



# Pharr

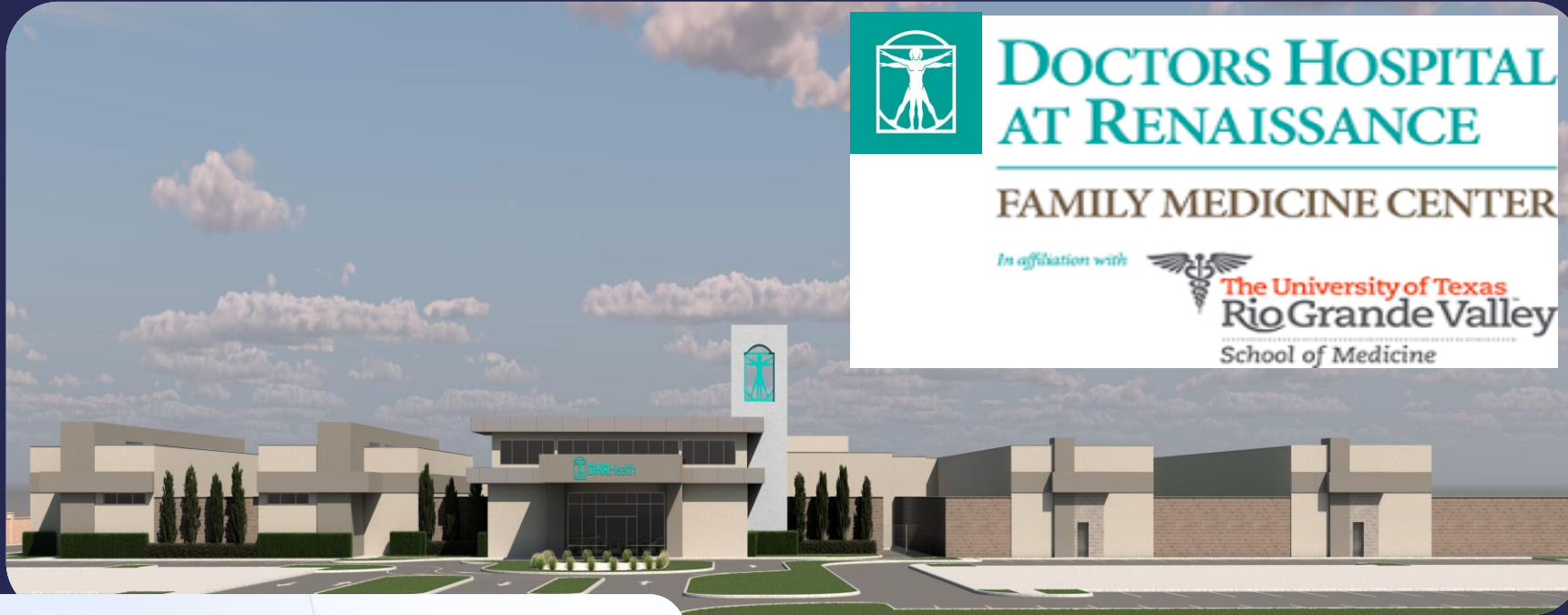
Economic Development  
Corporation



# New Construction

# DHR Behavioral Health Hospital

4800 N. Jackson Road & Ferguson Ave.



- Represents Pharr's First Hospital
- Set to open Summer 2026
- \$2.1 Billion Investment funded by Texas
- \$85 Million Dollar Grant by Texas Health & Human Services Commission
- 161KSFT State of the Art 100-bed Facility
- Comprehensive approach to mental health care for pediatric, adolescent, adult, and geriatric patients.
- House intensive outpatients therapy programs





The Pharr Economic Development Corporation

Cordially Invites You To

**Tesh Flex**

*Groundbreaking*

**Wednesday, April 2, 2025 @ 10AM**

5101 N. Cage, Pharr, TX

Join us in celebrating the groundbreaking of a new speculative industrial building, now available for lease. This expansion highlights our ongoing commitment to growth and progress in Pharr.



**Leasing Information:**

Jaboney Rodriguez, CCIM

(956) 720-7523

jaboneyr@forumcre.com



**Another Great Project Brought To You By:**

**Tesh Flex, LLC**  
5101 N. Cage



Dr. Ambrosio Hernandez  
Mayor  
City of Pharr



Victor Perez  
President/CEO  
Pharr Economic Development Corporation

**PHARR EDC BOARD**

Mayor Ambrosio Hernandez, M.D., Chairman  
Mario Luciano, Vice-Chairman  
Commissioner Ramiro Caballero, M.D., Secretary  
Commissioner Michael Pacheco, Treasurer  
Commissioner Ricardo Medina, Board Member  
Reynaldo Perez, Board Member  
Romeo Cantu, Board Member



**Pharr**  
Economic Development  
Corporation

1215 S. CAGE BLVD. | PHARR, TX 78577 | (956) 402-4332 | [www.pharredc.com](http://www.pharredc.com) | [f](https://www.facebook.com/PharrEDC) [@PharrEDC](https://www.instagram.com/PharrEDC)



# Oasis Project

## Restaurant Row at Pharr Town Center





## Caliber Collision

E. Ferguson & Veterans Blvd.



## Texas Cooperative Inspection Program

N. Cypress St. & Ferguson Ave.



## Xperience Community Fitness

W. Minnesota Rd.





# Rodriguez Plaza Nolana and Jackson

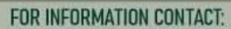


12 Units totaling 210KSFT  
Type of Tenants:  
Restaurant  
Retail  
Community Service offices  
High Traffic Visibility





## MULTIFAMILY LOTS FOR SALE



956.603.9823



- 15.93 Acres
- 49 Lots/4-plex Per Lot
- 196 Dwellings
- EB-5 Project
- Commence Mid-September





# Fiesta Plaza

6109 S. Cage Blvd.





# Acme Square Multifamily Subdivision

E. Minnesota Road and Chula Vista



DETENTION AREA

LOT 45

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

LOT 39

LOT 38

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

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LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

ACME SQUARE

LOT #	SIZE (SQFT)	DIMENSIONS (FEET)	PRICE	LOT #	SIZE (SQFT)	DIMENSIONS (FEET)	PRICE
1	11,827	CORNER	\$125,000	26	14,512	107'50" X 135'	\$95,000
2	11,205	85' X 135'	\$125,000	27	11,475	85' X 135'	\$125,000
3	16,807	124' X 135'	\$95,000	28	11,475	85' X 135'	\$125,000
4	16,537	122' X 135'	\$130,000	29	11,475	85' X 135'	\$125,000
5	11,475	85' X 135'	\$125,000	30	11,475	85' X 135'	\$125,000
6	11,475	85' X 135'	\$125,000	31	11,475	85' X 135'	\$125,000
7	11,475	85' X 135'	\$125,000	32	11,475	85' X 135'	\$125,000
8	11,475	85' X 135'	\$125,000	33	11,250	90' X 125'	\$125,000
9	11,475	85' X 135'	\$125,000	34	11,137	CORNER	\$125,000
10	11,475	85' X 135'	\$125,000	35	12,267	CORNER	\$125,000
11	12,712	CORNER	\$125,000	36	11,626	83' X 140'	\$125,000
12	11,137	CORNER	\$125,000	37	12,436	124' X 140'	\$95,000
13	11,475	85' X 135'	\$125,000	38	12,155	122' X 140'	\$130,000
14	11,475	85' X 135'	\$125,000	39	11,800	85' X 140'	\$125,000
15	11,475	85' X 135'	\$125,000	40	11,500	85' X 140'	\$125,000
16	11,475	85' X 135'	\$125,000	41	11,500	85' X 140'	\$125,000
17	11,475	85' X 135'	\$125,000	42	11,800	85' X 140'	\$125,000
18	11,475	85' X 135'	\$125,000	43	11,800	85' X 140'	\$125,000
19	14,512	107'50" X 135'	\$95,000	44	11,800	85' X 140'	\$125,000
20	14,762	108'50" X 135'	\$95,000	45	12,187	CORNER	\$125,000
21	11,205	85' X 135'	\$125,000	46	14,300	110' X 130'	\$130,000
22	11,827	CORNER	\$125,000	47	14,300	110' X 130'	\$130,000
23	11,205	85' X 135'	\$125,000				
24	14,762	108'50" X 135'	\$95,000				

MINNESOTA ROAD

URSAA REAL ESTATE

OWASSA ROAD

MINNESOTA ROAD

W MINNESOTA ROAD

W HOLANA LOOP

MINNESOTA ROAD

EARLING ROAD

DESIGNATES DUPLEX LOT

This 20 acre project is situated within a mile of the North/South corridor, US Highway 281. Being located near a major highway, the surrounding area is loaded with strong, national retail/restaurants, schools, and entertainment. The development is one of the only multifamily projects in the area, making it a great, low competition, project in an area with very high absorption rates.

LOCATION:  
PHARR, TX

PRICE:  
\$125,000+

COMPLETION DATE:  
AUGUST 2025

RESTRICTIONS:  
HOA

PROXIMITY

- EXPRESSWAY 281
- BERT OGDEN ARENA
- LOS LAGOS GOLF COURSE
- NATIONAL RETAIL & RESTAURANTS

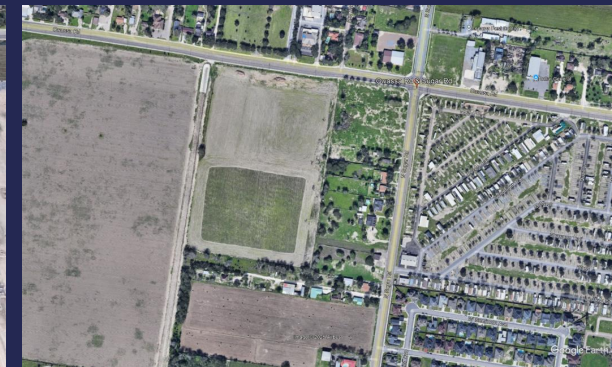
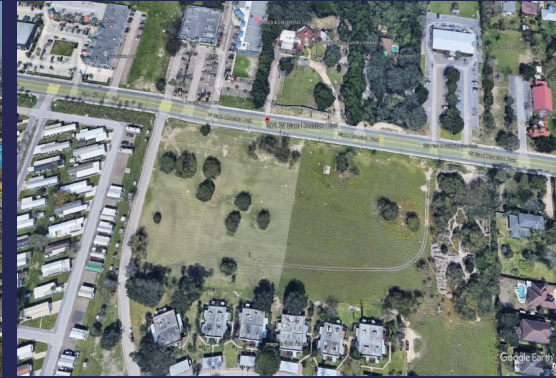
OVERVIEW

- OVERSIZED LOTS
- 85'X135' AVERAGE LOT SIZE
- CAPACITY FOR (4) 3/2's

MARC MORAN  
BROKER  
956.784.9874







# Properties For Sale



## 5513 N. Cage Blvd. & I-69 Corridor

Mario Alberto Ornelas 956-451-1672



23.84 Acres - W. Owassa & Sugar Rd.

Roy Rodriguez 956-330-0937



## 1215 E. Expressway 83 I-2 Corridor (W. Egly St. & Sugar Rd.)

JC Lowe, Signature Properties 956-451-6919



15.8 Acres - 2701 N. Cage Blvd. (I-69)

Coldwell Banker - Daniel Galvan 956-451-2983





## W. Minnesota Rd. & N. Sugar Rd.

Exp Realty, Mitch Blanco 956-328-2167



Multi Family  
Residential  
Apartment  
Complex

Commercial  
Frontage  
Restaurant  
High Traffic

## 1209 Nolana Loop

KW Commercial, Angela Navarrete, 956-342-0384



## E. Nolana Loop

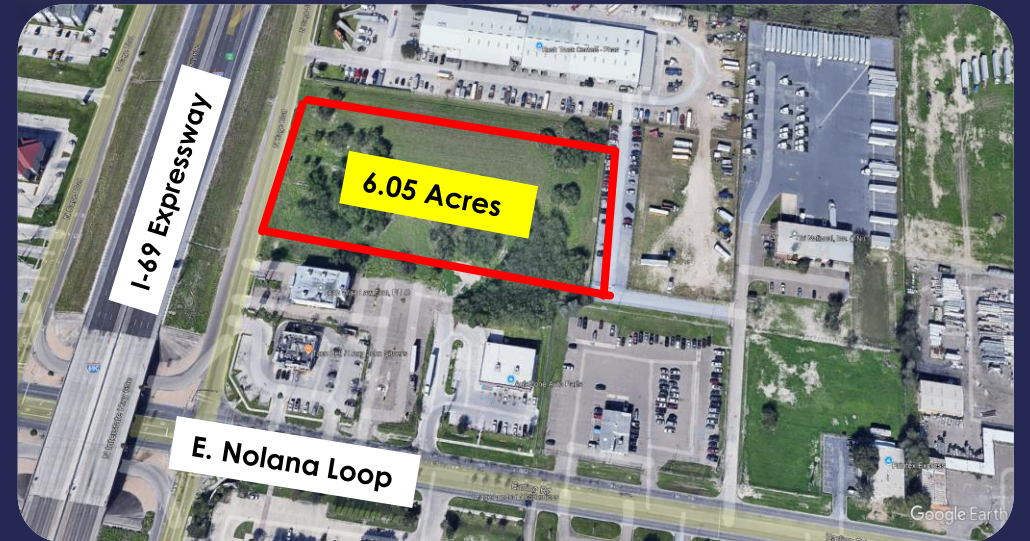
NAI-Laura Liza Paz 956-227-8000



Commercial  
Frontage

## I-69 & Nolana Loop

Jose Rodriguez 956-739-1928



Commercial  
Frontage



## 2645 N. Cage Blvd. & I-69 Corridor

Coldwell Banker - Michael Pacheco | 956-739-5172



- \$4 Million
- Excellent Expressway Frontage
- High Traffic
- Great Visibility
- Ideal for any Commercial User

## 4300 N. Cage Blvd. & I-69 Corridor

Coldwell Banker, Michael Pacheco | 956-739-5172



- \$1.7 Million
- Excellent Expressway Frontage
- High Traffic Area



## I-69 Corridor & E. Ferguson Ave.

3 Lots at 1.57 Acres & 4.31 Acres

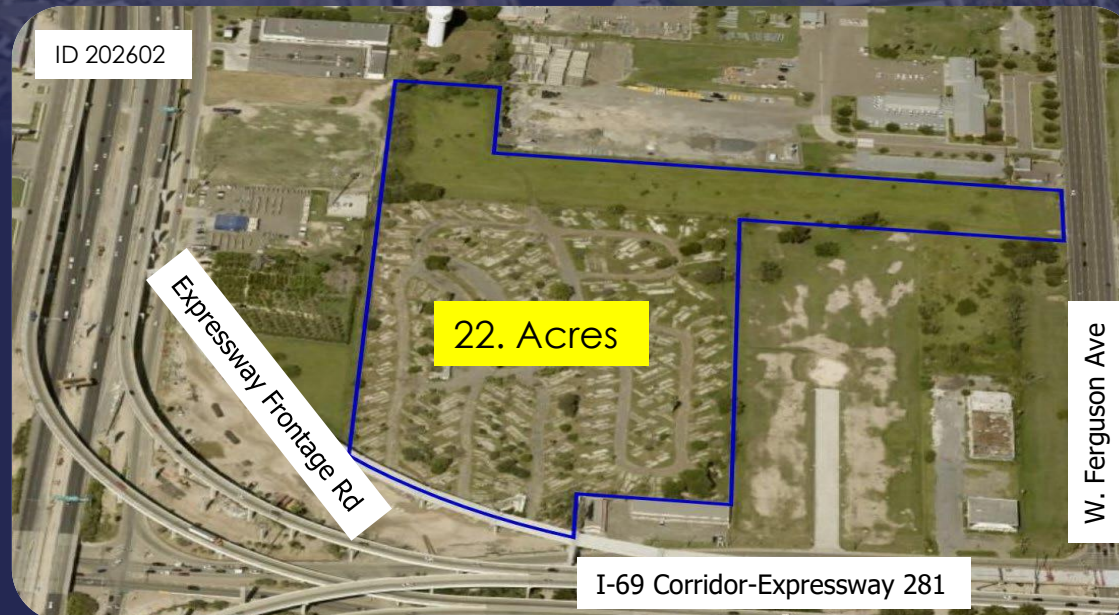


## E. Ferguson Ave. & N. Veterans Blvd.



## Holiday Village

22 Acres Frontage &  
I-69 - Expressway 281



- 9.66 Acres ID 202624
- 302 E. Ferguson Ave & N. Cypress St.
- 2.79 Acres ID 202523, 202529
- 301 E. Ferguson Ave & N. Cypress St
- 7 Acres ID 202525, 202535, 690581
- 415 E. Ferguson Ave
- 4.72 Acres ID 205751
- 1101 E. Ferguson & N. Juniper St.
- 14.57 Acres ID 205762, 719830
- E. Ferguson Ave & N. Juniper St



## E. Ferguson Ave. & N. Juniper St.

NAIRGV, Laura Liz Paz 956-227-8000



Commercial  
High Traffic  
I-2 Interstate  
Expressway 83

## Expressway Frontage & Sugar Rd.

Cantu Construction- 956-631-1273



Expressway Frontage  
Sugar Rd. Entrance  
High Traffic

## Jackson & Sioux Rd.

Harry Urey - Coldwell  
956-607-1754

Commercial  
Residential





## W. Ferguson & N. Jackson Road

ID 231080 - Merit Development

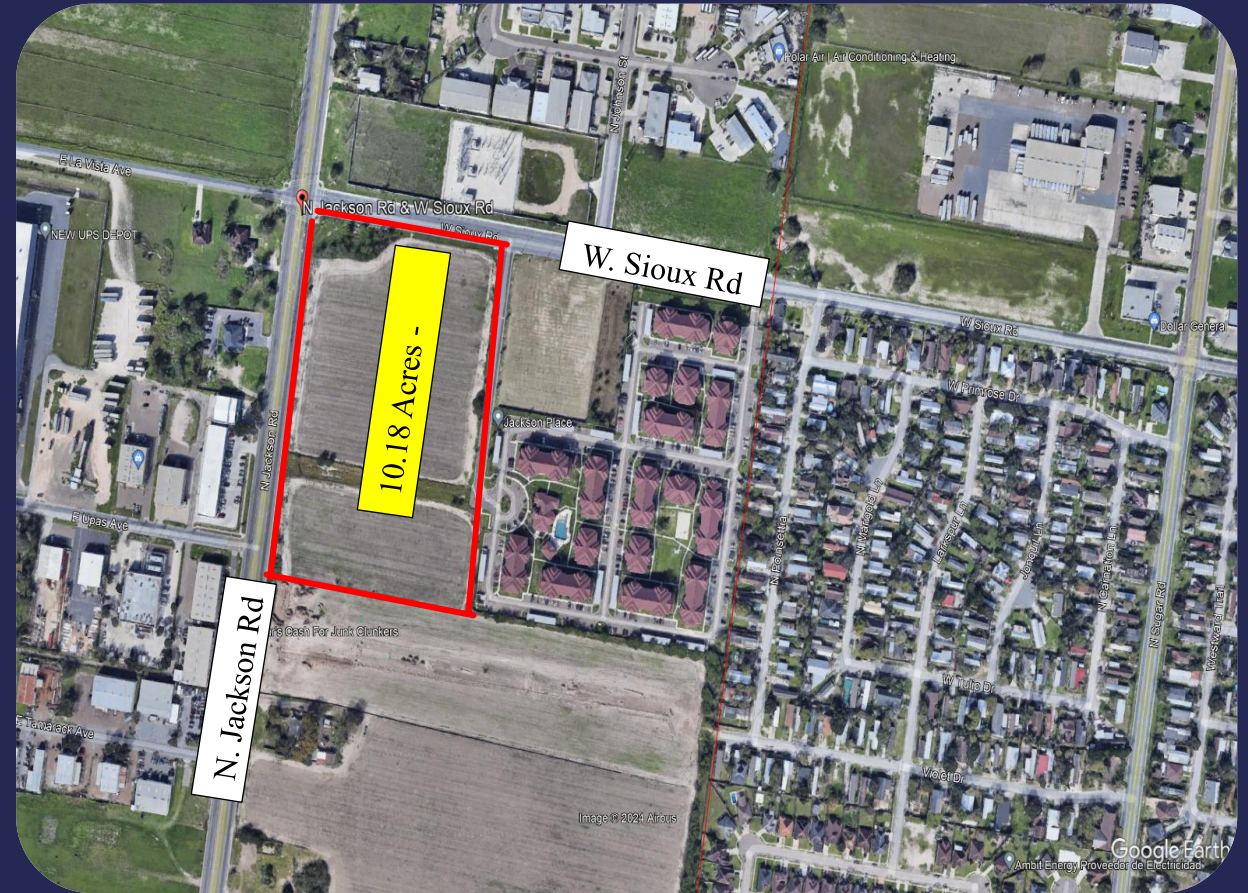


- Ideal for Commercial
- Multi-Family Residential
- Apartment Complex

## N. Jackson & Sioux Rd., Pharr

ID 231082 - Starr Properties, Logan Hardison 956-664-2121

[admin@loganhardison.realtyna.info](mailto:admin@loganhardison.realtyna.info)



- Residential
- Apartment Complex
- 10.18 Acres (13.80 Acres) \$3 Million Residential
- Apartment Complex
- Shopping Center Strips



## 7 Acres - W. Ferguson Ave.

Robert Perez Cell - 956.510.9111



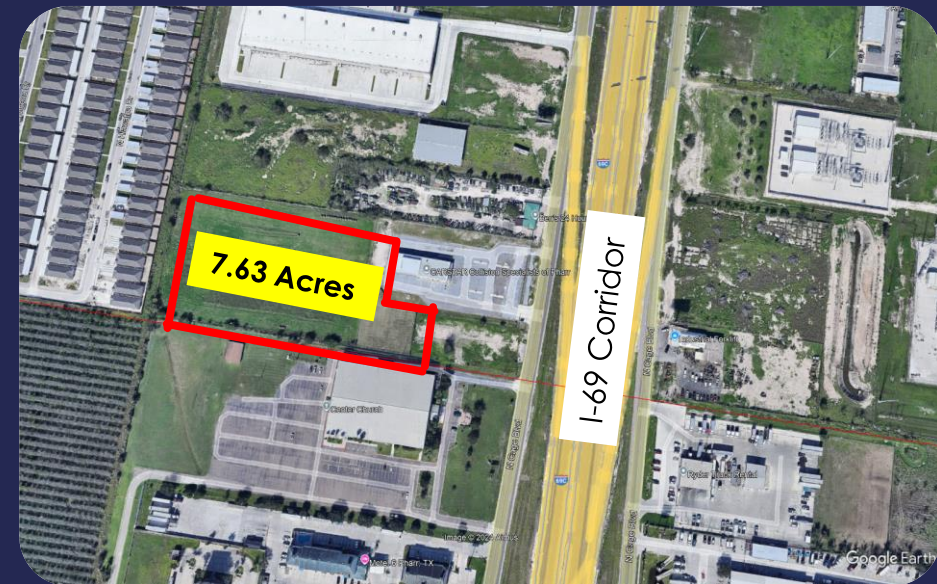
## 4.31 Acres Commercial Frontage

Cantu Construction - 956-631-1273



## 7.63 Acres - Starr Properties

Logan Hardison - 956-664-2121



## 4.5 Acres - E. Nolana & Raiders St.

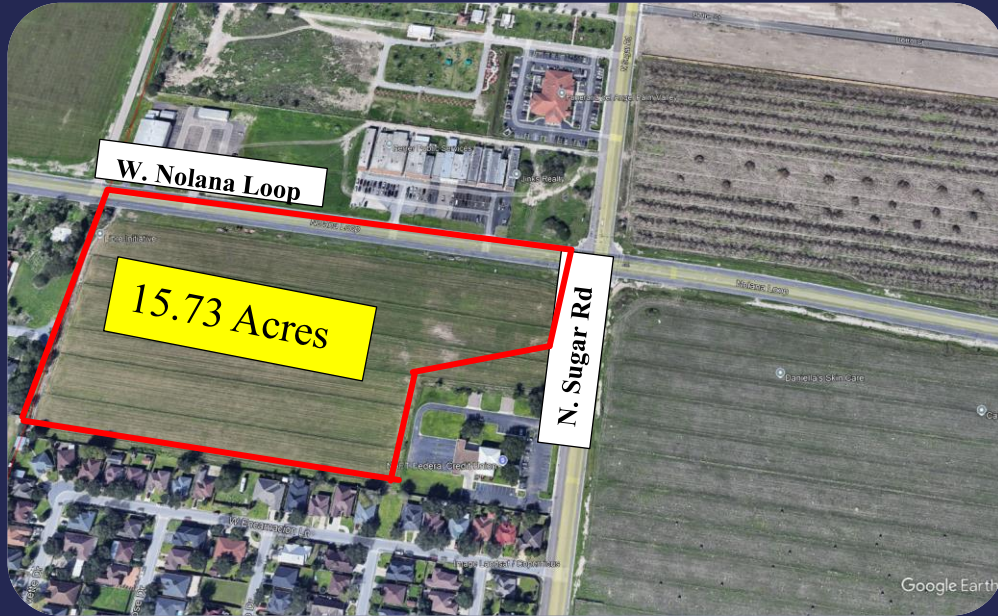
956-638-1938





## 1205 E. Nolana Loop & Sugar Rd.

Dawn Elisk, Keller Realty 956-330-8954



## W. Nolana Loop & N. Sugar Rd.

Starr Properties - Logan Hardison - 956-664-2121



## Nolana Loop & Sugar Rd-27 Acres - \$6.4M

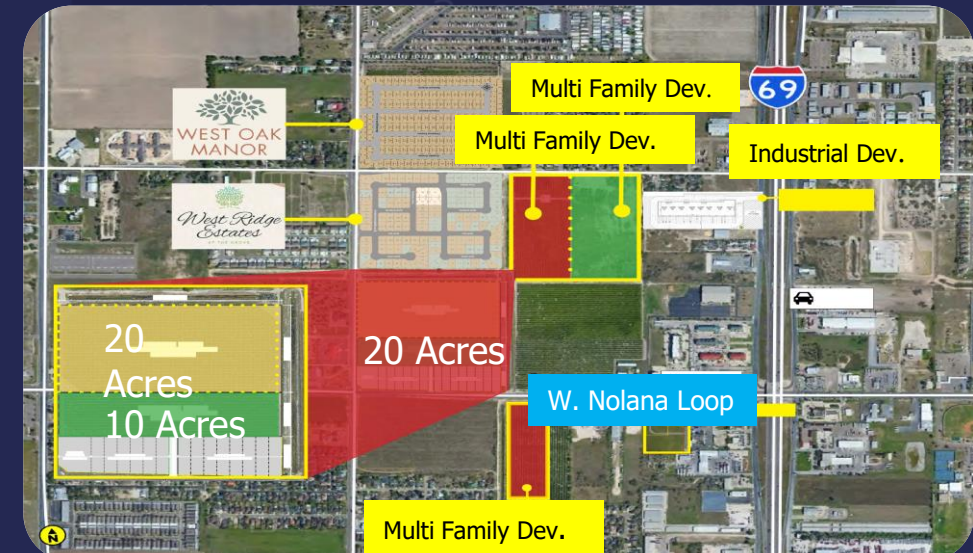
Michael Karam, Coldwell Banker, 956-451-0100



## PRIME PROPERTY!!

Take advantage of this excellent opportunity to own one of the last corner properties on NOLANA! Endless opportunities. Call for details.

## I-69 | W. Nolana Loop | Minnesota Rd.



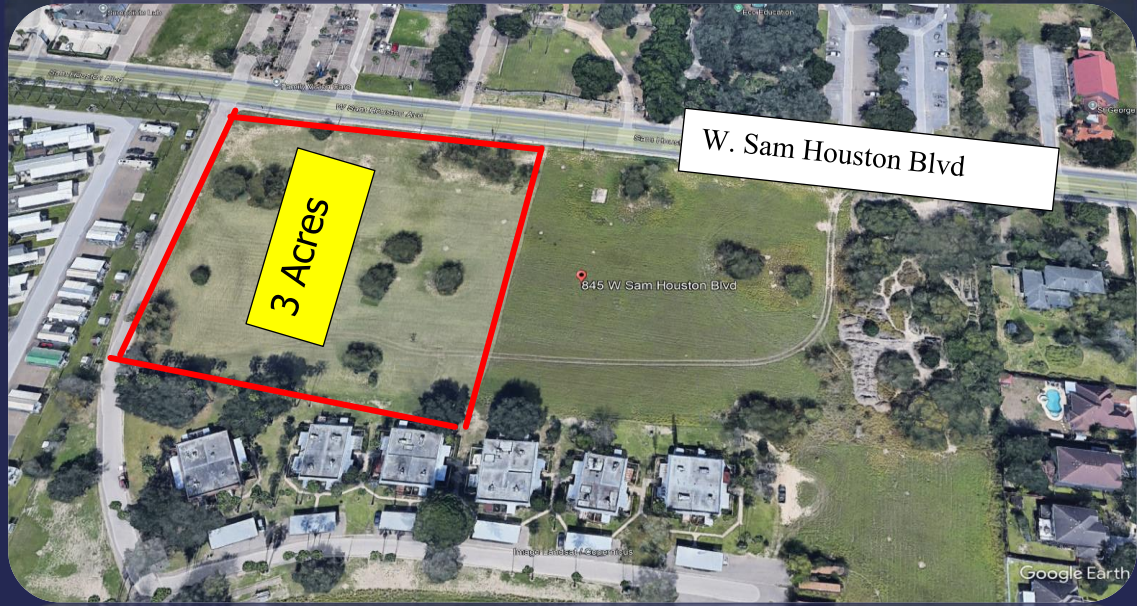
New subdivisions- beautiful homes, apartments, etc. Recently constructed and several are still under construction.

Minnesota Heights  
West Ridge Estates  
The Heights at Minnesota



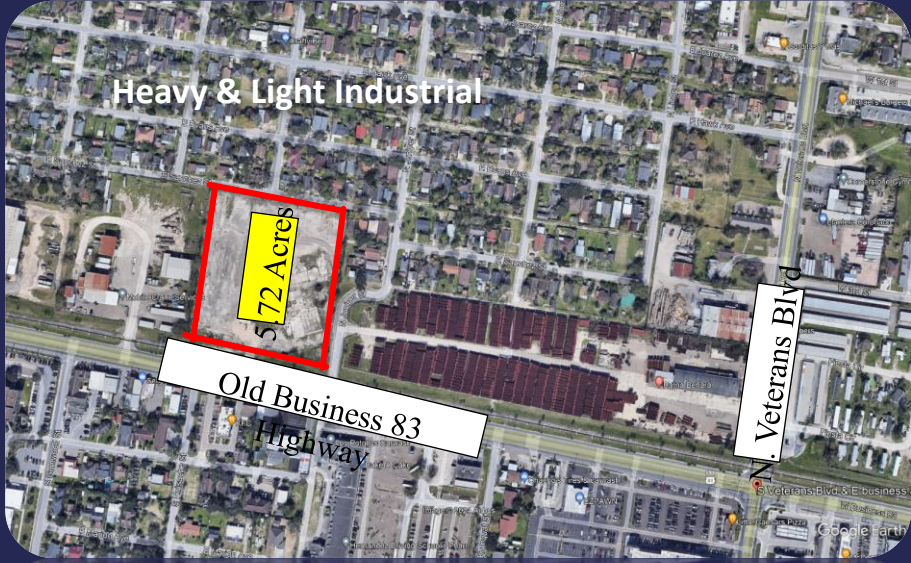
1400 N. Jackson & Warren St.

Christian Sanchez



905 E. Bus Hwy 83 & N. Juniper St.

ABACO Property



W. Polk Ave, 1.51 Acres - \$1.5 Million  
Jorge Zambrano, BIG Realty 956-465-0011





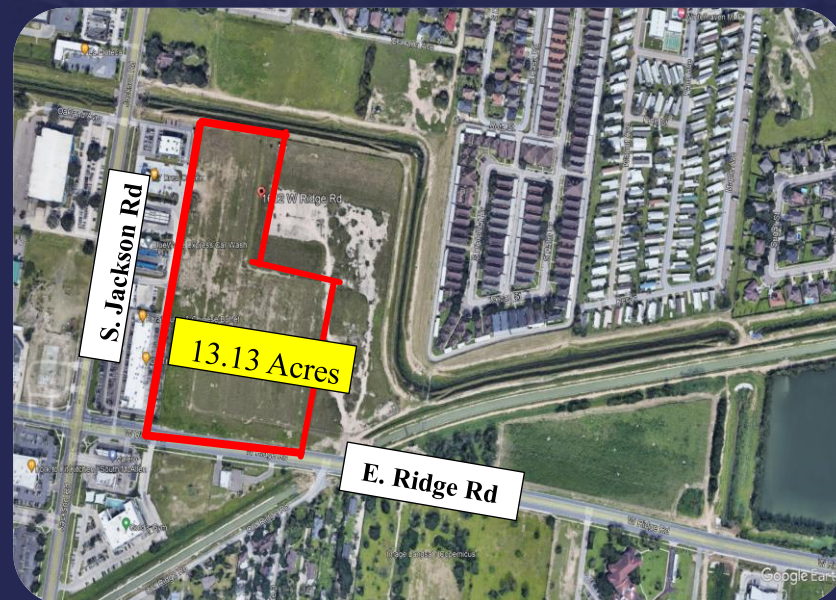
## W. Sam Houston Blvd

Excalibur Realty, Christian H. Sanchez 956-884-0906



## 1612 W. Ridge Rd. & S. Jackson

Trisha Scott - VP Realty - 956-897-0070



## W. Ridge & S. Cage Blvd

Charles Marina-NAI Rioco



## W. Ridge & S. Jackson Lot 1-8.52

Bill Moschel, Moschel R - 956-682-8373





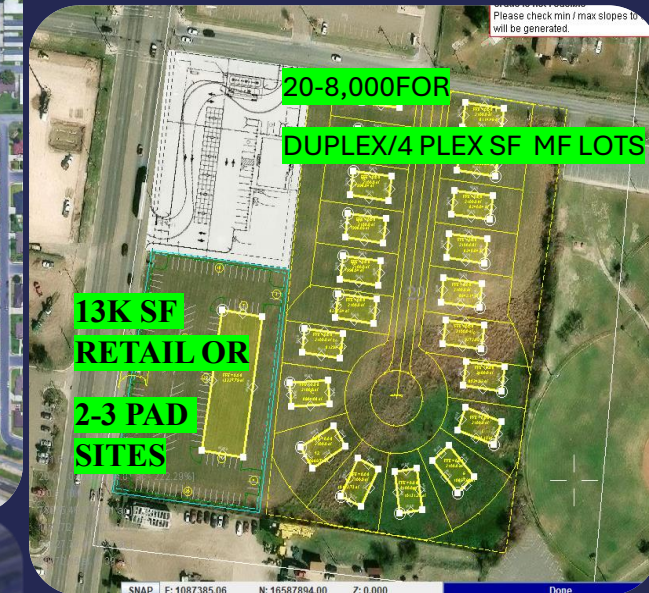
## 3000 S. Cage & Plantation Dr.

Carlos Cordova – 956-655-4381 Re/Max



## 1925 S. Cage Blvd & Moore Rd.

6.96 Acres - \$4.5 Million - Mike Blum 956-451-5596 NAIRGV



## 901 W. Sam Houston Blvd.

Christian H. Sanchez - Excalibur Realty - (956) 884-0906



## N. Veterans Blvd. & E. Wright Ave.

Re/Max | Barbara Moffatt | 956-605-1987



- Residential
- Multi Family
- Apartment Complex



## Nolana Loop & Veterans

NAI Realty | Laura Liza Paz-956-227-8000



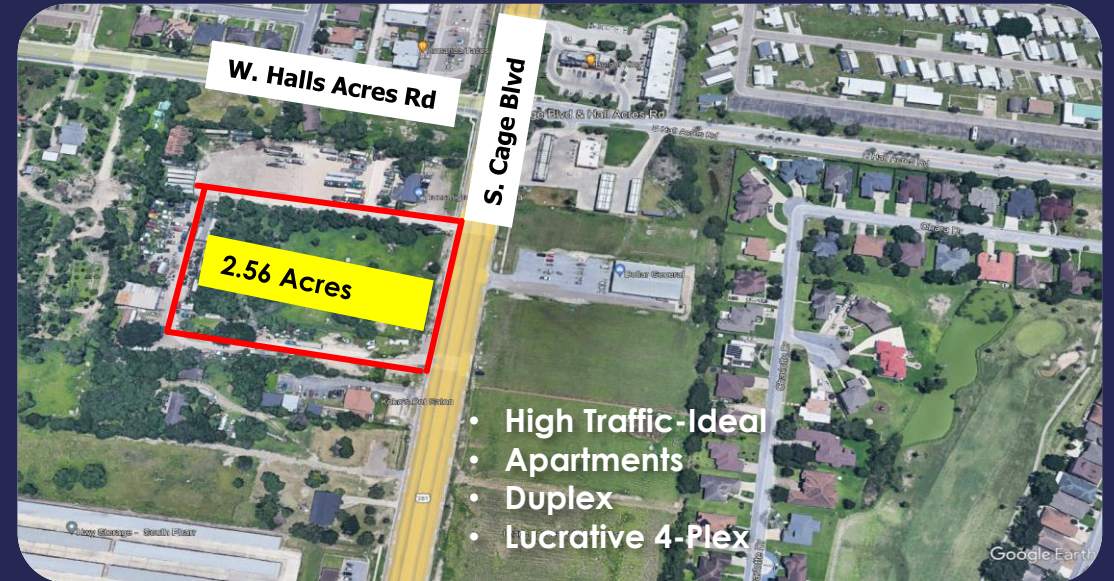
## 3201 S. Cage Blvd.

Re-Max –Gregg Villarreal 956-588-8365



## 2612 S. Cage Blvd. & Halls Acres Rd.

Star Properties Real Estate- Charlie Ramirez 956-253-4775



- High Traffic-Ideal
- Apartments
- Duplex
- Lucrative 4-Plex

## W. Javalina & S. Cage Blvd.

Star Properties Real Estate | Charlie Ramirez







**Pharr**  
Economic Development  
Corporation

**Celebrations**



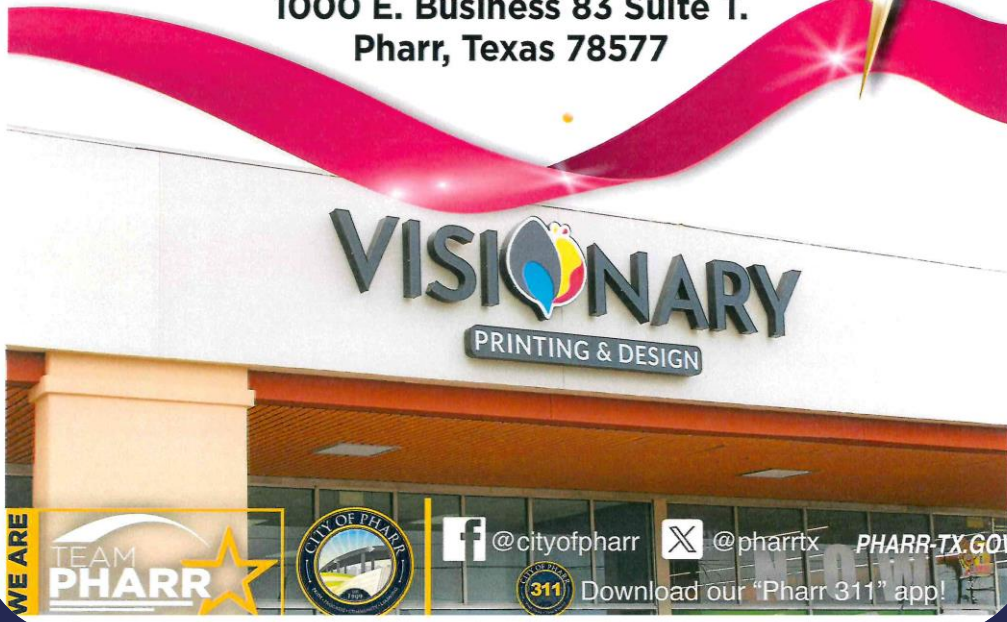


Cordially invites you to the  
**Ribbon Cutting Ceremony**  
for:

**VISIONARY**  
PRINTING & DESIGN

**February 11, 2025 | 2:00PM**  
**Ribbon Cutting 2:30PM**

**1000 E. Business 83 Suite T.**  
**Pharr, Texas 78577**



@cityofpharr



@pharrtx

PHARR-TX.GOV



Download our "Pharr 311" app!



Cordially invites you to the  
**Grand Opening and**  
**Ribbon Cutting Ceremony**  
for:

 **CIL CAPITAL** Development  
Solutions

**April 25, 2025**  
**11:00AM**

**8001 S. Jackson Rd.**  
**Pharr, Texas 78577**



@cityofpharr



@pharrtx

PHARR-TX.GOV



Download our "Pharr 311" app!



 **The Greater Pharr**  
Chamber of Commerce



  
**THE TRAILS**  
ON JACKSON

The Greater Pharr Chamber of Commerce  
cordially invites you to the

## **RIBBON CUTTING**

# *Ceremony*

**May 14, 2025 | 4:00PM**

**Ribbon cutting: 4:30PM**

**5000 N. Jackson Rd. Pharr, TX 78577**



@cityofpharr



@pharrtx

PHARR-TX.GOV



Download our "Pharr 311" app!

 **The Greater Pharr**  
Chamber of Commerce



# *Ribbon Cutting*

Cordially invites you to the  
**Pharr Connect Innovation Center**  
**Ribbon Cutting Ceremony**

**MAY 28, 2025 | 2:00PM**

**Program & Ribbon Cutting: 2:30PM**

**Facility Tours: 3:00PM - 5:00PM**

**104 W. POLK AVE. PHARR, TX 78577**



@cityofpharr



@pharrtx

PHARR-TX.GOV



Download our "Pharr 311" app!





**DOLLAR  
TREE®**

The Greater Pharr Chamber of Commerce  
cordially invites you to the

**RIBBON CUTTING**

*Ceremony*

**May 30, 2025 | 10:00AM**

**Ribbon cutting: 10:30AM**

**701 W. Nolana Loop, Pharr, TX 78577**



@cityofpharr



@pharrtx

PHARR-TX.GOV



Download our "Pharr 311" app!



**JAMES  
AVERY**

YOU'RE INVITED TO THE  

---

Grand Opening Celebration  
at Pharr Town Center

Saturday, May 31





The Greater Pharr  
Chamber of Commerce



The Greater Pharr Chamber of Commerce  
cordially invites you to the

# **RIBBON CUTTING** *Ceremony*

**June 11, 2025 | 11:00AM**

Ribbon cutting: 11:30AM

**404 E. Interstate 2 Suite 1-3, Pharr, TX. 78577**



@cityofpharr



@pharrtx

PHARR-TX.GOV



Download our "Pharr 311" app!



# LET'S CONNECT

VICTOR PEREZ  
President & CEO

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Lead Accounting and Finance

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Foundation Director

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**Pharr**  
Economic Development  
Corporation

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[www.pharredc.com](http://www.pharredc.com) | Follow us @pharredc

