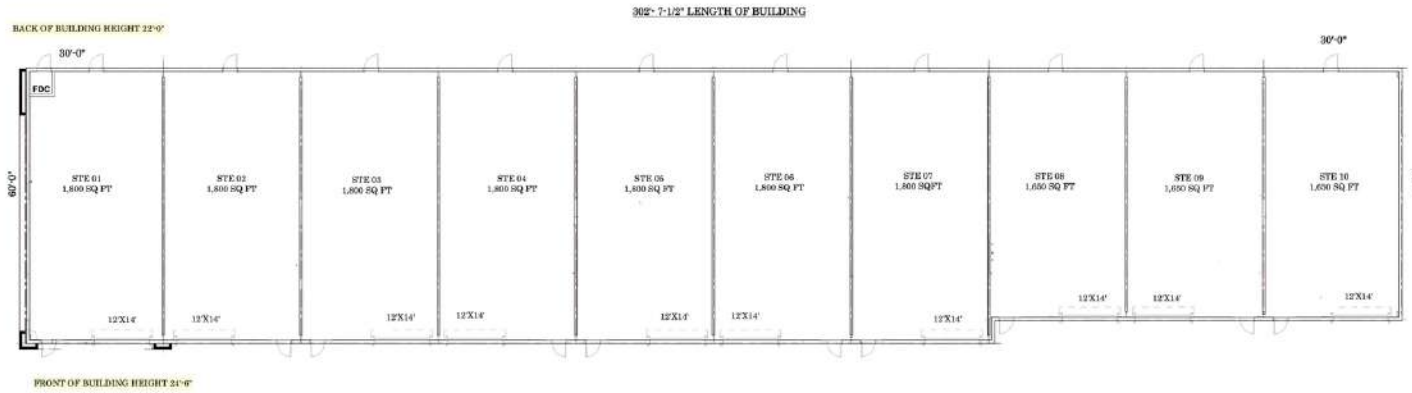


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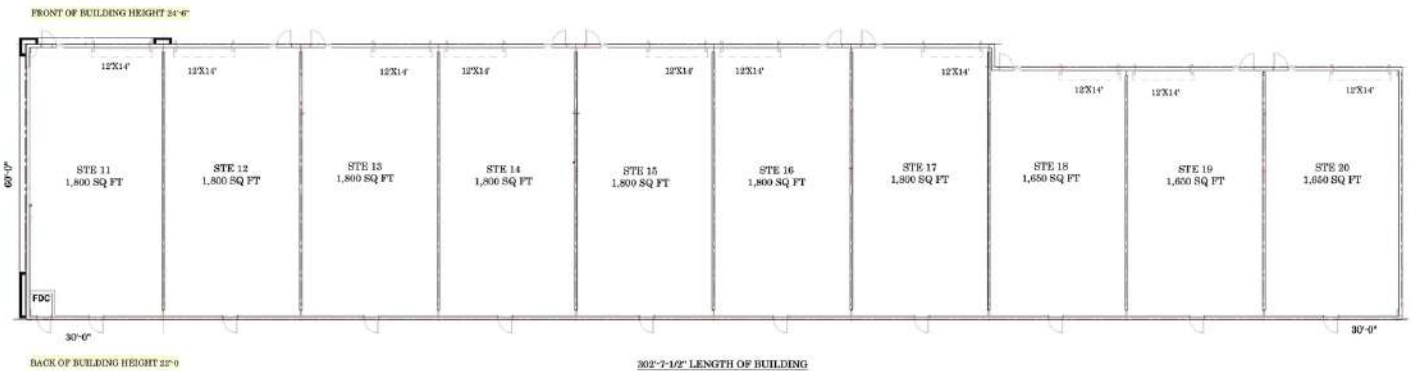
SITE PLANS

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BUILDING A: 17,550 SQFT + BUILDING B: 17,550 SQFT= 35,100 SQFT TOTAL

DEMISING WALLS ARE NOT PROPOSED AS PART OF THIS SHELL CONSTRUCTION. TENANT SPACE BOUNDARIES WILL BE ESTABLISHED BASED ON FUTURE TENANT REQUIREMENTS AND OCCUPANCY NEEDS



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CURRENT AVAILABILITY

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LEASE INFORMATION

Lease Type:	0.35 NNN	Lease Term:	Negotiable
Total Space:	1,650 - 1,800 SF	Lease Rate:	\$1.30 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste 1	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 2	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 3	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 4	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 5	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 6	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 7	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 8	1,650 SF	0.35 NNN	\$1.30 SF/month	\$2,145 (Lease Rate) + \$577.50 (NNN) = \$2,722.50 Monthly Total
Ste 9	1,650 SF	0.35 NNN	\$1.30 SF/month	\$2,145 (Lease Rate) + \$577.50 (NNN) = \$2,722.50 Monthly Total
Ste 10	1,650 SF	0.35 NNN	\$1.30 SF/month	\$2,145 (Lease Rate) + \$577.50 (NNN) = \$2,722.50 Monthly Total
Ste 11	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 12	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 13	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total

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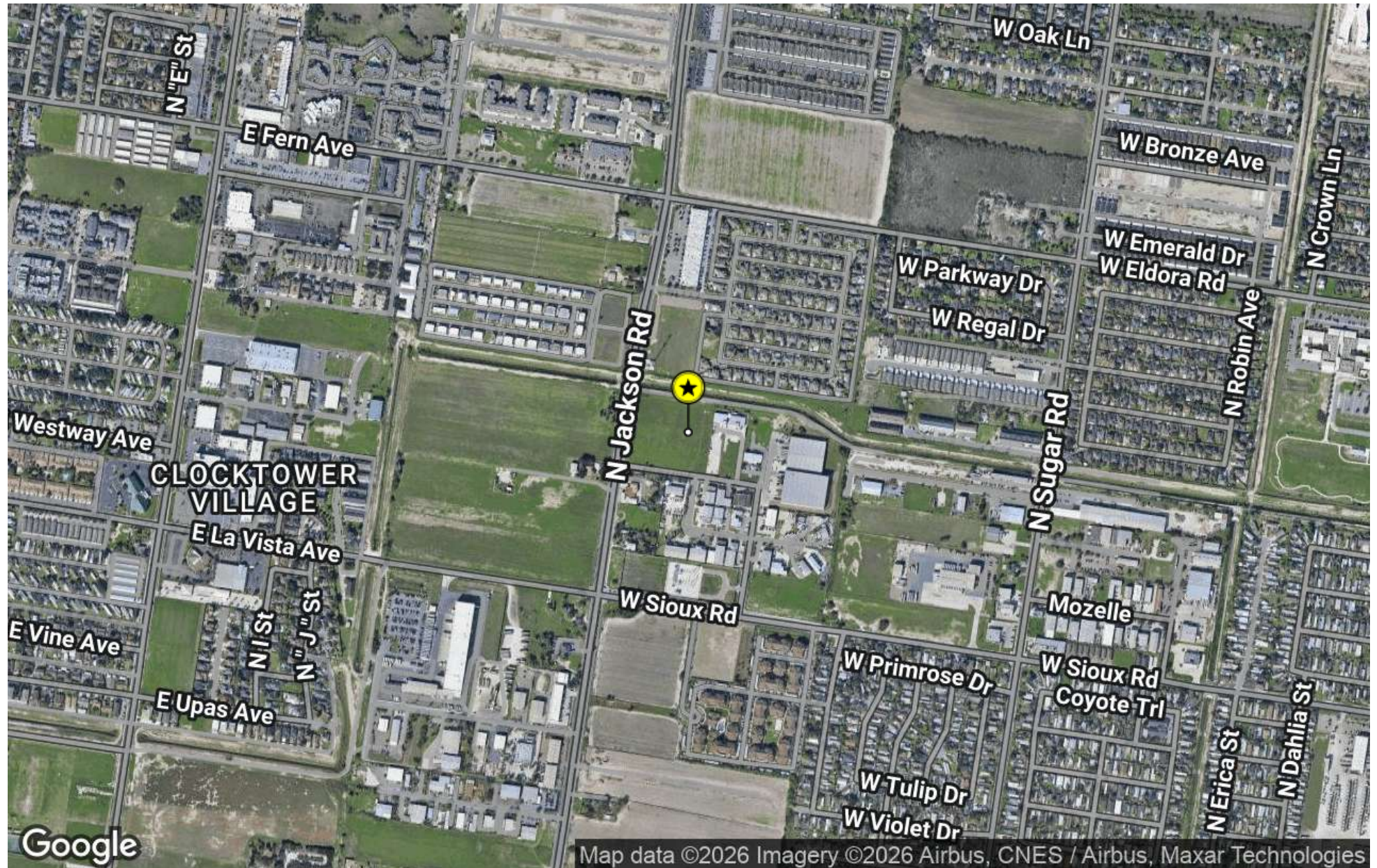
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste 14	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 15	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 16	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 17	1,800 SF	0.35 NNN	\$1.30 SF/month	\$2,340 (Lease Rate) + \$630 (NNN) = \$2,970 Monthly Total
Ste 18	1,650 SF	0.35 NNN	\$1.30 SF/month	\$2,145 (Lease Rate) + \$577.50 (NNN) = \$2,722.50 Monthly Total
Ste 19	1,650 SF	0.35 NNN	\$1.30 SF/month	\$2,145 (Lease Rate) + \$577.50 (NNN) = \$2,722.50 Monthly Total
Ste 20	1,650 SF	0.35 NNN	\$1.30 SF/month	\$2,145 (Lease Rate) + \$577.50 (NNN) = \$2,722.50 Monthly Total

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LOCATION OVERVIEW

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The information contained herein has been obtained from sources we believe to be reliable; however, NAI STX has not verified, and will not verify, any of the information contained herein, nor has the aforementioned Broker conducted any investigation regarding these matters and makes 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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- And
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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