



HANMORE INDUSTRIAL PARKWAY

HARLINGEN, TX

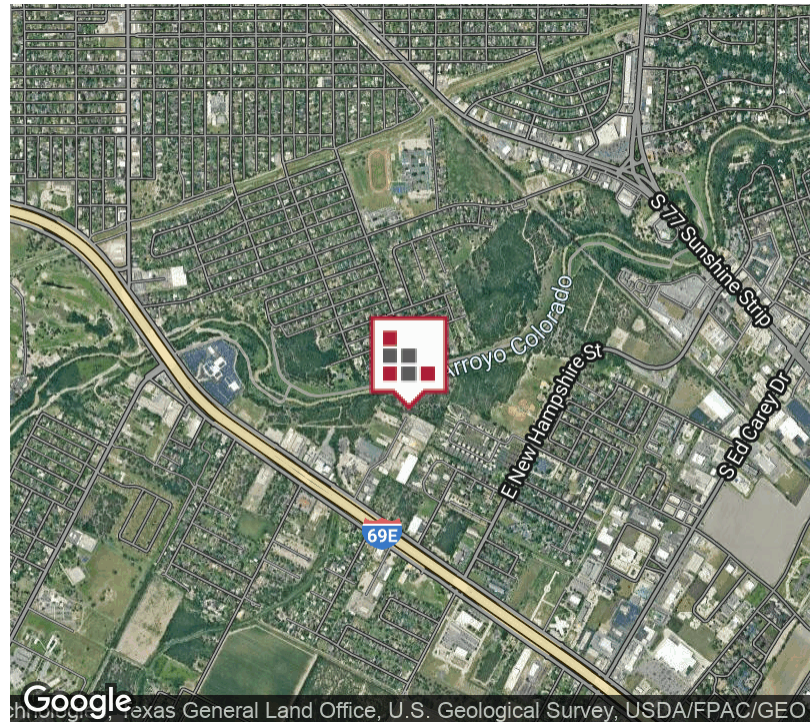


Last available lot at Hanmore Industrial Park, Acreage is at the end of a Cul-de-sac and Zoned Industrial. City of Harlingen Water/Sewer Diagram attached for Utility Reference. 10" Water Line to cul-de-sac terminus. Acreage would also facilitate up to 5-Story Storage Units with a 50' Pole Sign.



FOR SALE 316 HANMORE INDUSTRIAL PARKWAY

EXECUTIVE SUMMARY



Sale Price	\$950,000
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OFFERING SUMMARY

Available SF:	435,600
Lot Size:	10 Acres
Price PSF:	\$2.41
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/- 10 Acres Industrial Land on Hanmore Industrial Parkway and Interstate 69E in Harlingen, Texas. Last available lot at Hanmore Industrial Park, Acreage is at the end of a Cul-de-sac and Zoned Industrial. City of Harlingen Water/Sewer Diagram attached for Utility Reference. 10" Water Line to cul-de-sac terminus. Acreage would also facilitate up to 5-Story Storage Units with a 50' Pole Sign for visibility to Interstate 69. Hanmore Industrial Park offers easy access from Interstate 69E and is located Mid Rio Grande Valley for easy access to adjacent cities via I69E.

PROPERTY HIGHLIGHTS

- Zoned Industrial
- Easy Access from Interstate 69
- Large Lot for Building and Yard
- Storage Unit Availability
- 50' Pole Sign availability at this location

FOR SALE

316 HANMORE INDUSTRIAL PARKWAY

KEY FACTS

KEY FACTS

54,877

Population



Average
Household Size

33.2

Median Age

\$37,580

Median Household
Income

EDUCATION

26%

No High School
Diploma



32%

High School
Graduate



26%

Some College



17%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,363

Total Businesses



27,504

Total Employees

EMPLOYMENT



63%

White Collar



20%

Blue Collar



17%

Services



Unemployment
Rate

INCOME



\$37,580

Median Household
Income



\$18,294

Per Capita Income



\$31,002

Median Net Worth

Households By Income

The largest group: <\$15,000 (18.6%)

The smallest group: \$150,000 - \$199,999 (2.1%)

Indicator ▲	Value	Diff	
<\$15,000	18.6%	+1.0%	
\$15,000 - \$24,999	14.9%	+1.0%	
\$25,000 - \$34,999	13.5%	+0.6%	
\$35,000 - \$49,999	13.0%	+0.3%	
\$50,000 - \$74,999	16.5%	+0.4%	
\$75,000 - \$99,999	9.3%	-1.3%	
\$100,000 - \$149,999	9.5%	-1.4%	
\$150,000 - \$199,999	2.1%	-0.5%	
\$200,000+	2.5%	-0.1%	

Bars show deviation from Cameron County

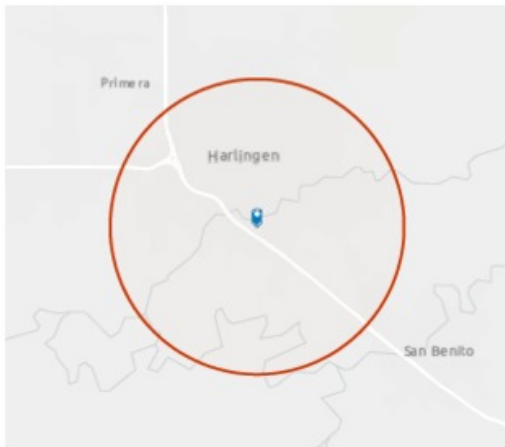
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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FOR SALE

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POPULATION TRENDS

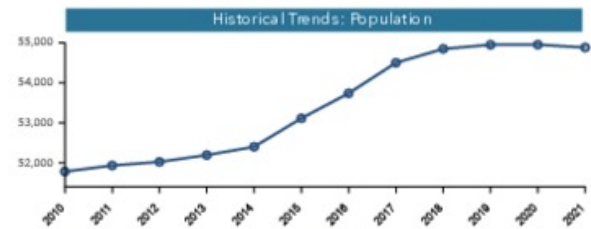


POPULATION TRENDS AND KEY INDICATORS

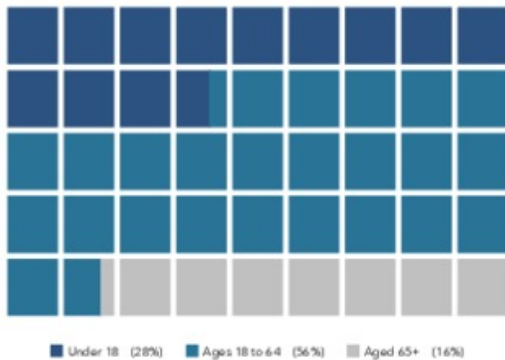
316 Hanmore Industrial Pkwy, Harlingen, Texas, 78550

54,877	18,142	2.99	33.2	\$37,580	\$81,362	48	220	46
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

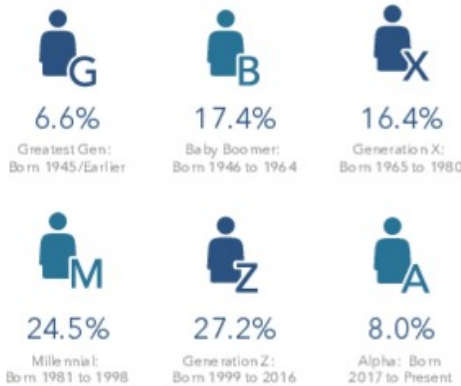
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



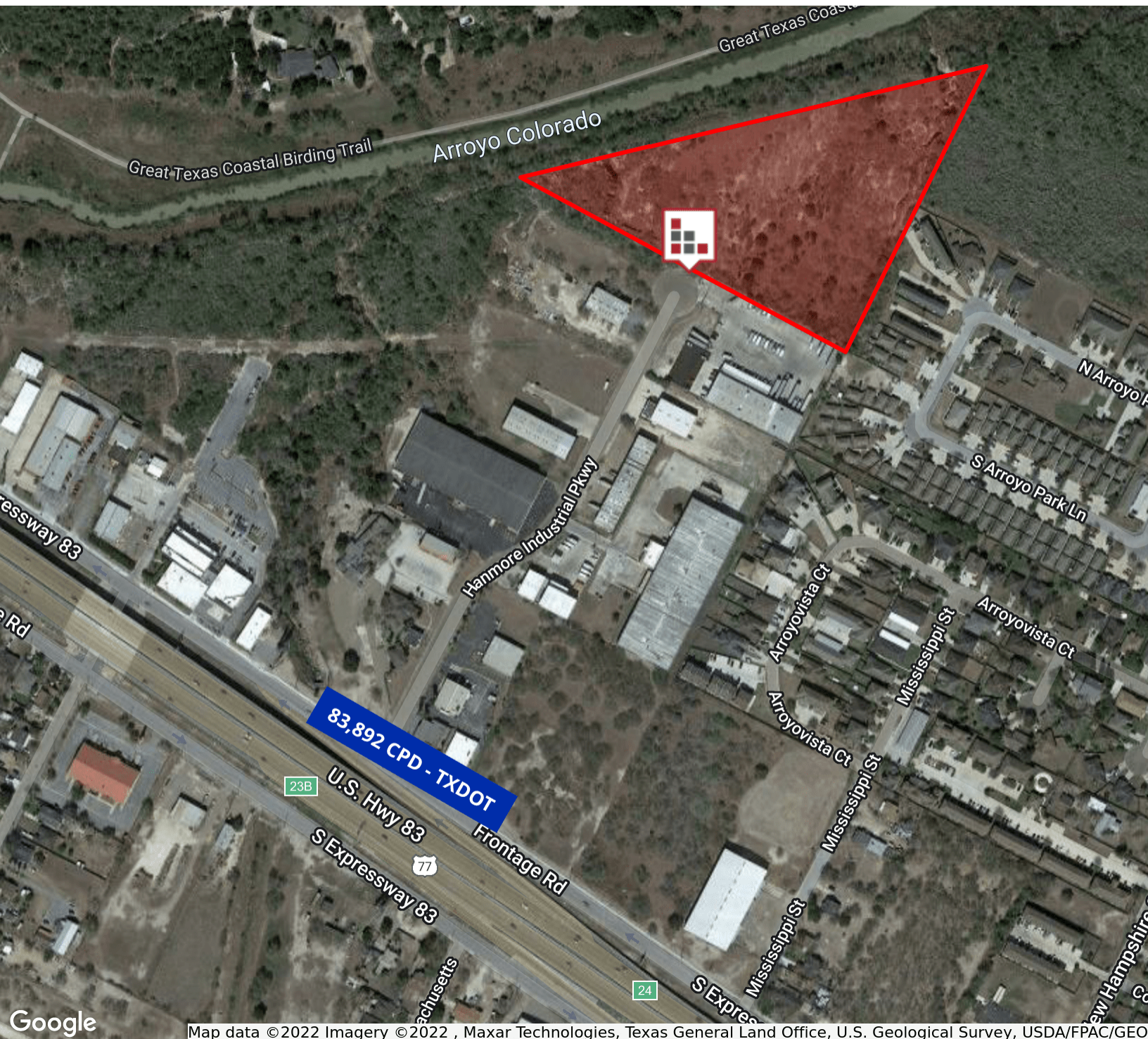
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.
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AERIAL MAP



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RETAILER MAP



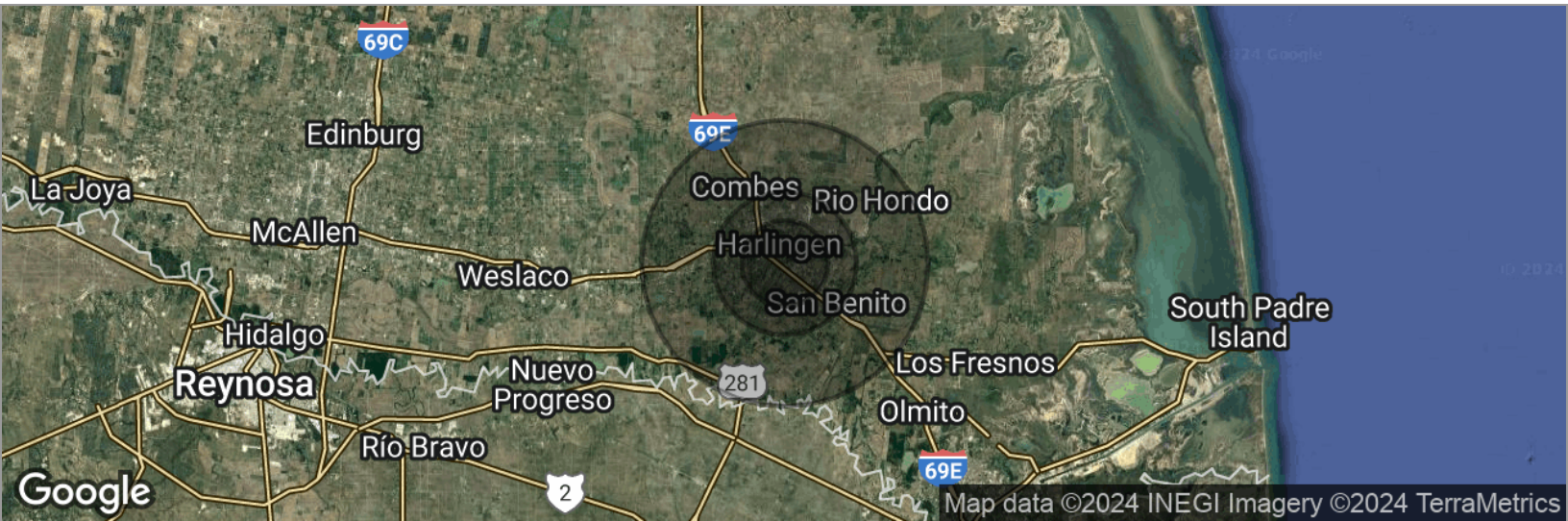
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316 HANMORE INDUSTRIAL PARKWAY

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	47,057	85,547	152,050
Median age	33.7	34.1	32.9
Median age (Male)	32.8	32.8	31.3
Median age (Female)	35.0	35.7	34.8

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	15,442	27,946	47,488
# of persons per HH	3.0	3.1	3.2
Average HH income	\$47,578	\$48,835	\$47,579
Average house value	\$78,572	\$82,483	\$82,117

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	80.3%	80.0%	82.2%
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RACE (%)

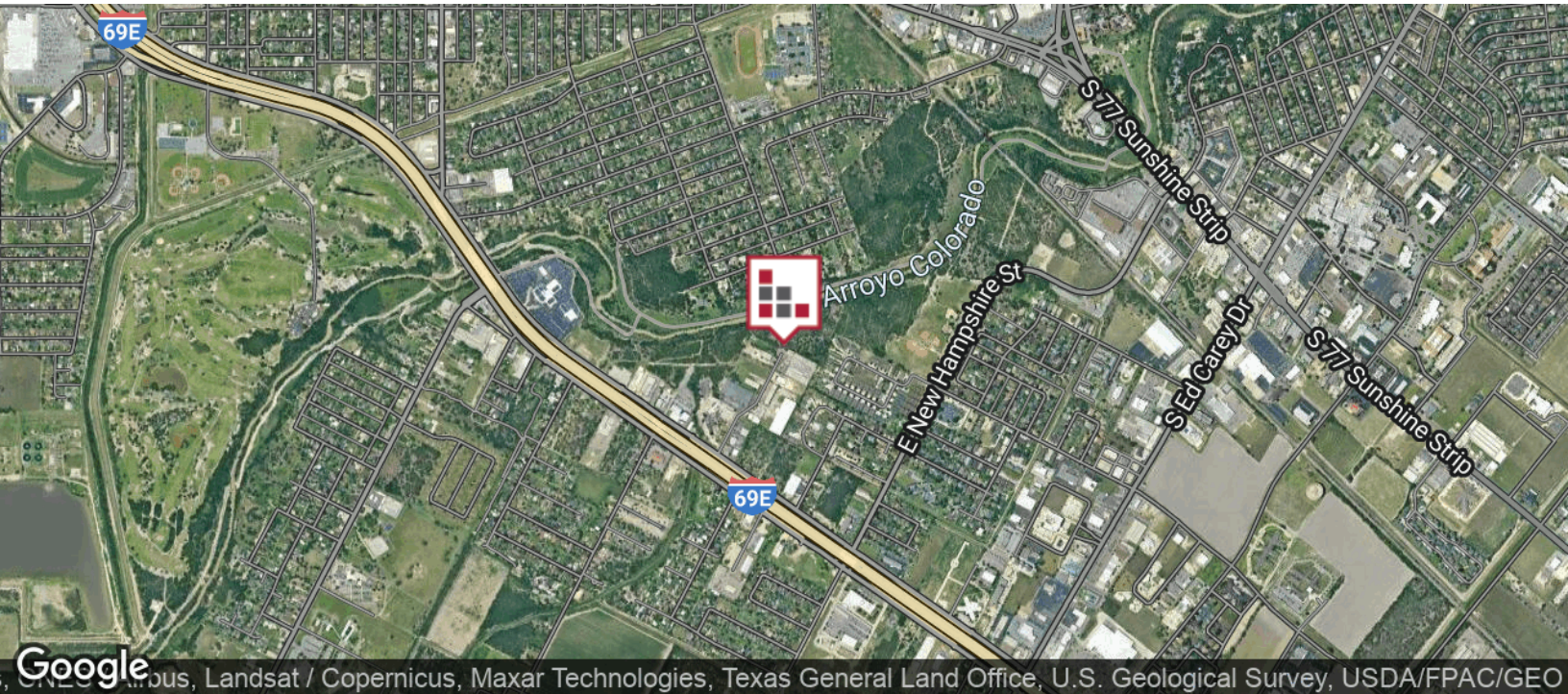
White	88.3%	88.6%	87.6%
Black	0.8%	0.8%	0.6%
Asian	1.6%	1.4%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.3%	0.2%
Other	7.7%	7.6%	9.5%

* Demographic data derived from 2020 ACS - US Census

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LOCATION MAP



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