



SPERRY

COMMERCIAL GATEWAY GROUP

3802

/ 3902 S RADDISON AVENUE
PHARR, TX 78577

3802 / 3902 S
RADDISON



SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

3802 S Radisson Ave to be sold alongside 3902 S Radisson Ave. Two Four-Plex units available with great rental history. Properties are located close to shopping, dining, entertainment, McAllen Miller International Airport, and International Bridge Crossings. Rent Roll available upon request. Contact Michael Liu for more details 626-679-2876.

PROPERTY HIGHLIGHTS

- 8 Units
- Two Fourplex's
- 2/2 BED/BATH
- Long Term Tenants
- LOW HOA

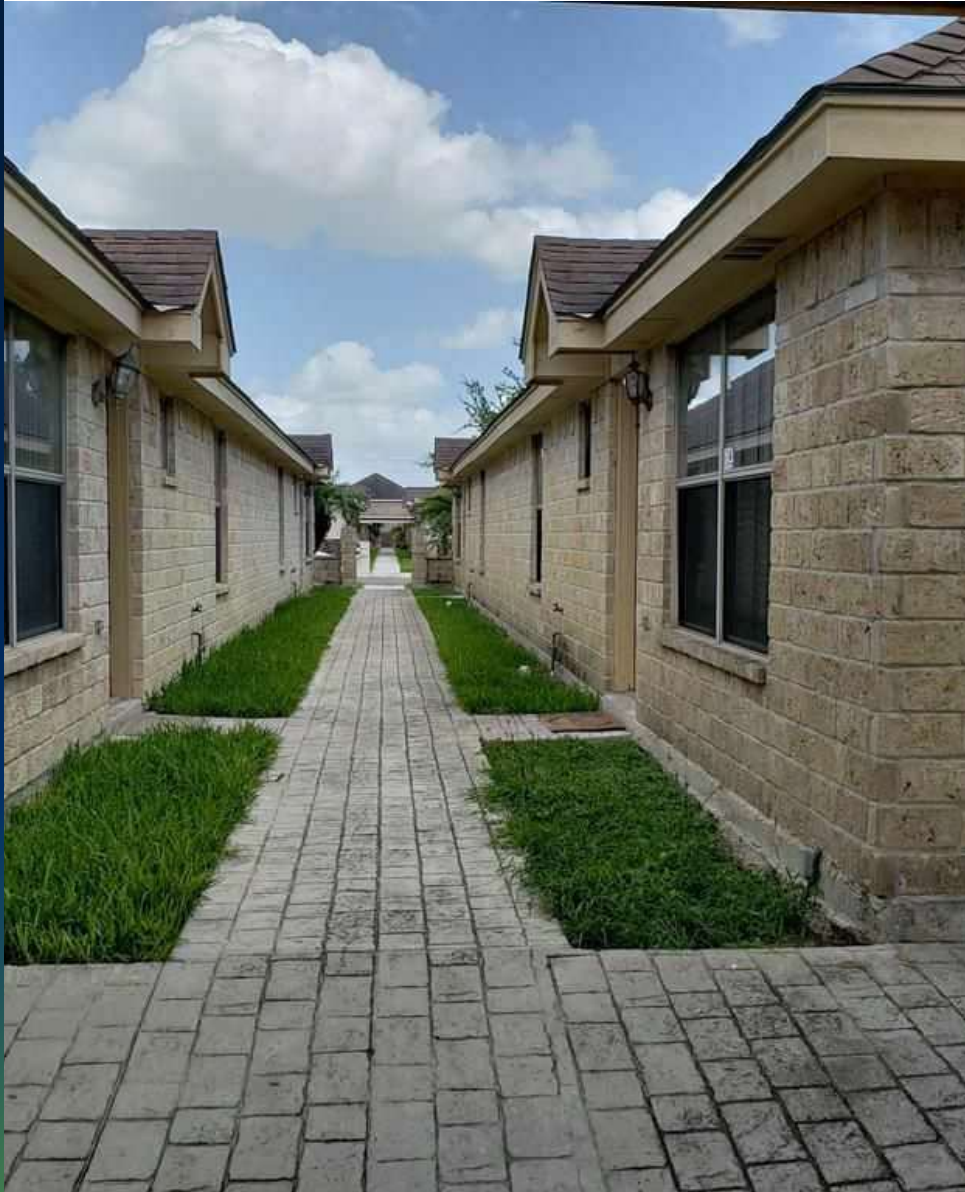
OFFERING SUMMARY

Sale Price:	\$849,000
Number of Units:	8
Lot Size:	18,544 SF
Building Size:	8,112 SF
NOI:	\$62,208.00
Cap Rate:	7.33%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	771	2,439
Total Population	1,491	2,557	7,713
Average HH Income	\$77,735	\$83,365	\$90,665

Property Description



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LOCATION DESCRIPTION

3802 / 3902 S RADDISON AVE, PHARR, TX 78577

Complete Highlights



PROPERTY HIGHLIGHTS

- 8 Units
- Two Fourplex's
- 2/2 BED/BATH
- Long Term Tenants
- LOW HOA
- Gated
- 100% Fully Occupied
- \$106,000 a door.

Additional Photos



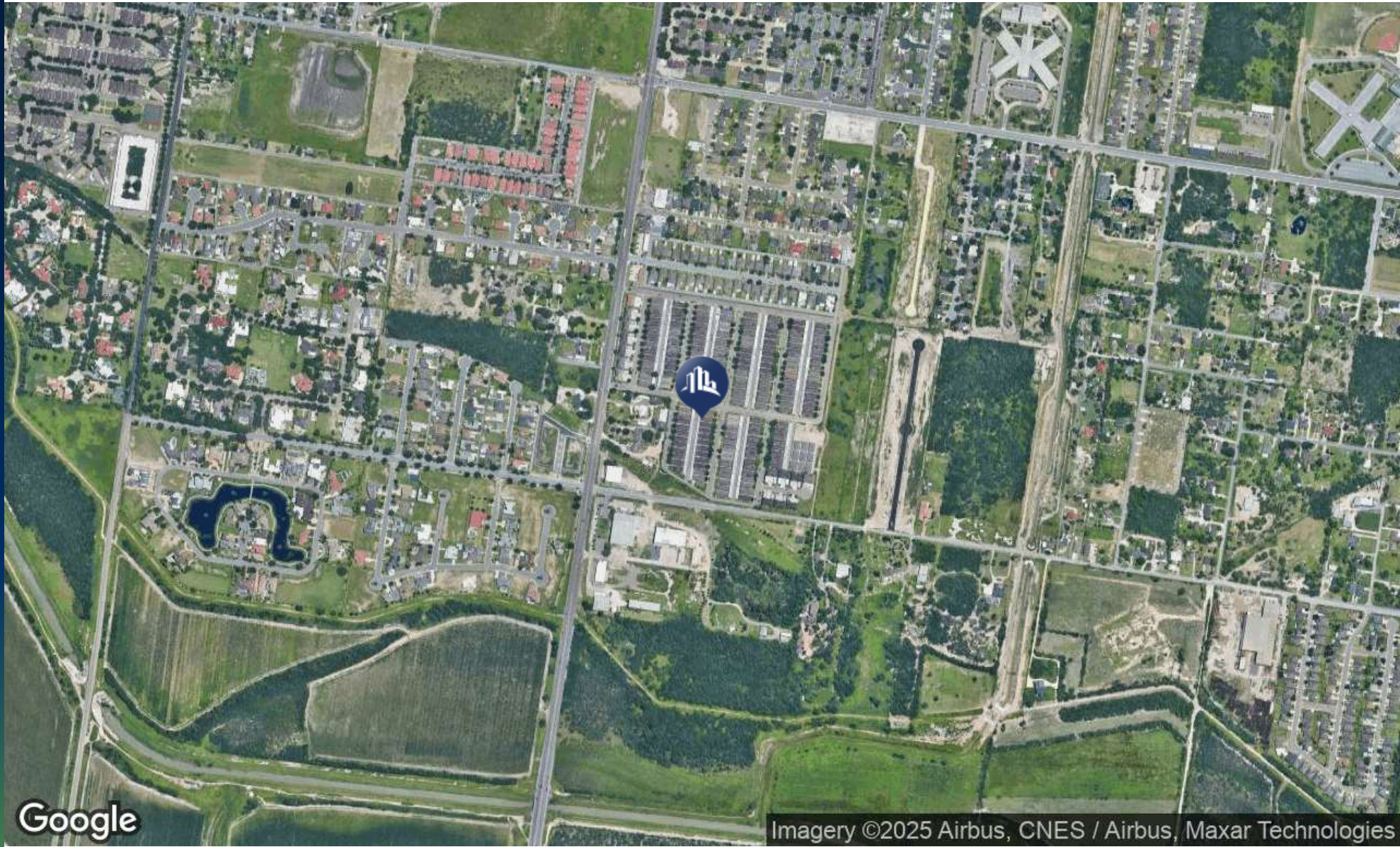
SECTION 1

LOCATION INFORMATION

Regional Map



Aerial Map



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SECTION 3

FINANCIAL ANALYSIS

Rent Roll



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
1	2	2	1,014 SF	\$900	\$0.89	\$950	\$0.94	-	-	-
2	2	2	1,014 SF	\$900	\$0.89	\$950	\$0.94	-	-	-
3	2	2	1,014 SF	\$900	\$0.89	\$950	\$0.94	-	-	-
4	2	2	1,014 SF	\$900	\$0.89	\$950	\$0.94	-	-	-
5	2	2	1,014 SF	\$900	\$0.89	\$950	\$0.94	-	-	-
6	2	2	1,014 SF	\$925	\$0.91	\$950	\$0.94	-	-	-
7	2	2	1,014 SF	\$900	\$0.89	\$950	\$0.94	-	-	-
8	2	2	1,014 SF	\$900	\$0.89	\$950	\$0.94	-	-	-
TOTALS			8,112 SF	\$7,225	\$7.14	\$7,600	\$7.52	\$0		
AVERAGES			1,014 SF	\$903	\$0.89	\$950	\$0.94			

Financial Summary



INVESTMENT OVERVIEW

Price	3802 & 3902 S RADISSON AVE, PHARR, TX 78577	\$849,000
Price per SF		\$105
Price per Unit		\$106,125
CAP Rate		7.33%

OPERATING DATA

Net Operating Income	3802 & 3902 S RADISSON AVE, PHARR, TX 78577	\$62,208
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FINANCING DATA

3802 & 3902 S RADISSON AVE, PHARR, TX 78577

SECTION 4

DEMOGRAPHICS

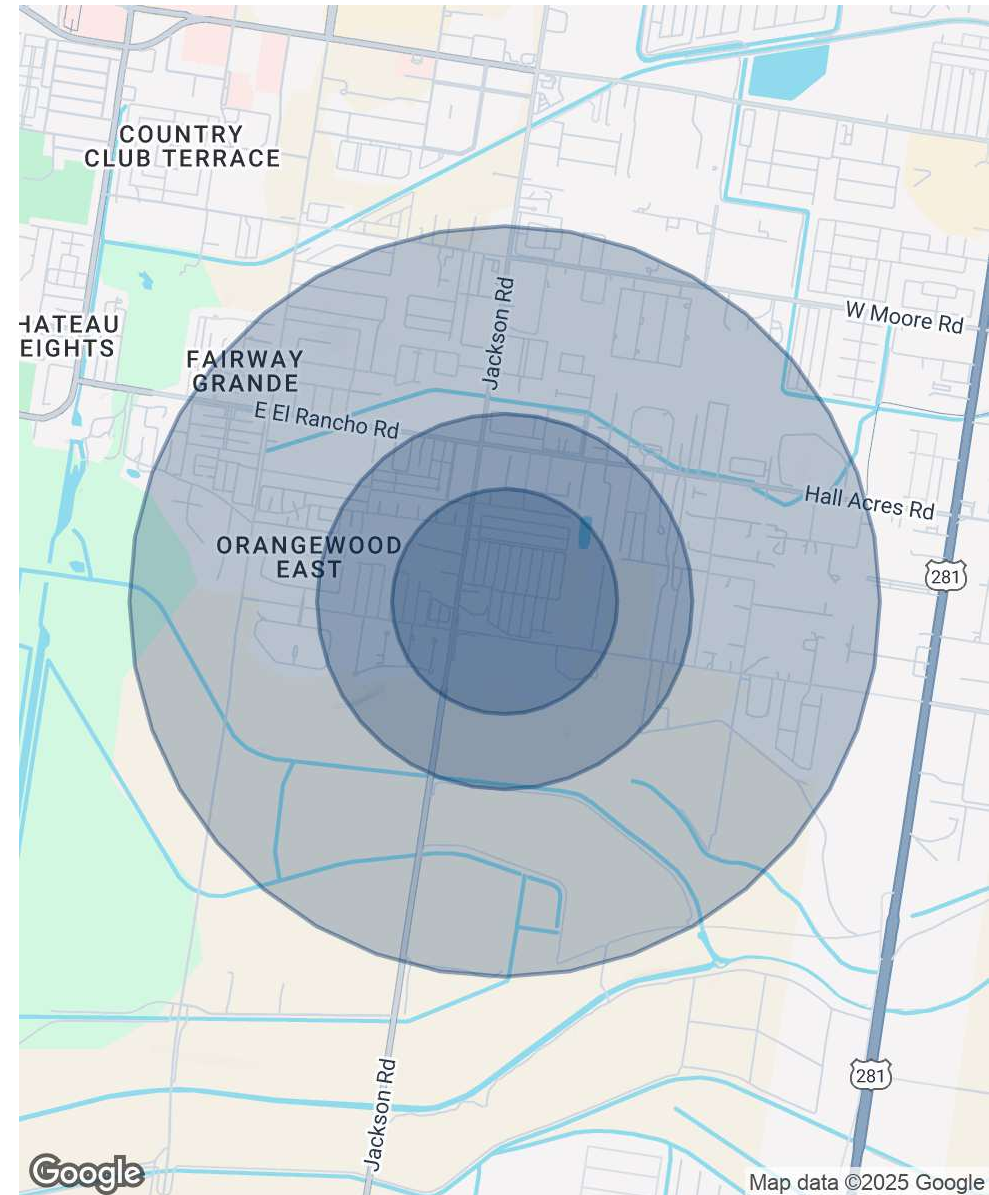
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,491	2,557	7,713
Average Age	32	33	34
Average Age (Male)	32	32	33
Average Age (Female)	33	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	771	2,439
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$77,735	\$83,365	\$90,665
Average House Value	\$219,999	\$230,395	\$268,573

Demographics data derived from AlphaMap



Map data ©2025 Google