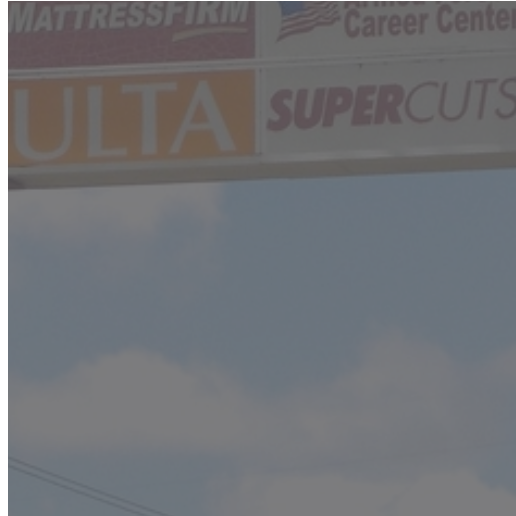


LAND FOR SALE

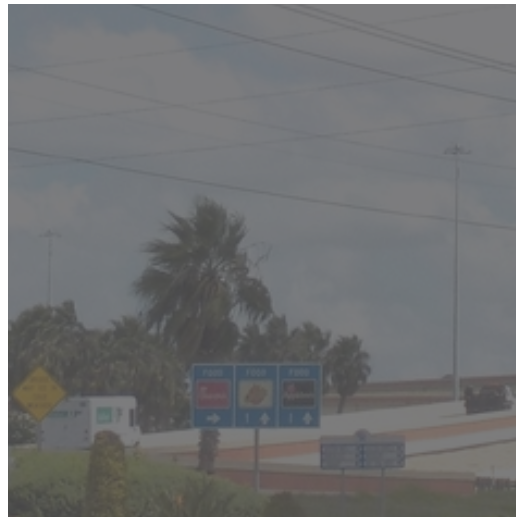
HARLINGEN CORNERS RETAIL PADS



2721

WEST EXPRESSWAY 83

HARLINGEN, TX



Be Part of the One of the Largest Retail Developments in the Lower Rio Grande Valley with proximity to all the Major Retailers in the Area! Join Burlington, Melrose, Kohl's, Bed, Bath & Beyond. Chuck E Cheese and more. Located across the street from Valle Vista Mall and the Expressway Interchange with Bass Pro Shop, this site is an Excellent location for your new Retail Store.



Commercial Real Estate in the Rio Grande Valley

FOR SALE HARLINGEN CORNERS RETAIL PADS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Call For Details

Available SF:

Lot Size: 1 - 4 Acres

Price / Acre: \$ 6 .00 - \$9.00

Zoning: C1

Market: Rio Grande Valley

Submarket: Harlingen

PROPERTY OVERVIEW

Be Part of the One of the Largest Retail Developments in the Lower Rio Grande Valley with proximity to all the Major Retailers in the Area! Join Burlington, Melrose, Kohl's, Bed, Bath & Beyond, Chuck E Cheese and more. Located across the street from Valle Vista Mall and the Expressway Interchange with Bass Pro Shop, this site is an Excellent location for your new Retail Store.

PROPERTY HIGHLIGHTS

- - Proximity to All Major Retailers
- - 1/2 Mile from Interstate 2 and Highway 83 Interchange
- - 87,694 TXDOT - INTERSTATE 2

FOR SALE
HARLINGEN CORNERS RETAIL PADS

ADDITIONAL PHOTOS



Area Retailers



Area Retailer



Area Retailers

FOR SALE
HARLINGEN CORNERS RETAIL PADS

ADDITIONAL PHOTOS



Area Retailer



Area Retailer



Area Retailer



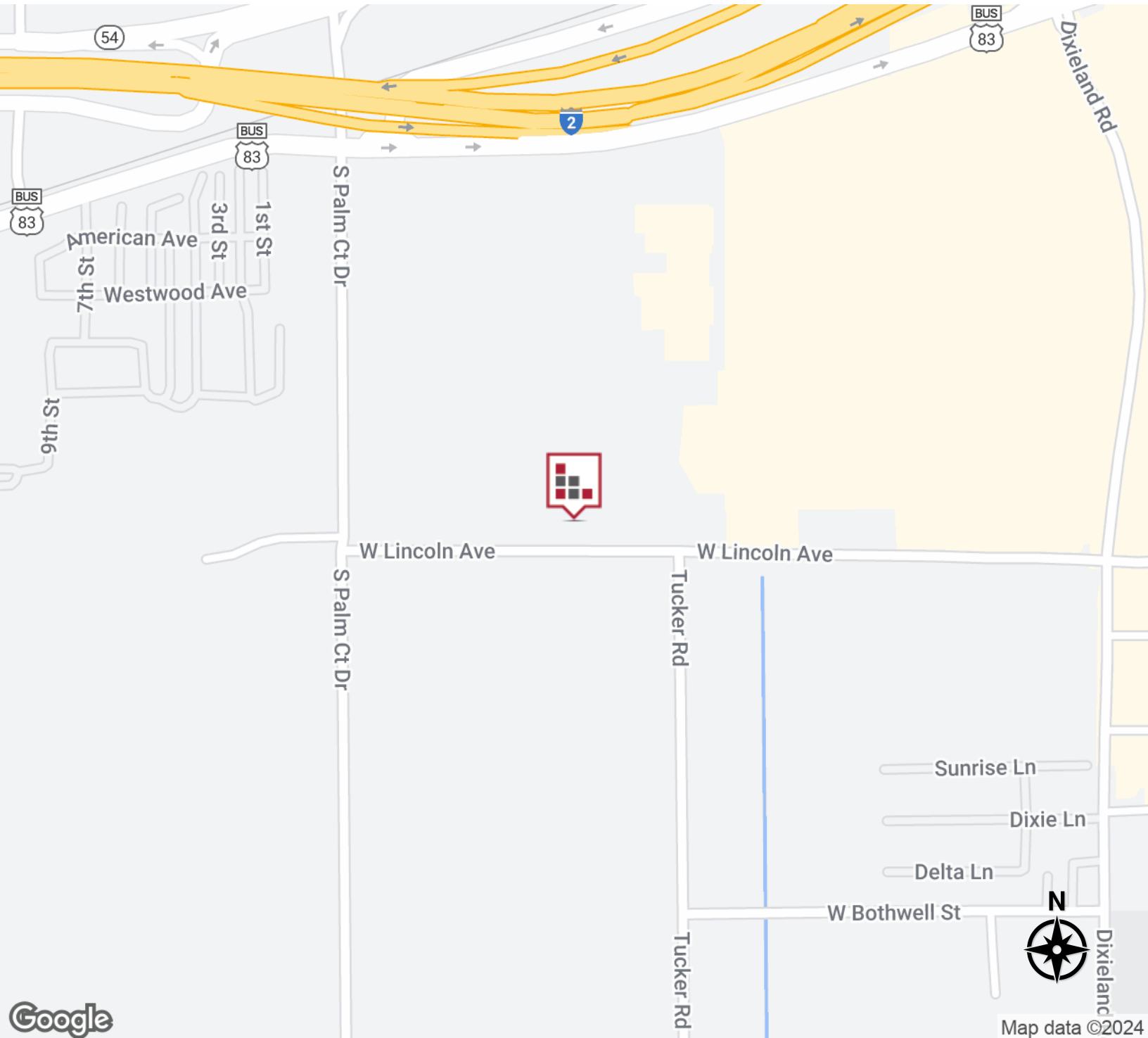
CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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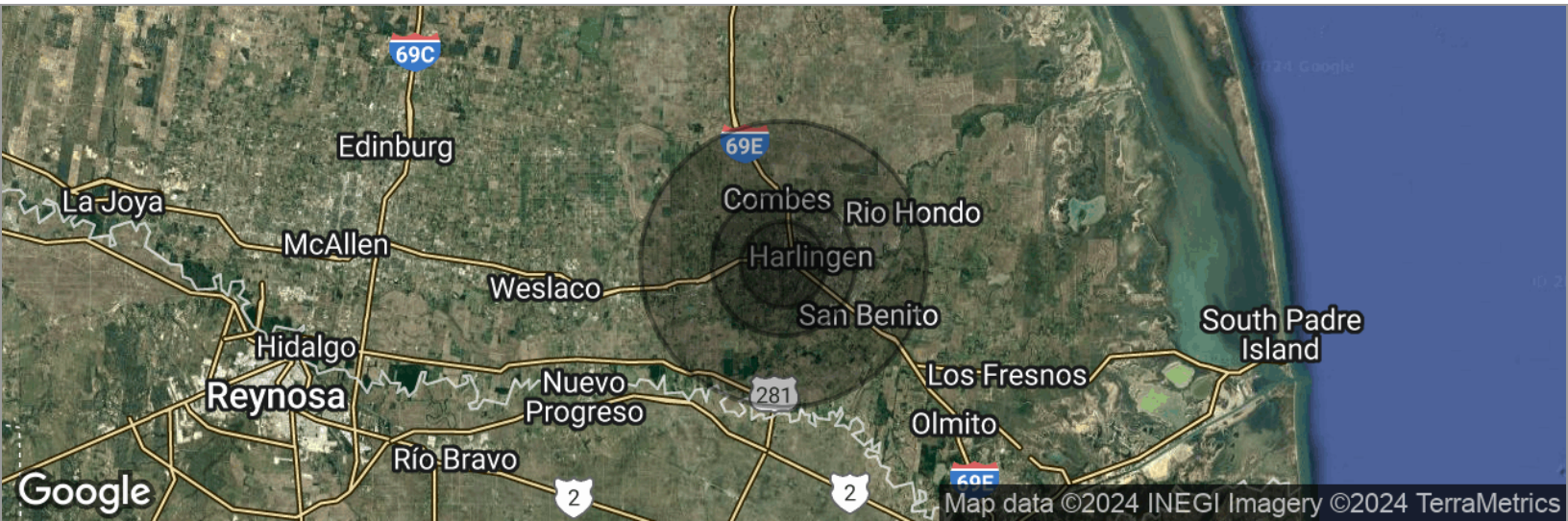
FOR SALE
HARLINGEN CORNERS RETAIL PADS

LOCATION MAPS



FOR SALE HARLINGEN CORNERS RETAIL PADS

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	39,368	78,728	149,955
Median age	35.5	34.5	33.2
Median age (Male)	34.0	33.0	31.4
Median age (Female)	37.4	36.3	35.1

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	12,919	25,786	47,357
# of persons per HH	3.0	3.1	3.2
Average HH income	\$46,706	\$50,626	\$47,472
Average house value	\$67,715	\$83,311	\$80,243

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	81.7%	78.4%	81.5%
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RACE (%)

White	90.8%	89.4%	86.6%
Black	0.4%	0.8%	0.6%
Asian	1.0%	1.2%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.2%
Other	6.5%	7.1%	10.6%

* Demographic data derived from 2020 ACS - US Census

FOR SALE HARLINGEN CORNERS RETAIL PADS

RETAILER MAP



FOR SALE

HARLINGEN CORNERS RETAIL PADS

LAND LOTS

OF LOTS | 3

TOTAL LOT SIZE | 1.219 - 2.05 Acres

TOTAL LOT PRICE | \$6 - \$9

BEST USE | Retail/Office

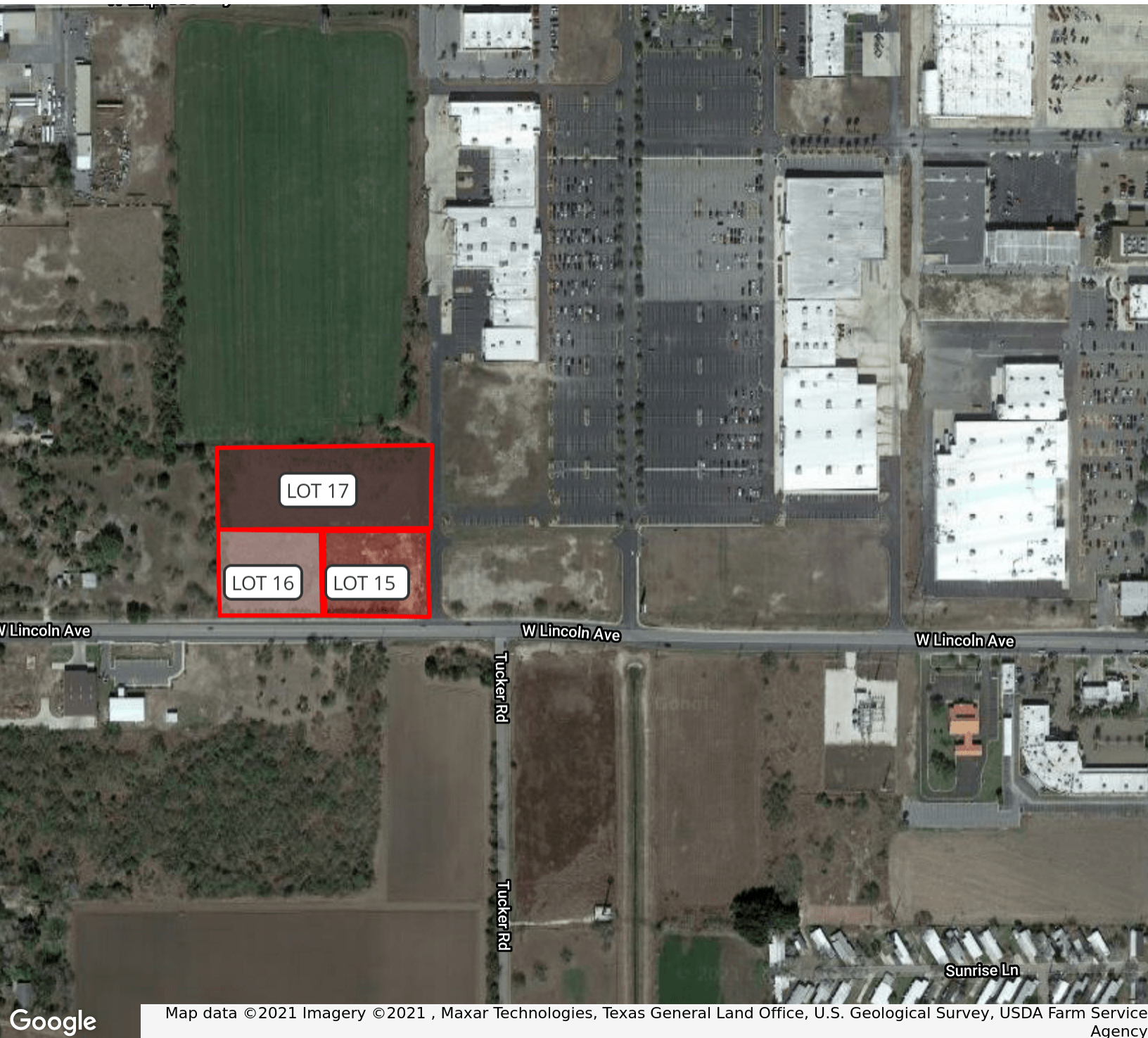


STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
Available	LOT 15	LOT 15 BLK 1 HARLINGEN CORNERS	359835	Retail-Pad	1.219 Acres	C1
Available	LOT 16	LOT 16 BLK 1 HARLINGEN CORNERS	359835	Retail-Pad	1.22 Acres	C1
Available	LOT 17	LOT 17 BLK 1 HARLINGEN CORNERS	359836	Retail-Pad	2.05 Acres	C1



FOR SALE
HARLINGEN CORNERS RETAIL PADS

AERIAL MAP



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