

4210 W. EXPRESSWAY 83

4210 W. EXPRESSWAY 83, HARLINGEN, TX 78552

FOR SALE



OFFERING SUMMARY

Sale Price: \$625,000

Lot Size: 3.19 Acres

Price / Acre: \$195,925

Zoning: C

Market: Harlingen

PROPERTY OVERVIEW

Discover an exceptional investment opportunity at this prime property located in the bustling Harlingen area. Zoned C, this strategically positioned parcel offers immense potential for a range of development opportunities. With its advantageous location and versatile zoning, this property presents a compelling prospect for land and other investors seeking a strategic addition to their portfolio. Situated in the thriving Harlingen area, this parcel is primed for a variety of development possibilities, making it an attractive option for investors looking to capitalize on this dynamic market. Don't miss out on this prime investment opportunity in the heart of Harlingen.

PROPERTY HIGHLIGHTS

- Zoned C for versatile commercial use
- Prime location along Expressway 83
- High visibility and accessibility for customers
- Ideal for businesses seeking a strategic position
- Opportunity for development in thriving Harlingen area
- Potential for lucrative return on investment
- Ample space for various commercial ventures

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



4210 W. EXPRESSWAY 83

4210 W. EXPRESSWAY 83, HARLINGEN, TX 78552

FOR SALE

Sale Price

\$625,000

LOCATION INFORMATION

Building Name	4210 W. Expressway 83
City, State, Zip	Harlingen, TX 78552
County	Cameron
Market	Harlingen
Township	Harlingen
Side of the Street	North
Road Type	Paved
Nearest Airport	Valley International Airport - Harlingen (HRL)

BUILDING INFORMATION

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	C
Lot Size	3.19 Acres
APN #	98-4204-0010-0030-00
MLS #	429456

TAXES & VALUATION

Taxes	\$8,509.00
Foreclosure / Distressed	No

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



AERIAL MAP

4210 W. EXPRESSWAY 83

4210 W. EXPRESSWAY 83, HARLINGEN, TX 78552

FOR SALE



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



4210 W. EXPRESSWAY 83

4210 W. EXPRESSWAY 83, HARLINGEN, TX 78552

FOR SALE



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

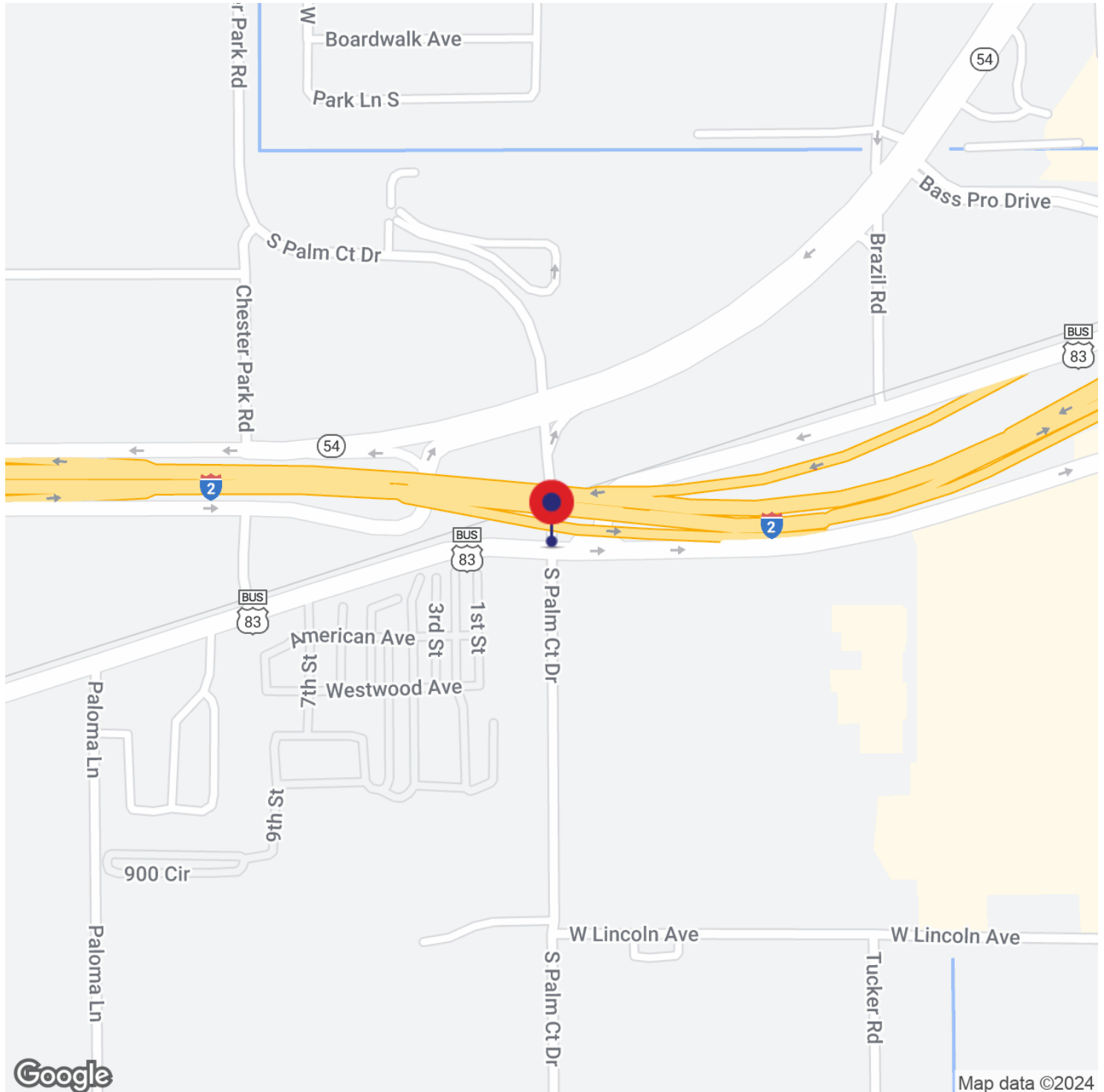
cmarina@firstamericanrealty.com



4210 W. EXPRESSWAY 83

4210 W. EXPRESSWAY 83, HARLINGEN, TX 78552

FOR SALE



CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

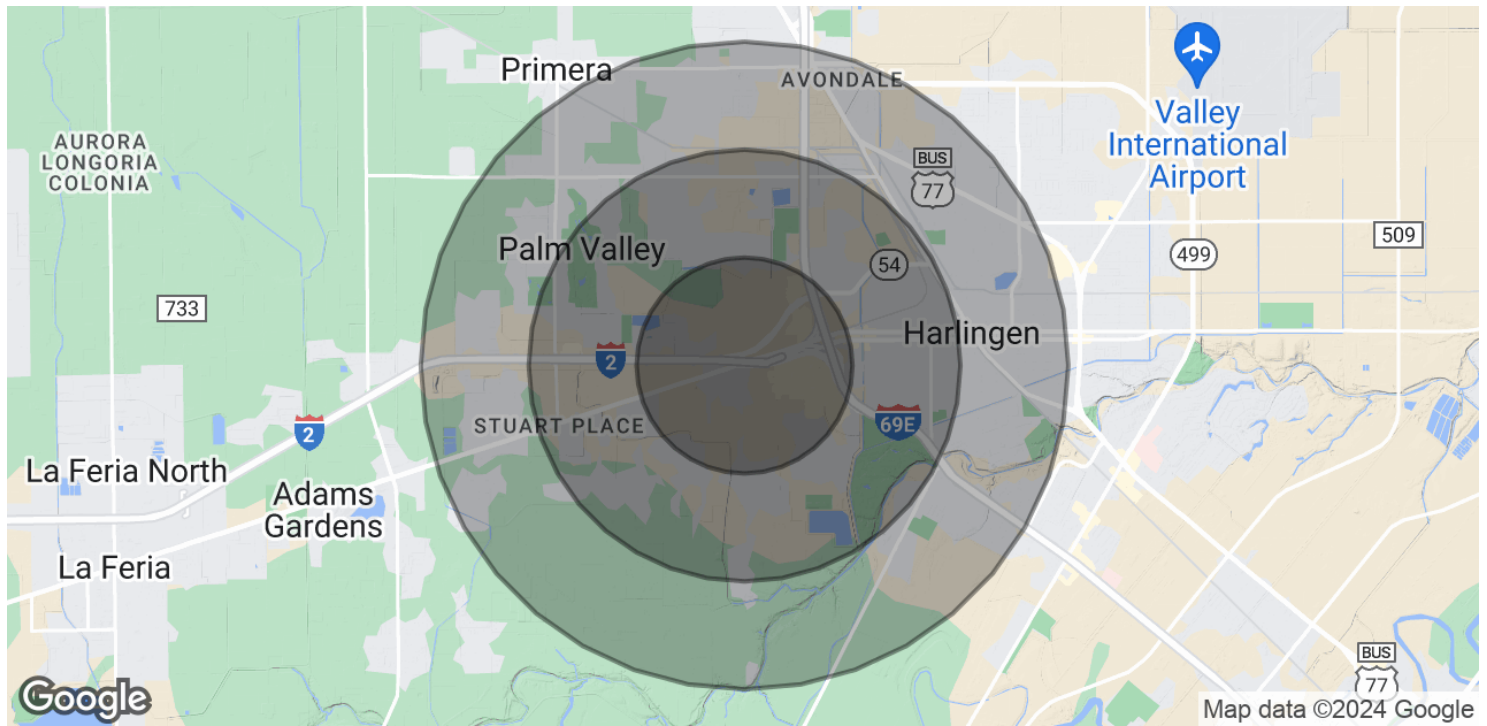
cmarina@firstamericanrealty.com



4210 W. EXPRESSWAY 83

4210 W. EXPRESSWAY 83, HARLINGEN, TX 78552

FOR SALE



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,639	11,913	19,117
Average Age	31.0	30.6	31.1
Average Age (Male)	28.2	29.6	31.3
Average Age (Female)	38.5	33.5	33.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	710	3,657	6,033
# of Persons per HH	3.7	3.3	3.2
Average HH Income	\$60,567	\$47,886	\$46,051
Average House Value	\$104,987	\$85,579	\$75,643

2020 American Community Survey (ACS)

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com



DISCLAIMER

4210 W. EXPRESSWAY 83

4210 W. EXPRESSWAY 83, HARLINGEN, TX 78552

FOR SALE



DISCLAIMER

All information provided herein has been obtained from sources deemed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice. First American Realty Company makes no representation, warranty or guaranty as to accuracy of any information contained herein. You should consult your advisors for an independent verification of any properties.

CHARLES MARINA, CCIM, CRB, GRI

956.682.3000

cmarina@firstamericanrealty.com





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

First American Realty Company	444231	cmarina@firstamericanrealty.com	(956)682-3000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)682-3000
Designated Broker of Firm	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)682-3000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)495-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

First American Realty Company - Corporate, 3827 N. 10th St., Ste. 105 McAllen, TX 78501
Charles Marina

Information available at www.trec.texas.gov

IABS 1-0 Date

2533 W. Trenton

Phone: 9566823000

Fax: 9566824074

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com