

LAND FOR SALE

MEDICAL CENTER DRIVE 5 ACRE TRACT



MEDICAL CENTER DRIVE - 5 ACRE TRACT

HARLINGEN, TX

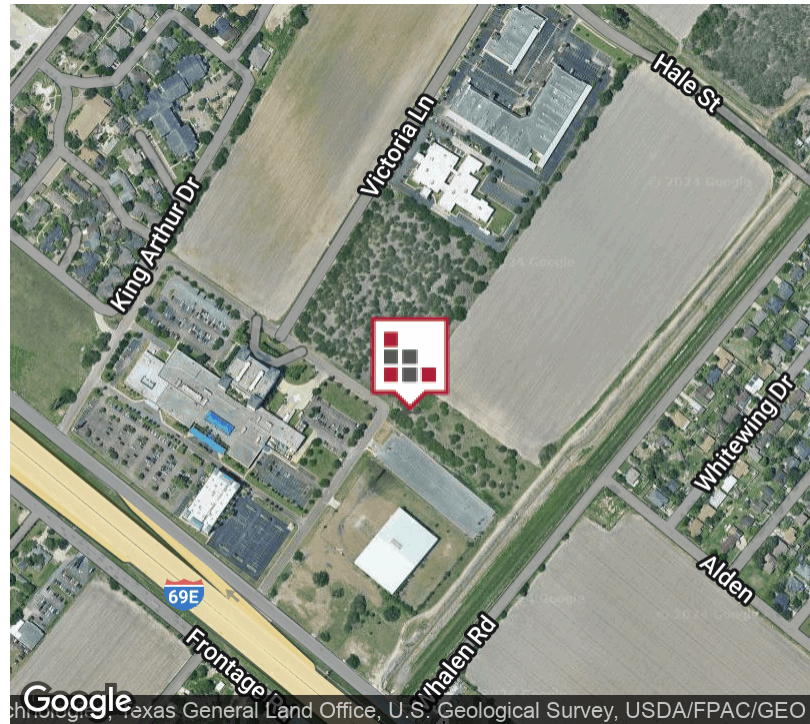
5 Acre Tract - Zoned C - Located in the Harlingen Medical District in proximity to Harlingen Medical Center, Restaurants and Retail. Tract has access from Medical Center Drive and available for Development. With its proximity to Harlingen Medical Center, this Tract is Ideal location for Medical Use or Apartment/Townhome Development.



Commercial Real Estate in the Rio Grande Valley

FOR SALE MEDICAL CENTER DRIVE - 5 ACRE TRACT

EXECUTIVE SUMMARY



Sale Price	\$850,000
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OFFERING SUMMARY

Available SF:	
Lot Size:	5.14 Acres
Price / Acre:	\$165,370
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

5 Acre Tract - Zoned C - Located in the Harlingen Medical District in proximity to Harlingen Medical Center, Restaurants and Retail. Tract has access from Medical Center Drive and available for Development. With its proximity to Harlingen Medical Center, this Tract is Ideal location for Medical Use or Apartment/Townhome Development. 8" Water Lines are available on the West Side of Medical Center Drive and 12' Sewer Lines are available at the NWC Medical Center and Victoria Lane. 336' x 592' Approximate Lot Dimensions.

PROPERTY HIGHLIGHTS

- Located in Harlingen Medical District
- Freeway Visibility
- C1 - Commercial Zoning

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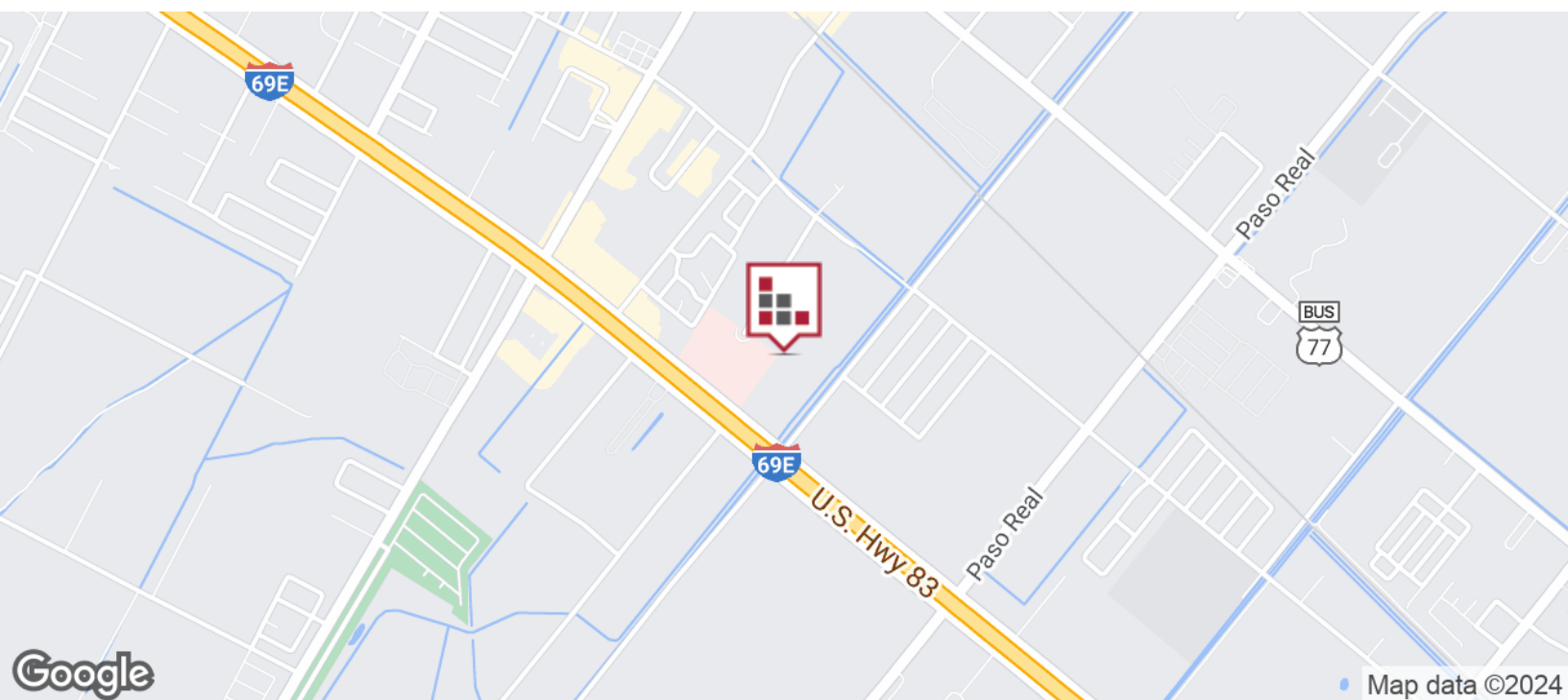
AERIAL MAP



FOR SALE

MEDICAL CENTER DRIVE - 5 ACRE TRACT

LOCATION MAPS



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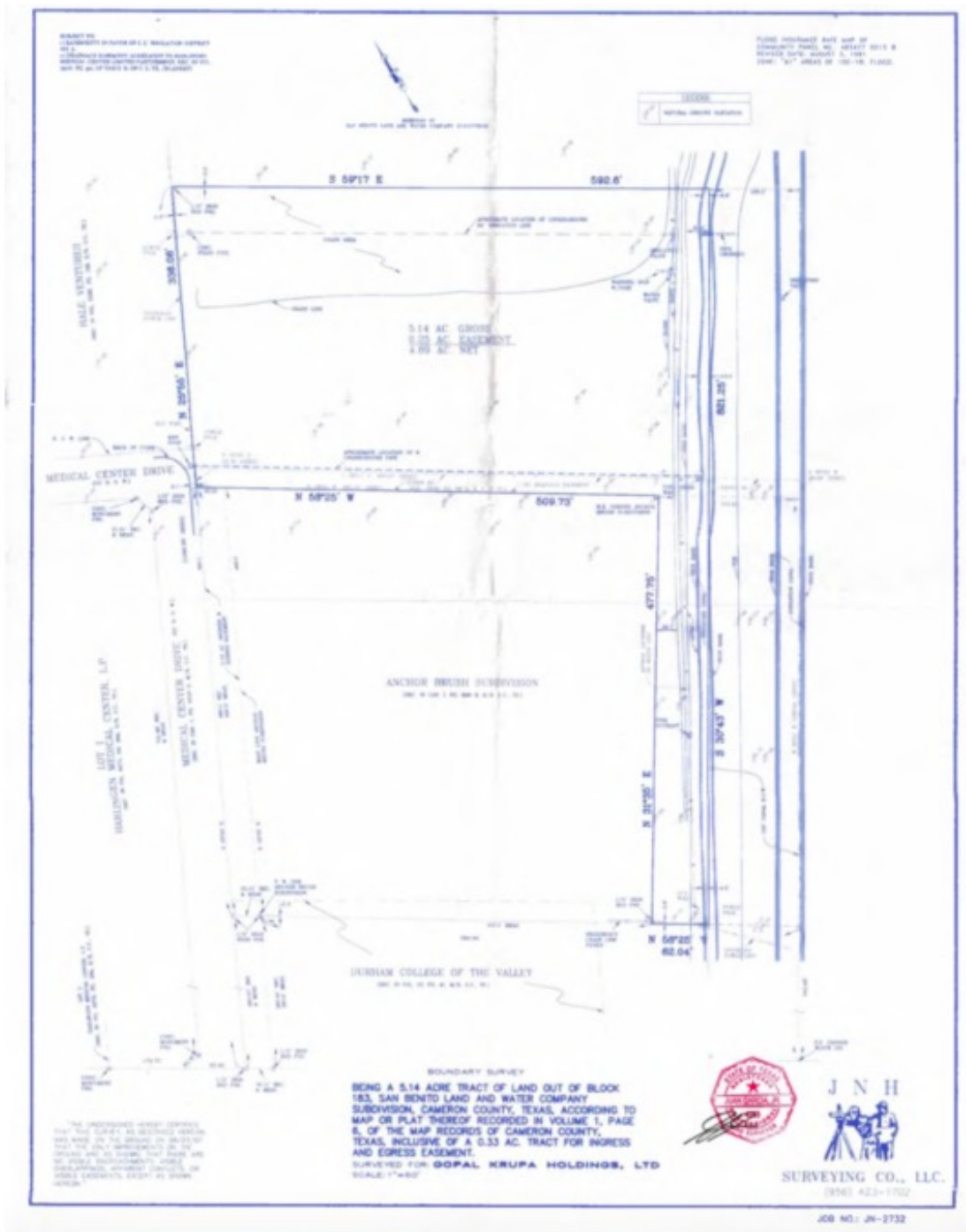
RETAILER MAP



FOR SALE

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SURVEY



FOR SALE

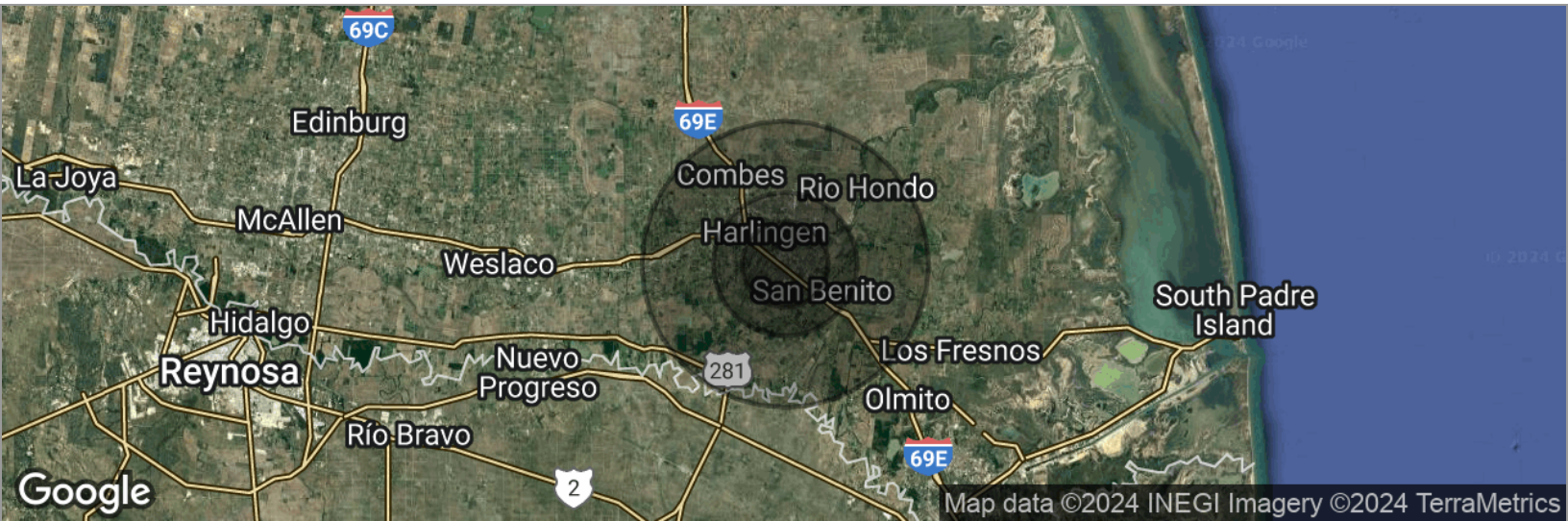
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WATER/SEWER PLAN



FOR SALE MEDICAL CENTER DRIVE - 5 ACRE TRACT

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	38,931	82,503	148,136
Median age	32.7	33.7	32.8
Median age (Male)	31.6	32.6	31.3
Median age (Female)	34.3	35.2	34.5

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	12,504	26,532	45,825
# of persons per HH	3.1	3.1	3.2
Average HH income	\$46,333	\$46,413	\$48,646
Average house value	\$79,374	\$79,571	\$86,872

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	82.4%	82.2%	82.5%
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RACE (%)

White	85.6%	87.5%	88.6%
Black	0.9%	0.7%	0.6%
Asian	1.8%	1.4%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.3%	0.2%
Other	10.3%	8.8%	8.4%

* Demographic data derived from 2020 ACS - US Census