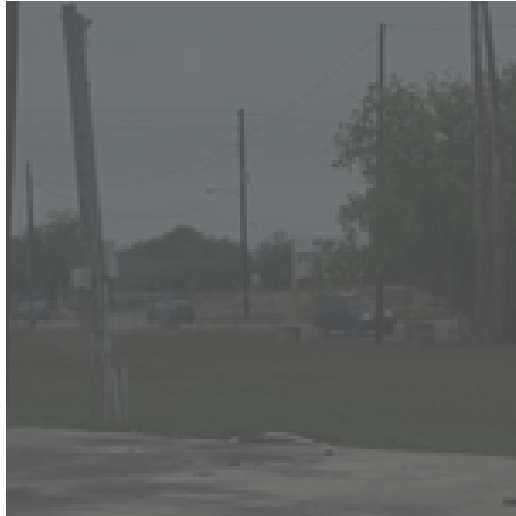
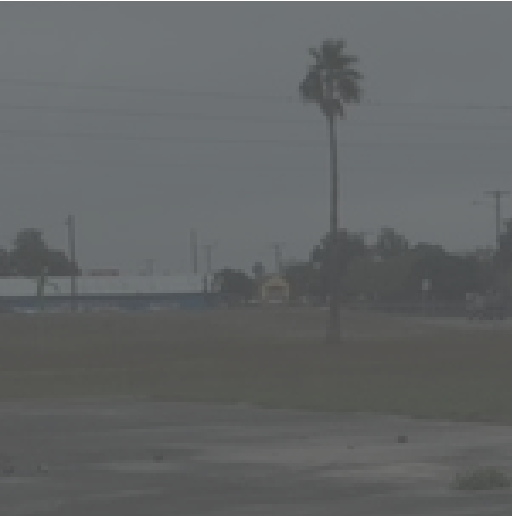
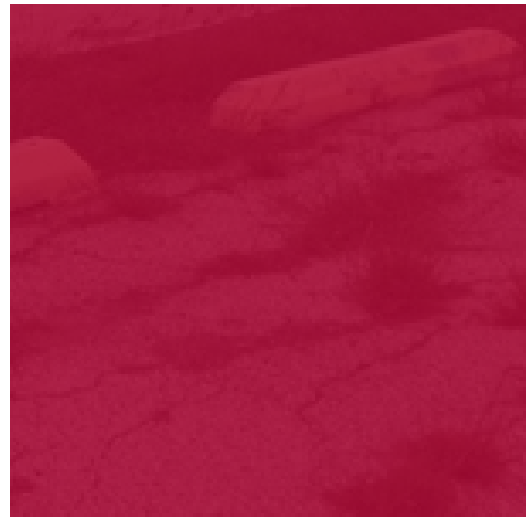


LAND FOR SALE

# 169 CORNER- RETAIL PAD SITE



**1610**  
SOUTH F STREET  
HARLINGEN, TX



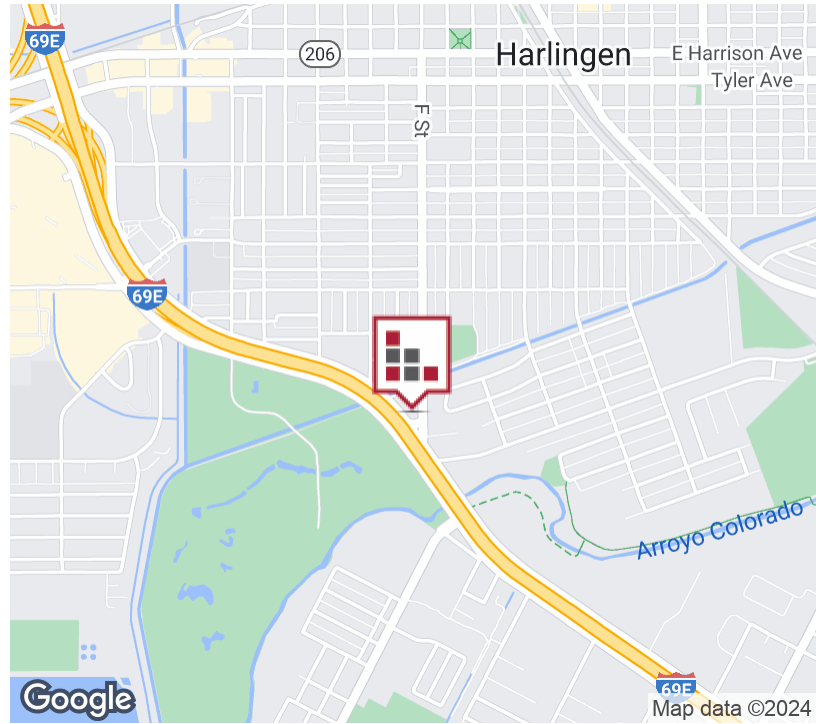
2.46 Acre Expressway Corner Lot on F Street at Signalized Intersection with great ingress/egress and located across from Auto Zone and Stripes. Partially improved First National Bank ATM Site with Two (2) ingress/egress access roads. 103,240 CPD TXDOT 2016/Interstate 69. Ideal Site for freestanding Retail or Restaurant.



Commercial Real Estate in the Rio Grande Valley

# FOR SALE 169 CORNER - RETAIL PAD SITE

## EXECUTIVE SUMMARY



### SALE PRICE

**\$599,000**

### OFFERING SUMMARY

Available SF:

Lot Size: 2.46 Acres

Zoning: Commercial

Market: Rio Grande Valley

Submarket: Harlingen

Traffic Count: 103,240

Price / SF: \$5.59

### PROPERTY OVERVIEW

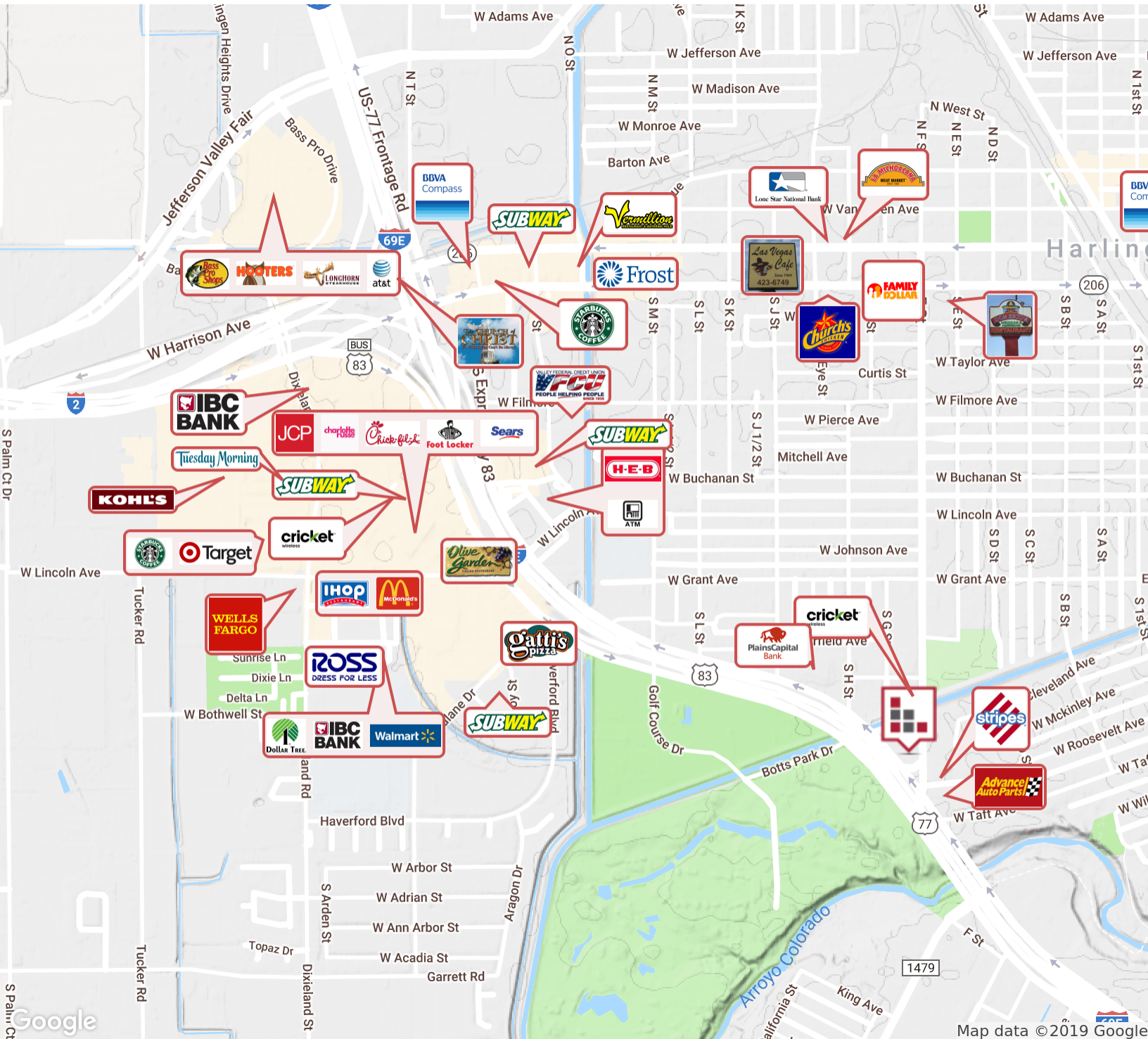
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### PROPERTY HIGHLIGHTS

- **Corner Lot**
- **Two (2) Ingress/Egress Points**
- **103.240 CPD TXDOT 2016**

# FOR SALE 169 CORNER - RETAIL PAD SITE

## RETAILER MAP





FOR SALE

169 CORNER - RETAIL PAD SITE

**AERIAL - CLOSE UP**





FOR SALE

169 CORNER - RETAIL PAD SITE

**ADDITIONAL PHOTOS**



**CINDY HOPKINS REAL ESTATE**

222 E Van Buren, Suite 617 // Harlingen, TX 78550  
956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)

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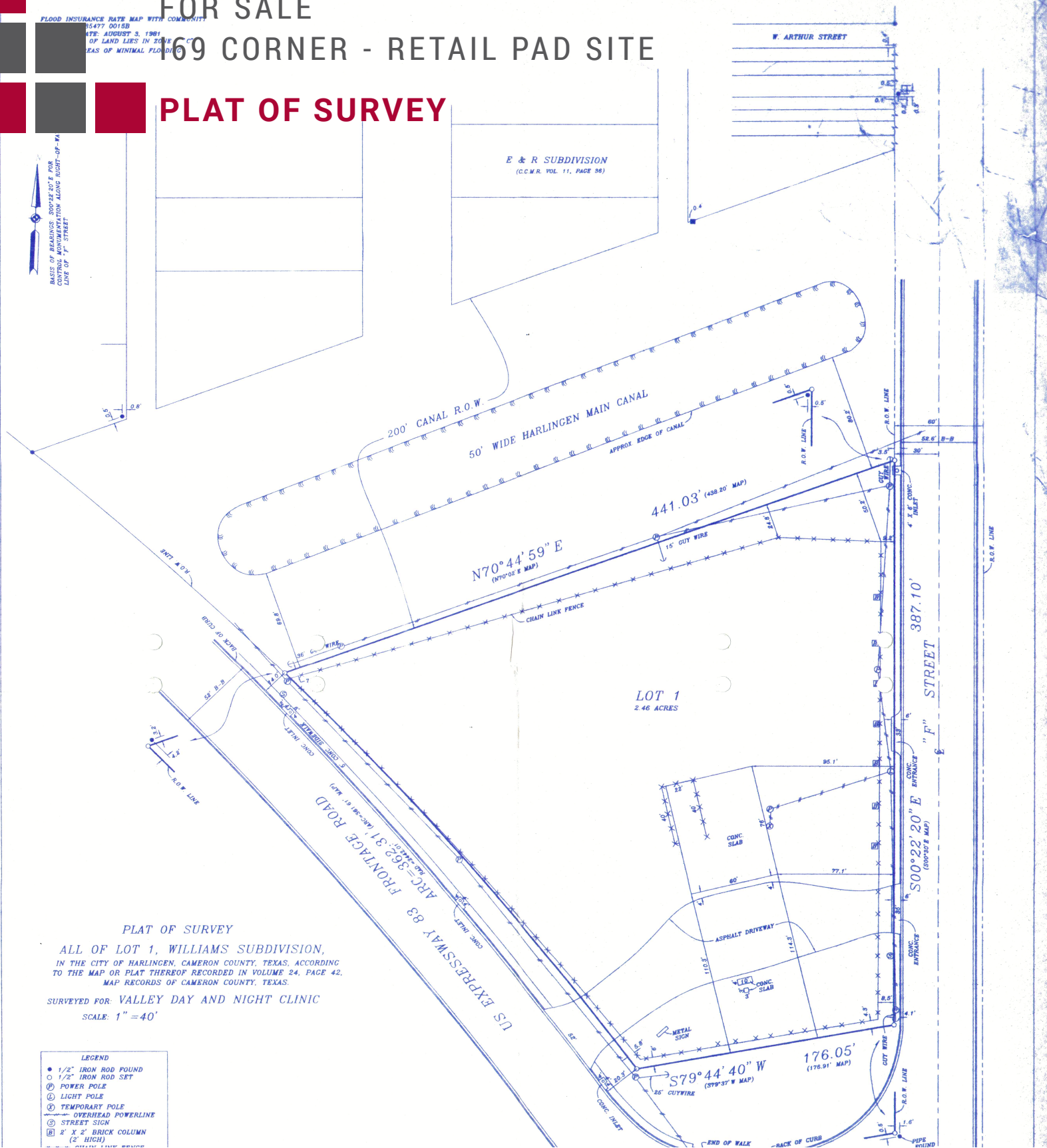
FOR SALE

169 CORNER - RETAIL PAD SITE

# PLAT OF SURVEY

FLOOD INSURANCE RATE MAP WITH COMMUNITY  
15477 0015D  
DATE: AUGUST 3, 1981  
OF LAND LIES IN ZONE  
AREAS OF MINIMAL FLOODING

BASES OF EVIDENCE: SURVEY OF THE R.R.  
CONSTRUCTION ALONG RIGHT-OF-WAY  
LINE OF "F" STREET





FOR SALE

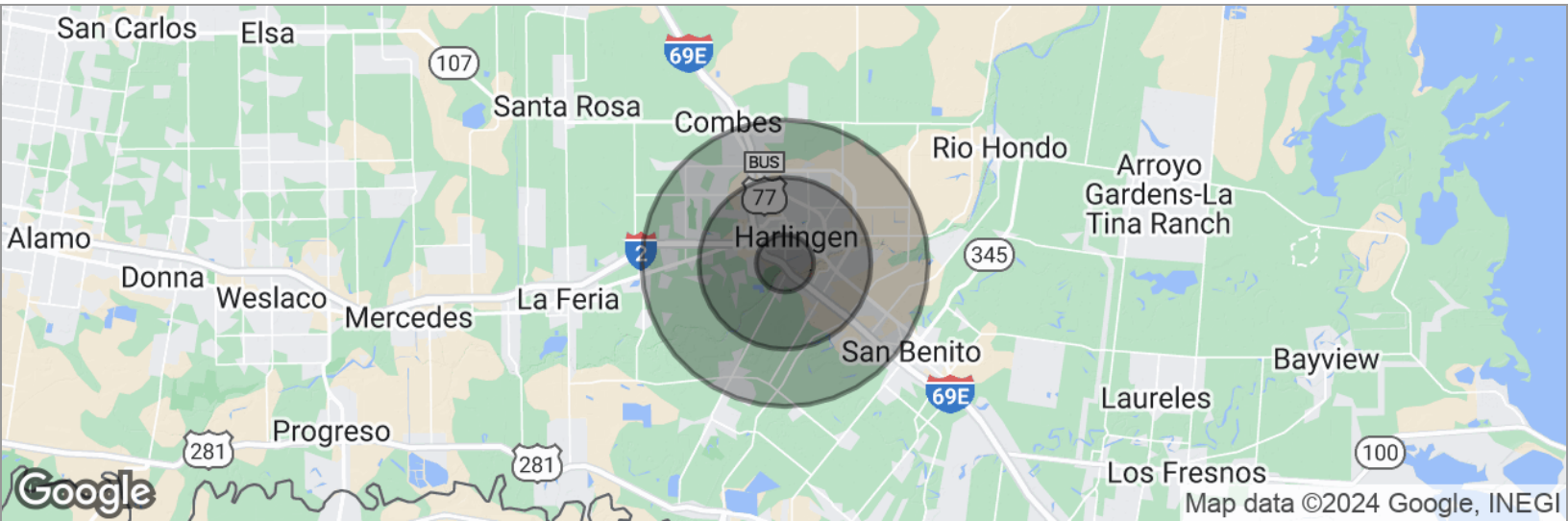
169 CORNER - RETAIL PAD SITE

LOCATION MAPS



# FOR SALE 169 CORNER - RETAIL PAD SITE

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,435	49,335	85,045
Median age	32.5	34.6	34.0
Median age (Male)	32.5	33.5	32.7
Median age (Female)	33.9	36.2	35.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,083	16,356	27,825
# of persons per HH	3.1	3.0	3.1
Average HH income	\$31,454	\$47,678	\$49,857
Average house value	\$72,530	\$74,121	\$85,057

### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	92.2%	79.8%	79.2%

### RACE (%)

	1 MILE	3 MILES	5 MILES
White	89.1%	89.3%	89.0%
Black	0.3%	0.8%	0.8%
Asian	1.1%	1.5%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.3%	0.3%
Other	8.3%	7.0%	7.3%

\* Demographic data derived from 2020 ACS - US Census