

LOTS FOR SALE - BTS

# 2729 INTERSTATE 69E



**2729**  
INTERSTATE 69E  
HARLINGEN, TX

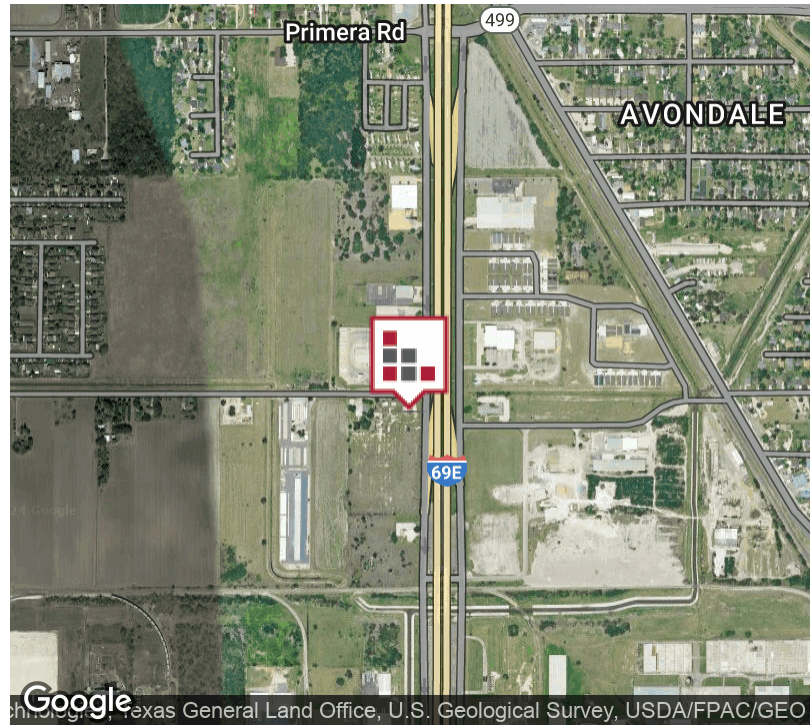


Recently renovated - 2729 N Expressway 69E, Harlingen, Texas. Improved Industrial Property with +/- 13 Acres of land on corner of Roosevelt Road and Expressway 69E to be Subdivided for Commercial Use. Corner of Interstate 69E Frontage and Roosevelt has approximately 2 acres available for purchase - Lots 2 and 4. Lots 1, 3, 5 and 6 are also available for purchase. Proposed New Building



# LOTS FOR SALE - BTS 2729 INTERSTATE 69E

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	Call for Pricing
Building Size:	2,700 SF
Lots / BTS Available	Call for Pricing
Price / SF:	Call for Pricing
Year Renovated:	2023
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

Recently renovated - 2729 N Expressway 69E, Harlingen, Texas. Improved Industrial Property with +/- 13 Acres of land on corner of Roosevelt Road and Expressway 69E to be Subdivided for Commercial Use. Corner of Interstate 69E Frontage and Roosevelt has approximately 2 acres available for purchase - Lots 2 and 4. Lots 1, 3, 5 and 6 are also available for purchase. Proposed New Building Material Store on Lots 7 and 8 will anchor this New Commercial Subdivision. Located just 3.5 miles from Valley International Airport and 2 Miles from the Interchange of Interstate 2. Property can be utilized for many Industrial-related purposes or redeveloped for Self Storage, Retail Auto Sales, Apartments or other Retail Use.

### PROPERTY HIGHLIGHTS

- Expressway Frontage
- 3.5 Miles from Valley International Airport
- 40,000 CPD - TXDoT
- Zoned Commercial
- Improved Property with multiple uses



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**ADDITIONAL PHOTOS**



Office/Warehouse



Exterior/Rear Photo



All New Interior



Renovated Office



Renovated Warehouse

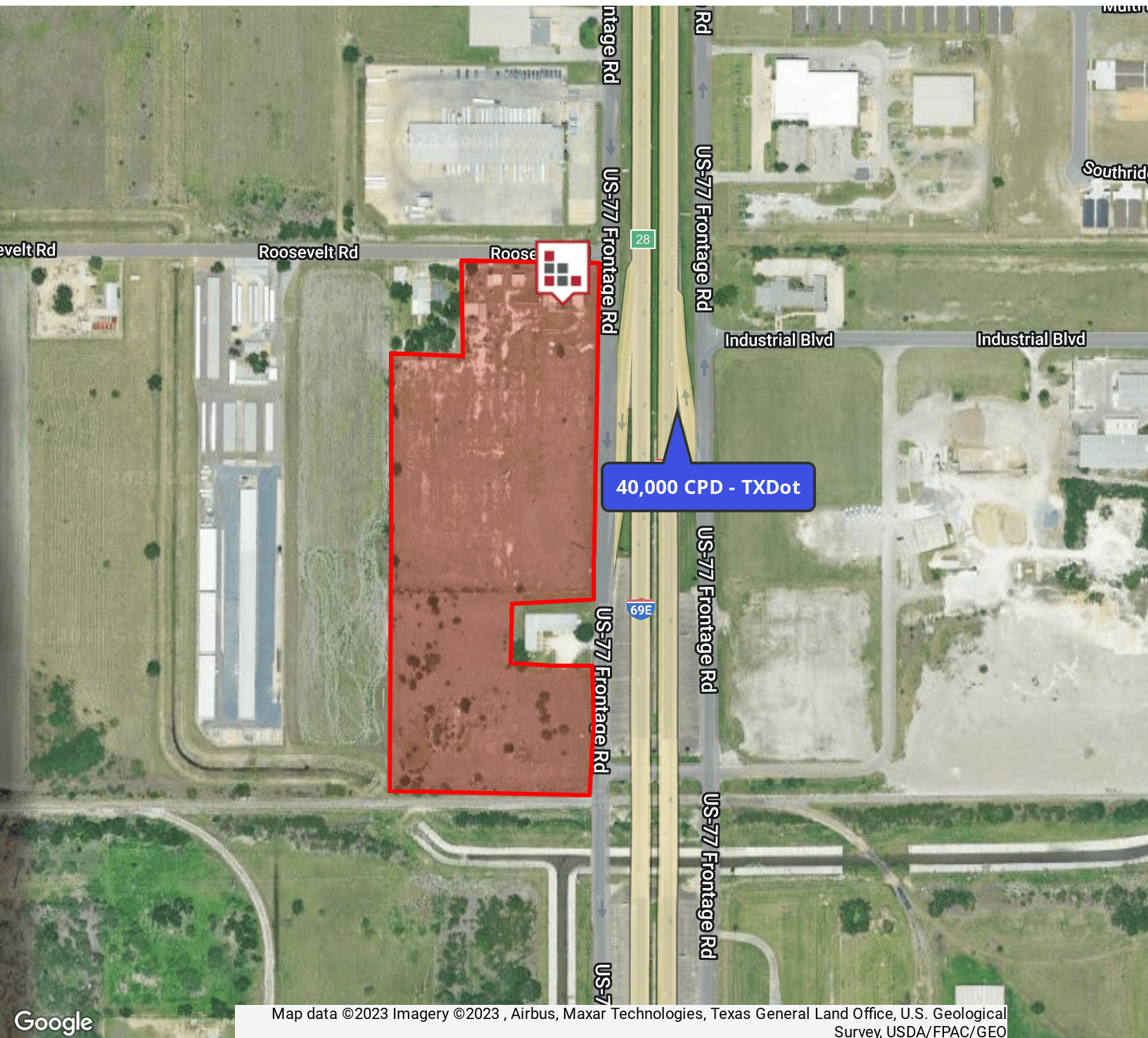


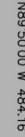
Stabilized Yard



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**AERIAL MAP**





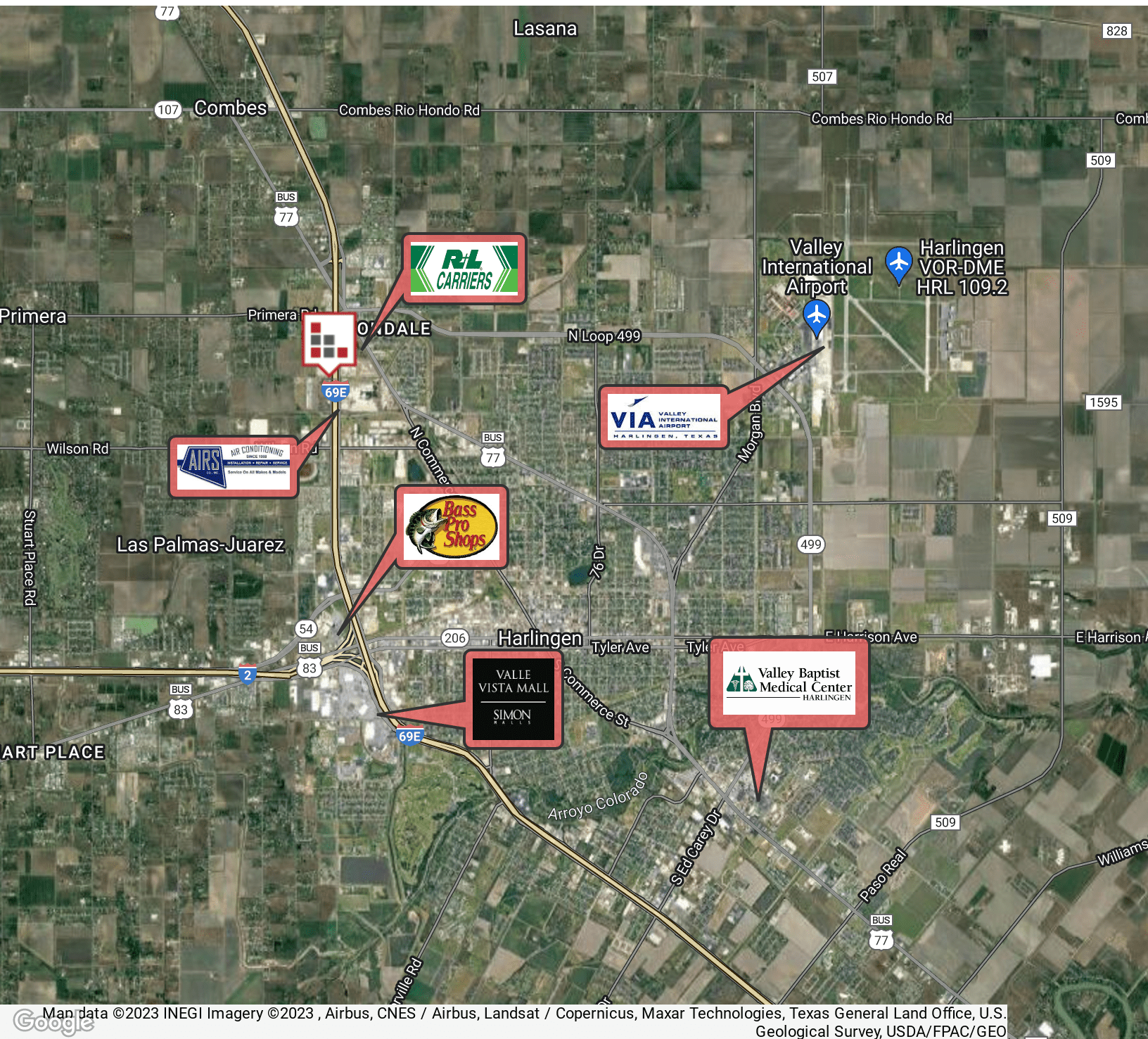
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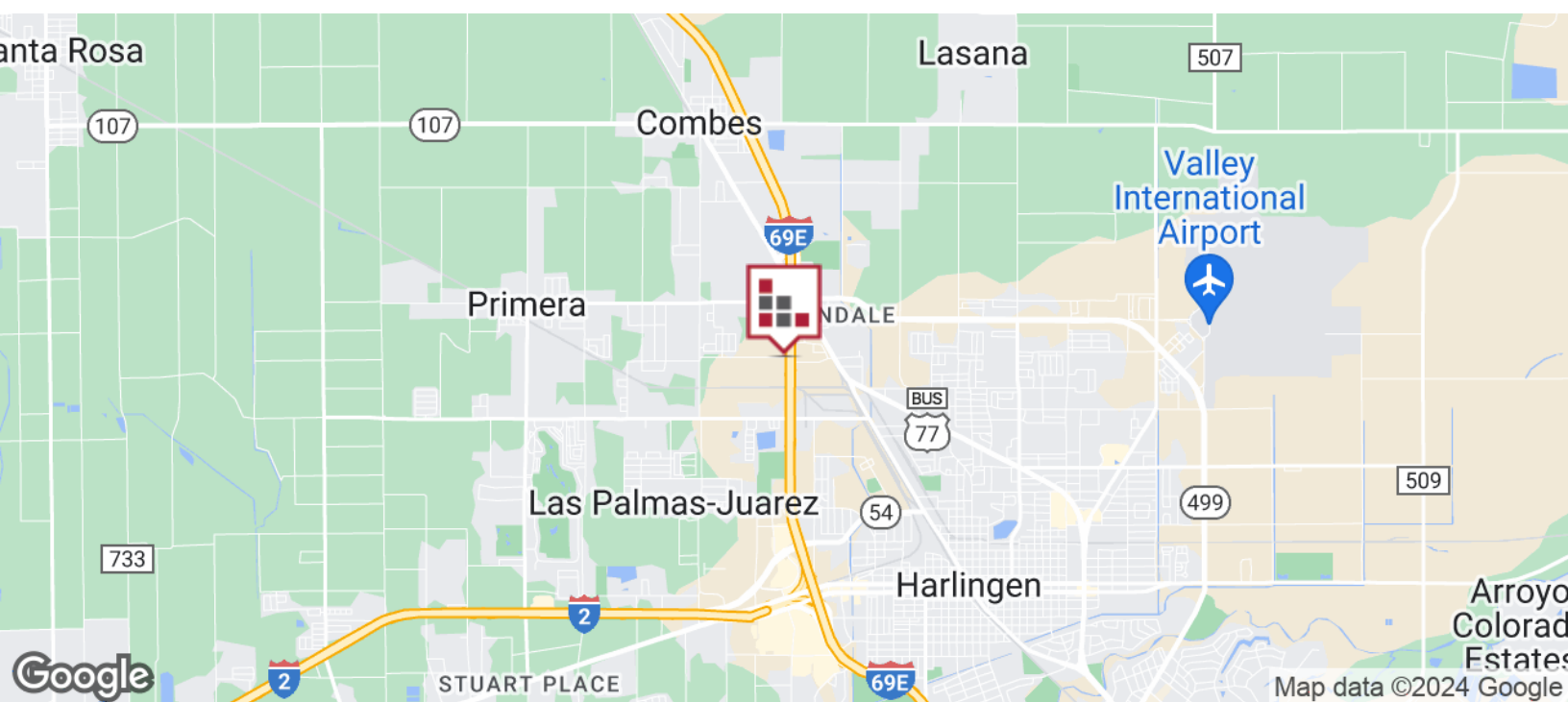
## RETAILER MAP





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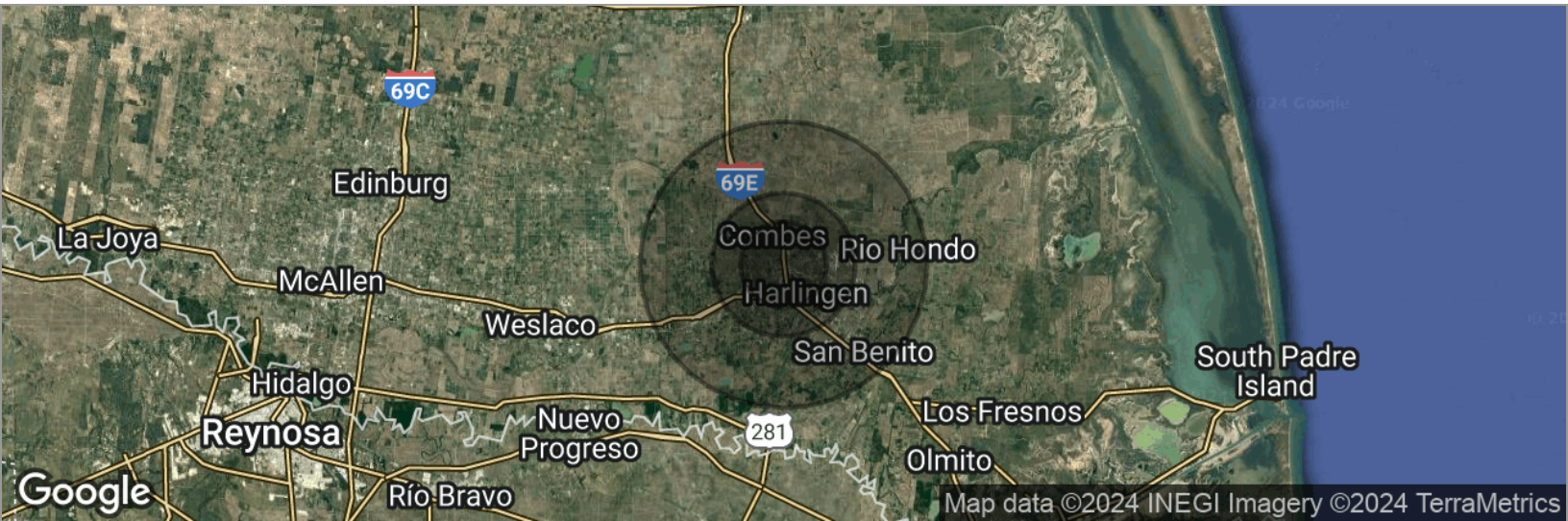
LOCATION MAP





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## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total population	40,953	71,339	141,371
Median age	34.4	34.0	33.3
Median age (Male)	32.2	32.4	31.5
Median age (Female)	37.0	36.1	35.4

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total households	13,470	23,298	44,975
# of persons per HH	3.0	3.1	3.1
Average HH income	\$47,488	\$49,046	\$47,642
Average house value	\$79,690	\$81,386	\$80,709

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

Hispanic	82.0%	79.1%	80.7%
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### RACE (%)

White	91.0%	90.0%	87.1%
Black	0.7%	0.8%	0.6%
Asian	0.6%	1.1%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.3%	0.2%
Other	6.0%	6.5%	9.9%

\* Demographic data derived from 2020 ACS - US Census



Commercial Real Estate in the Rio Grande Valley

### CINDY HOPKINS REAL ESTATE

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