

1301 WARREN STREET

PHARR, TX 78577

LAND FOR SALE
3 ACRES



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ, SIOR
Senior Partner | Managing Broker
956.227.8000 | lauralizap@stx-cre.com



PROPERTY SUMMARY

1301 WARREN STREET | PHARR, TX 78577



PROPERTY DESCRIPTION

3 acres of prime, vacant land in a high-traffic area! Zoned General Business, this property is bursting with potential—whether you're planning retail, office space, or a mixed-use development. Strategically located just minutes from Business Highway 83 and Interstate 2, it offers unbeatable visibility and access.

PROPERTY HIGHLIGHTS

- Great Mixed-Use Development Potential
- In a High Traffic Area
- Proximity to Interstate 2 and Business Hwy. 83

OFFERING SUMMARY

| | |
|--------------------|----------------------|
| Sale Price: | \$900,000 |
| Lot Size: | 3 Acres |
| Taxes: | \$11,390 |
| Zoning: | C-3 General Business |

DEMOGRAPHICS

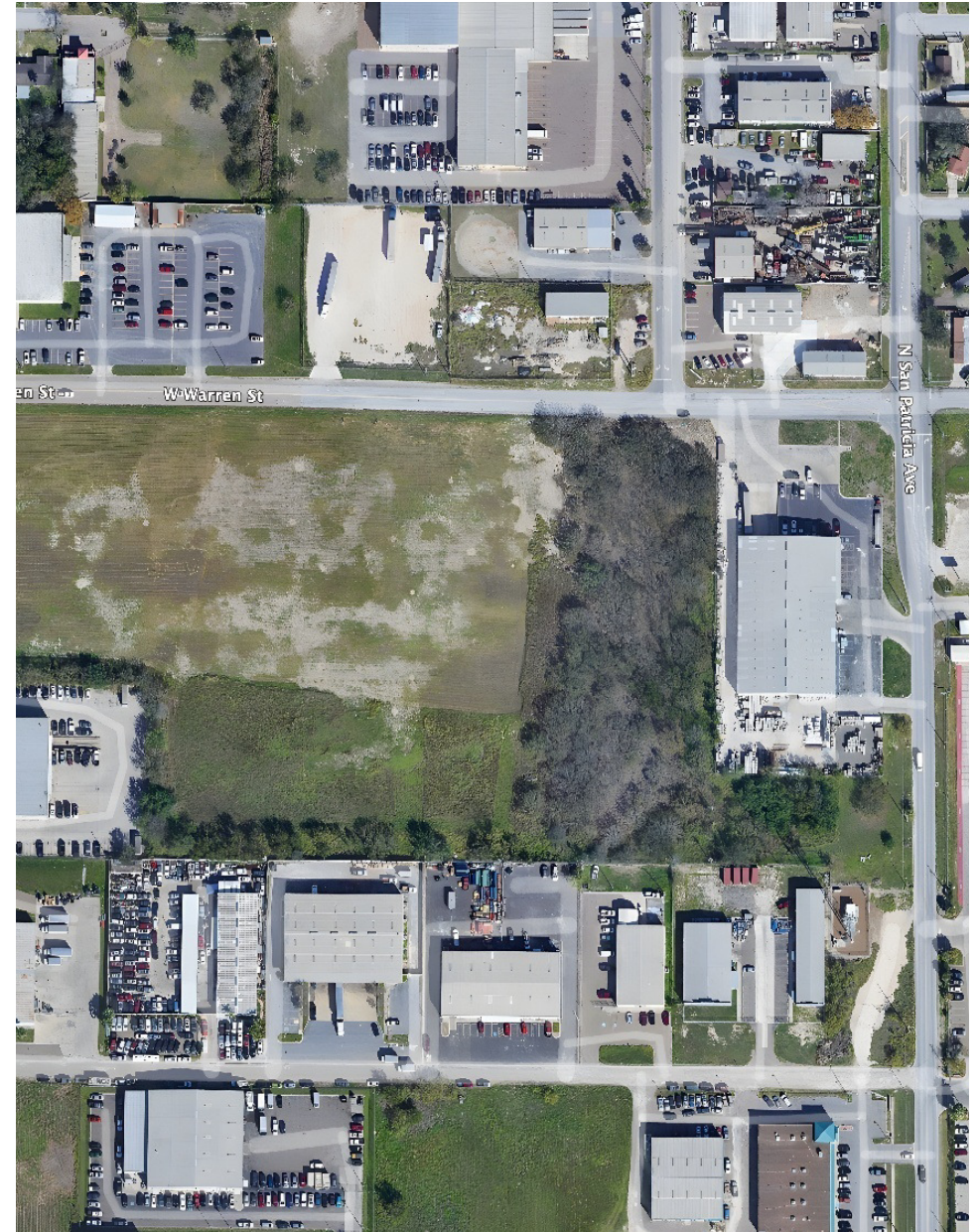
| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|---------------|----------------|----------------|
| Total Households | 2,966 | 36,731 | 79,809 |
| Total Population | 8,928 | 102,193 | 238,526 |
| Average HH Income | \$56,015 | \$69,467 | \$74,136 |

FOR SALE | LAND

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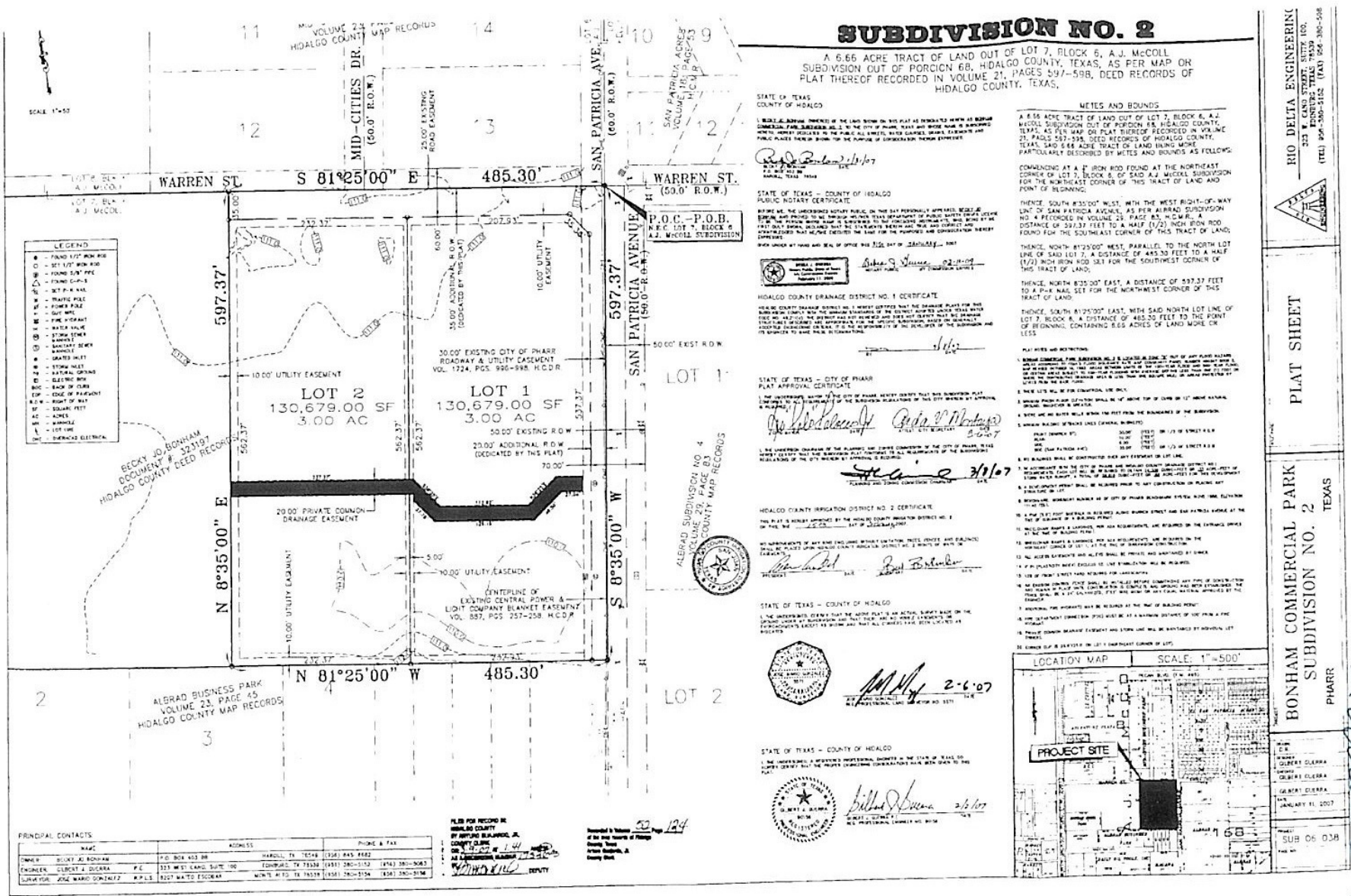
ADDITIONAL PHOTOS

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SUBDIVISION NO. 2

A 6.66 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 6, A.J. MCCOLL SUBDIVISION OUT OF PORCION 68, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

1. BEING A 6.66 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 6, A.J. MCCOLL SUBDIVISION OUT OF PORCION 68, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.66 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 7, BLOCK 6 OF SAID A.J. MCCOLL SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE SOUTH 83°00'00" WEST, WITH THE WEST RIGHT-OF-WAY LINE OF SAN PATRICIA AVENUE, AS PER AIRRAID SUPERVISOR NO. 4 RECORDED IN VOLUME 25, PAGE 83, H.C.W.R., A DISTANCE OF 597.37 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 87°00'00" WEST, PARALLEL TO THE NORTH LOT LINE OF SAID LOT 7, A DISTANCE OF 485.30 FEET TO A HALF (1/2) INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 83°00'00" EAST, A DISTANCE OF 597.37 FEET TO A 2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°25'00" EAST, WITH SAID NORTH LOT LINE OF LOT 7, BLOCK 6, A DISTANCE OF 485.30 FEET TO THE POINT OF BEGINNING, CONTAINING 6.66 ACRES OF LAND MORE OR LESS.

HIDALGO COUNTY BRIDGE DISTRICT NO. 1 CERTIFICATE

THE UNDERSIGNED COUNTY CLERK DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR THIS TRACT OF LAND HAS BEEN FILED WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND THAT THE BRIDGE DISTRICT HAS REVIEWED THE PLAT AND HAS FOUND THAT THE BRIDGE DISTRICT HAS NO OBJECTION TO THE SUBDIVISION AND THAT THE BRIDGE DISTRICT HAS NO CLAIM TO ANY PORTION OF THE SUBDIVISION AND THAT THE BRIDGE DISTRICT HAS NO CLAIM TO ANY PORTION OF THE SUBDIVISION AND THAT THE BRIDGE DISTRICT HAS NO CLAIM TO ANY PORTION OF THE SUBDIVISION.

HIDALGO COUNTY BRIDGE DISTRICT NO. 2 CERTIFICATE

THE PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY BRIDGE DISTRICT NO. 2 ON THIS 26th DAY OF MARCH, 2007.

STATE OF TEXAS - COUNTY OF PHARR

PLAT APPROVAL CERTIFICATE

THE UNDERSIGNED CLERK OF THE CITY OF PHARR HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT HAS BEEN FILED WITH THE CITY CLERK OF PHARR, TEXAS, AND THAT THE CITY CLERK HAS REVIEWED THE PLAT AND HAS FOUND THAT THE CITY CLERK HAS NO OBJECTION TO THE SUBDIVISION AND THAT THE CITY CLERK HAS NO CLAIM TO ANY PORTION OF THE SUBDIVISION.

STATE OF TEXAS - COUNTY OF HIDALGO

HIDALGO COUNTY BRIDGE DISTRICT NO. 2 CERTIFICATE

THE PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY BRIDGE DISTRICT NO. 2 ON THIS 26th DAY OF MARCH, 2007.

STATE OF TEXAS - COUNTY OF HIDALGO

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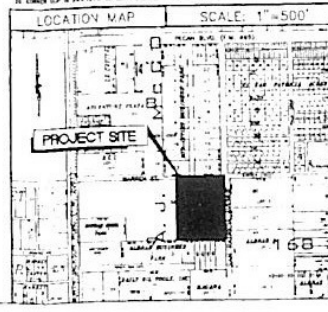
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LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- △ FOUND 5/8" PIPE
- FOUND 3/4" PIPE
- SET 2" IRON ROD
- ▲ POWER POLE
- ▼ SET WIRE
- ◆ FINE POINT
- ◇ WATER VALVE
- ◇ STAKE OTHER
- ◇ BENCHMARK
- ◇ BENCHMARK BEYOND
- ◇ BENCHMARK
- ◇ GRADED POINT
- ◇ STAKED POINT
- ◇ NATURAL TOPGAP
- ◇ BACK OF CURB
- ◇ EDGE OF PAVEMENT
- ◇ POINT OF BEGINNING
- ◇ SOLAR FEET
- ◇ ACRES
- ◇ BENCHMARK
- ◇ SET WIRE
- ◇ OVERHEAD ELECTRICAL

PRINCIPAL CONTACTS

| NAME | ADDRESS | PHONE & FAX |
|-----------------------------|-----------------|---|
| OWNER: BUCKY JO BONHAM | P.O. BOX 432 BR | HARROLD, TX 78748 (361) 845-8922 |
| ENGINEER: CLAYTON J. DICKER | P.O. BOX 100 | EDINBURGH, TX 78242 (409) 280-5152 (409) 280-5083 |
| SURVEYOR: JOSE MARCO TORRES | P.O. BOX 100 | WINTERS, TX 78070 (361) 280-5154 (361) 280-5154 |

RIO DELTA ENGINEERING
 247 E. CANS STREET, SUITE 100,
 EDINBURGH, TEXAS 78242
 (TEL) 361-280-5152 (FAX) 361-280-5088

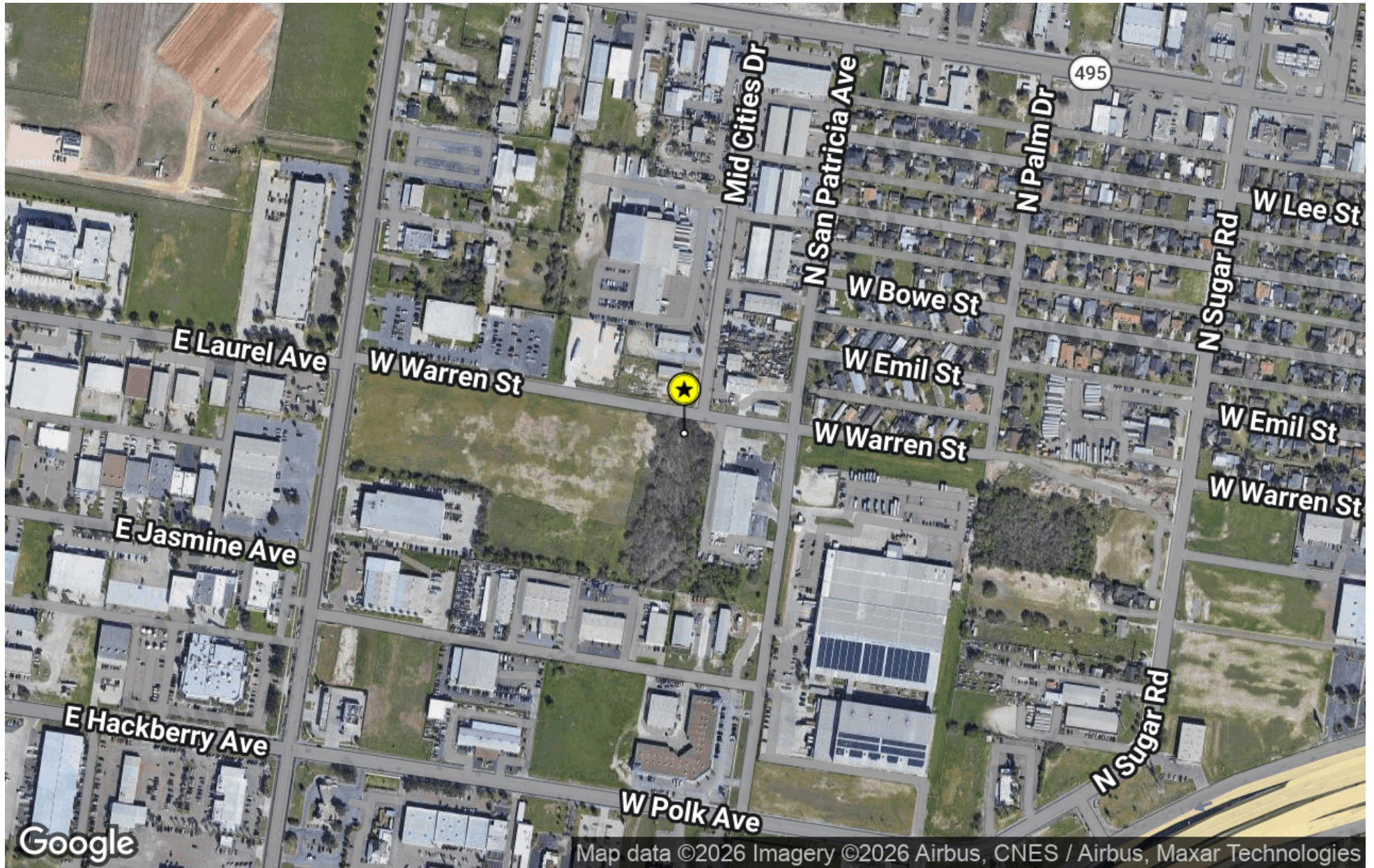
BONHAM COMMERCIAL PARK
 SUBDIVISION NO. 2
 PHARR
 TEXAS

PLAT SHEET

SUB 06 03B

AERIAL MAP

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The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI STX, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI STX has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

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.

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.

| | | | |
|--|-------------------|---------------------------------|---------------------|
| NAI STX | 9008410 | lauralizapaz@stx-cre.com | 956.994.8900 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Laura Liza Paz, SIOR | 437175 | lauralizapaz@stx-cre.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 | lauralizap@stx-cre.com | 956.227.8000 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date