

FOR SALE

1735 South F Street
Harlingen, TX 78550

Advance
Auto Parts

8,858 VPD

F ST



96,777 VPD



3,597 VPD

TAFT AVE

F ST

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

SALE PRICE **Contact Broker**

AVAILABLE SF **±10,340 SF**

LOT SIZE **±0.52 Ac**

TYPE **Retail | Free Standing**

Investment Highlights

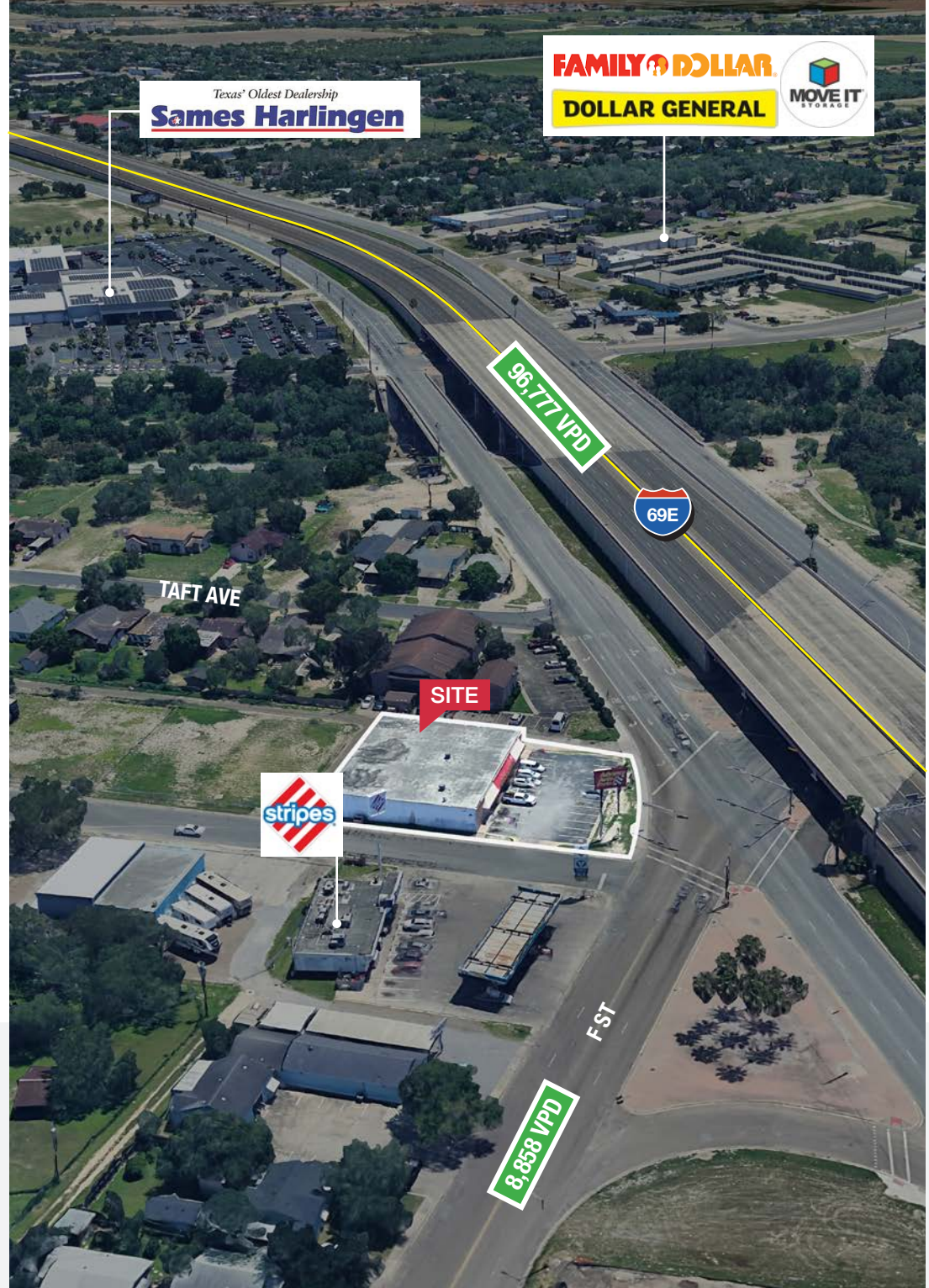
- Stable contracted rent through 2029
- 5-year extension option through 2034
- Built-in 21% rental increase
- One-year rent termination protection
- Predictable income profile with defined upside

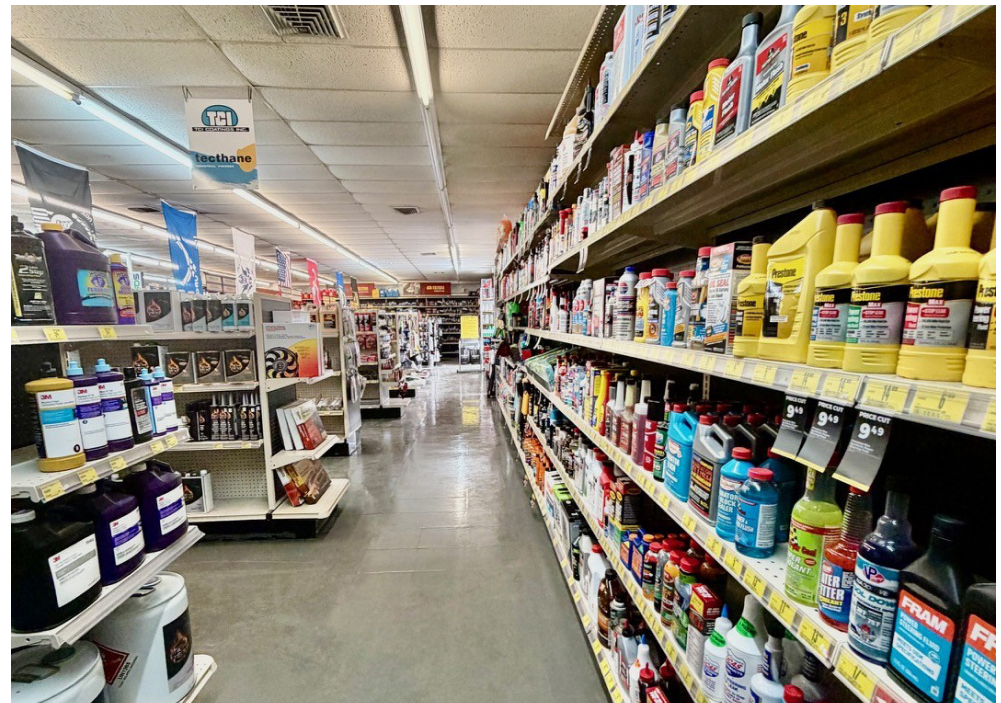
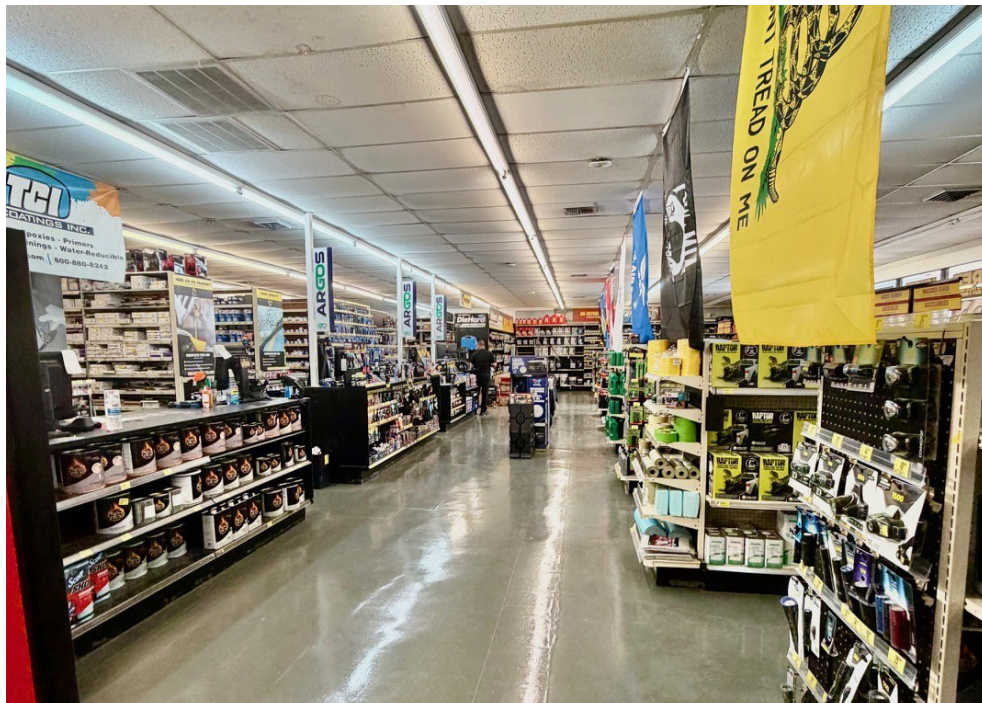
**Advance Auto Parts is the current tenant.*

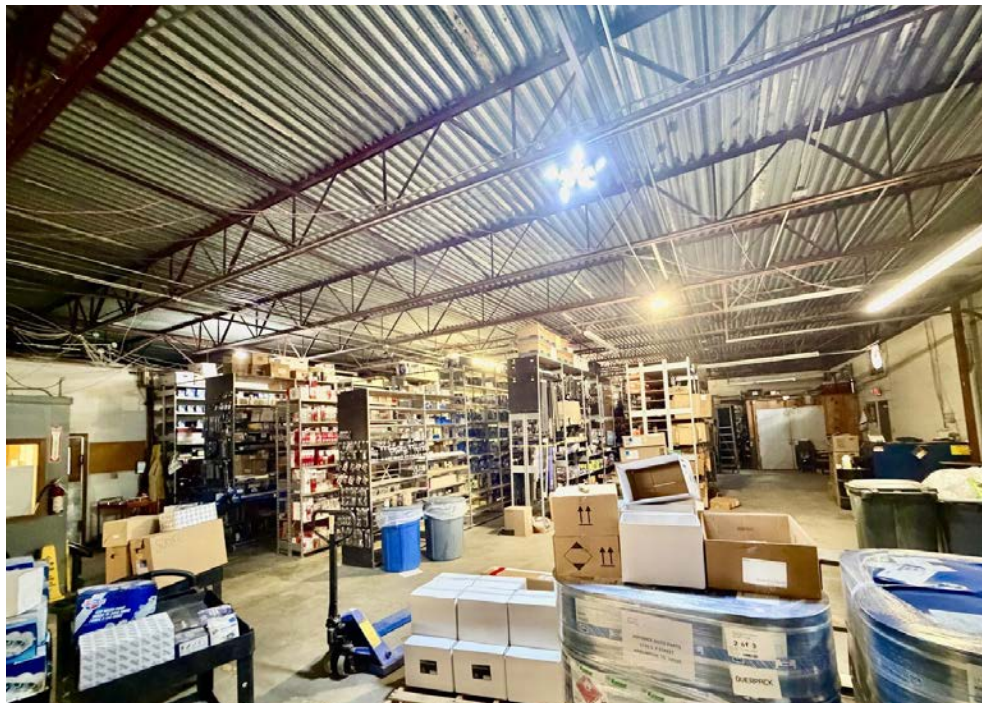


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INCOME SUMMARY

VALUE POSITIONING

The property provides stable contracted income through April 30, 2029, offering predictable cash flow for investors seeking reliable yield.

\$4,000

MONTHLY RENT

IN PLACE

CURRENT INCOME

\$48,000

ANNUAL RENT

OPTION PERIOD INCOME (INCREASED RENT)

Upon exercise of the five-year option (through April 30, 2034), rental income increases by approximately 21%, providing built-in income growth without requiring additional capital investment.

\$4,840

MONTHLY RENT

\$58,080

ANNUAL RENT

TOTAL CONTRACTED INCOME (THROUGH 4/30/2034)

| | |
|------------------------|-----------|
| CURRENT TERM (3 YEARS) | \$144,000 |
| OPTION TERM (5 YEARS) | \$290,400 |
| TOTAL POTENTIAL INCOME | \$434,400 |

EARLY TERMINATION PROVISION

The tenant retains the right to terminate the lease at any time upon payment of a termination fee equal to one (1) year of then-current rent:

\$48,000

DURING CURRENT TERM

\$58,080

DURING OPTION TERM

This provision provides downside income protection to ownership.

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|----------|----------|----------|
| 2025 Population | 11,798 | 58,740 | 99,682 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2025 Households | 4,082 | 21,626 | 35,958 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2025 Average HH Income | \$57,295 | \$70,233 | \$75,410 |

Traffic Counts

| STREET | AADT |
|----------------|--------|
| Interstate 69E | 96,777 |
| W Taft Ave | 10,026 |

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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