

A QUALITY OF LIFE PROJECT

OFFICE SPACE @

4801 N CAGE
BLVD

4801 N Cage Boulevard | Pharr, TX 78577 | ±30,000 SF



1001 E Jackson Ave STE A,
McAllen, TX 78501
956.322.4001

PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present **±30,000 SF** of commercial space available for lease at **4801 N Cage Boulevard**, Pharr, Texas. Located on the second floor of a well-positioned facility in the heart of Pharr, this flexible space offers an excellent opportunity for office users, educational institutions, government agencies, call centers, and training facilities seeking a **large footprint with abundant parking**.

The property features approximately **400 feet of frontage along Interstate 69C**, one of the Rio Grande Valley's primary expressways, with traffic counts reaching **±101,721 vehicles per day**.

The **full-service lease structure** includes janitorial and maintenance services, offering tenants a simplified and efficient occupancy solution with **594 parking spaces** and 10 ADA compliant spaces — a rare combination for a large-format office user in the Rio Grande Valley.

Surrounded by established commercial, retail, educational, and governmental developments, this property is ideally suited for organizations seeking a **centrally located facility** with **strong accessibility, visibility, and flexible layout potential** throughout the region.



BEYOND ORDINARY COMMERCIAL REAL ESTATE

Property Overview

PROPERTY OVERVIEW

Location: 4801 N Cage Blvd, Pharr, TX 78577

Available Space: ±30,000 SF (2nd Floor)

Total Building Size: 48,252 SF

Lease Rate: \$33 SF/yr (Gross)

Property Type: Office

Year Built: 1994

Parking: 594 spaces + 10 ADA



This **large-format office space** offers a rare combination of **expressway visibility, abundant parking, and a full-service lease** — making it one of the most accessible and versatile commercial opportunities in the Pharr market.

HIGHLIGHTS

- **±30,000 SF** available on the 2nd floor
- **±101,721 VPD** — exceptional expressway exposure
- **Full Service Lease** — janitorial and maintenance included
- **594 parking spaces** + 10 ADA spaces
- **Flexible layout** potential for a variety of uses
- Ideal for **office, educational, government, or institutional use**
- Convenient access to **I-69C and U.S. Highway 83**
- Surrounded by **commercial, retail, and governmental developments**
- Building Class B — well-maintained facility



Building Space

PROPERTY SPACE

Approximately **±30,000 SF** is available on the second floor of 4801 N Cage Blvd, offering a large contiguous footprint with flexible layout potential for office, institutional, educational, or service-oriented users in one of Pharr's most visible expressway corridors.

AVAILABLE SPACE

- Large contiguous footprint — **flexible open or private office layout**
- **±400 FT of I-69C frontage**
- **Full-service gross lease** — janitorial and maintenance included
- Ideal for **office, call center, training, government, or educational use**

Parking

- **594 surface parking spaces**
- **10 ADA / Handicap spaces**

Space	Type	SF
2nd Floor	Office / Institutional / Service	±30,000
Total Available SF		±30,000



Location & Economic Drivers



ECONOMIC DRIVERS

The Pharr market continues to experience strong growth driven by major regional employers and infrastructure investment, including:

- **DHR Health** — One of the largest healthcare employers in the RGV driving consistent demand for professional office and medical space
 - **UTRGV** — University presence fueling workforce growth, educational demand, and professional services activity
 - **Pharr-San Juan-Alamo ISD** — Large school district supporting educational and government office demand in the area
 - **Hidalgo County Government** — Active governmental and institutional presence driving demand for large-format office and training facilities
- These drivers are contributing to rising demand for large-format office and institutional space along the I-69C corridor in Pharr.

LOCATION & COMMUNITY AMENITIES

4801 N Cage Blvd is strategically positioned along I-69C in Pharr, offering unmatched expressway visibility and regional accessibility.

N Cage Boulevard Corridor

The property offers immediate proximity to:

- **I-69C** — ±101,721 VPD with ±400 FT of direct frontage
- **U.S. Highway 83** — Convenient regional connectivity
- **Commercial, retail, and governmental developments** throughout the corridor
- **Educational institutions** and healthcare facilities nearby
- **McAllen city center** — minutes away via I-69C



McDonald's



Features & Positioning

SPACE FEATURES

4801 N Cage Blvd offers a large-format commercial space with the following features:

- **±30,000 SF** on the 2nd floor — contiguous and flexible
- **±400 FT of I-69C frontage**
- **594 parking spaces** + 10 ADA spaces
- **Flexible layout** — open floor plan or private office configuration
- **Building Class B** — well-maintained facility built 1994

These features make 4801 N Cage Blvd one of the **most versatile and accessible large-format office opportunities** in the Rio Grande Valley.

MARKET POSITIONING

This property is uniquely positioned to benefit from three key demand drivers:

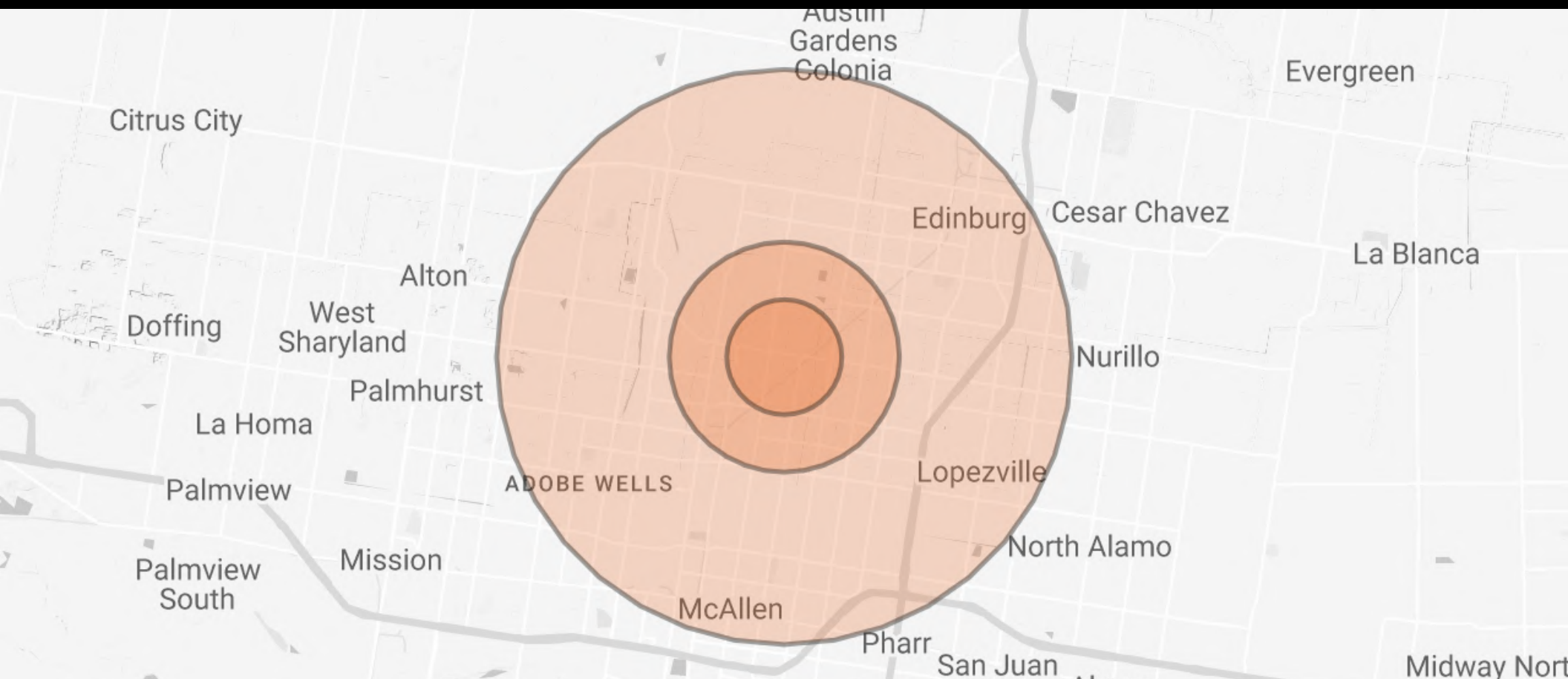
- **Expressway Visibility** — ±101,721 VPD along I-69C with ±400 FT of direct frontage providing unmatched regional exposure for any large-format tenant
- **Parking Advantage** — 594 surface spaces give this property a significant edge over competing office options in Pharr and McAllen
- **Flexible Full-Service Lease** — Gross lease structure with services included simplifies occupancy for government, educational, and institutional tenants

This makes 4801 N Cage Blvd an **ideal leasing opportunity** for organizations seeking **a high-visibility, large-format facility**.



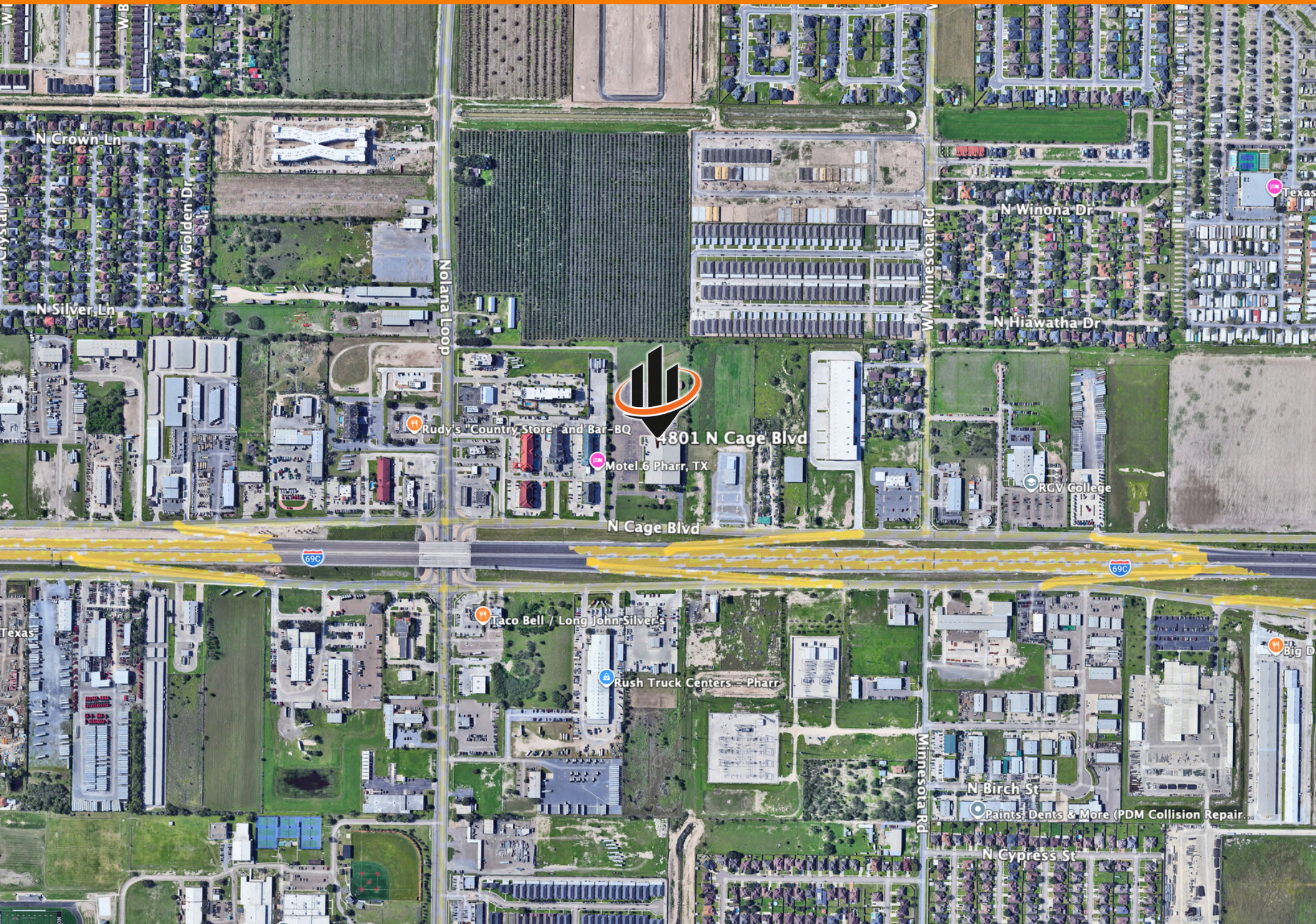
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Demographics



POPULATION	1 MILE	3 MILE	5 MILE
 TOTAL POPULATION	8,248	97,025	265,974
 AVERAGE AGE	33	36	36
HOUSEHOLD & INCOME			
 TOTAL HOUSEHOLDS	2,592	32,258	89,018
 AVERAGE HH INCOME	\$80,974	\$75,740	\$76,289

Location Map



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 on 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.

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.

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.

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Phone

Buyer/Tenant/Seller/LandlordInitials

Date

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1. THE OFFERING MEMORANDUM AND ITS CONTENTS ARE CONFIDENTIAL;
2. YOU WILL HOLD IT AND TREAT IT IN THE STRICTEST OF CONFIDENCE
3. YOU WILL NOT, DIRECTLY OR INDIRECTLY, DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THIS OFFERING MEMORANDUM OR ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE SELLER. HANNA SOLUTIONS IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM.

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OWNER AND SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PERSON OR ENTITY REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE AND SALE OF THE PROPERTY HAS BEEN FULLY EXECUTED AND DELIVERED.

IF YOU WISH NOT TO PURSUE NEGOTIATIONS LEADING TO THE ACQUISITION OF THE PROPERTY OR IN THE FUTURE YOU DISCONTINUE SUCH NEGOTIATIONS, THEN YOU AGREE TO PURGE ALL MATERIALS RELATING TO THIS PROPERTY INCLUDING THIS OFFERING MEMORANDUM.

A PROSPECTIVE PURCHASER'S SOLE AND EXCLUSIVE RIGHTS CONCERNING THIS PROSPECTIVE TRANSACTION, THE PROPERTY, OR INFORMATION PROVIDED HEREIN OR IN CONNECTION WITH THE SALE OF THE PROPERTY SHALL BE LIMITED TO THOSE EXPRESSLY PROVIDED IN AN EXECUTED PURCHASE AGREEMENT AND SHALL BE SUBJECT TO THE TERMS THEREOF. IN NO EVENT SHALL A PROSPECTIVE PURCHASER HAVE ANY OTHER CLAIMS AGAINST SELLER OR SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE SERVICES OR ANY OF THEIR AFFILIATES OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, OWNERS, EMPLOYEES, OR AGENTS FOR ANY DAMAGES, LIABILITY, OR CAUSES OF ACTION RELATING TO THIS SOLICITATION PROCESS OR THE MARKETING OR SALE OF THE PROPERTY

THIS OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE STATE OF AFFAIRS OF THE PROPERTY SINCE THE DATE THIS OFFERING MEMORANDUM



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