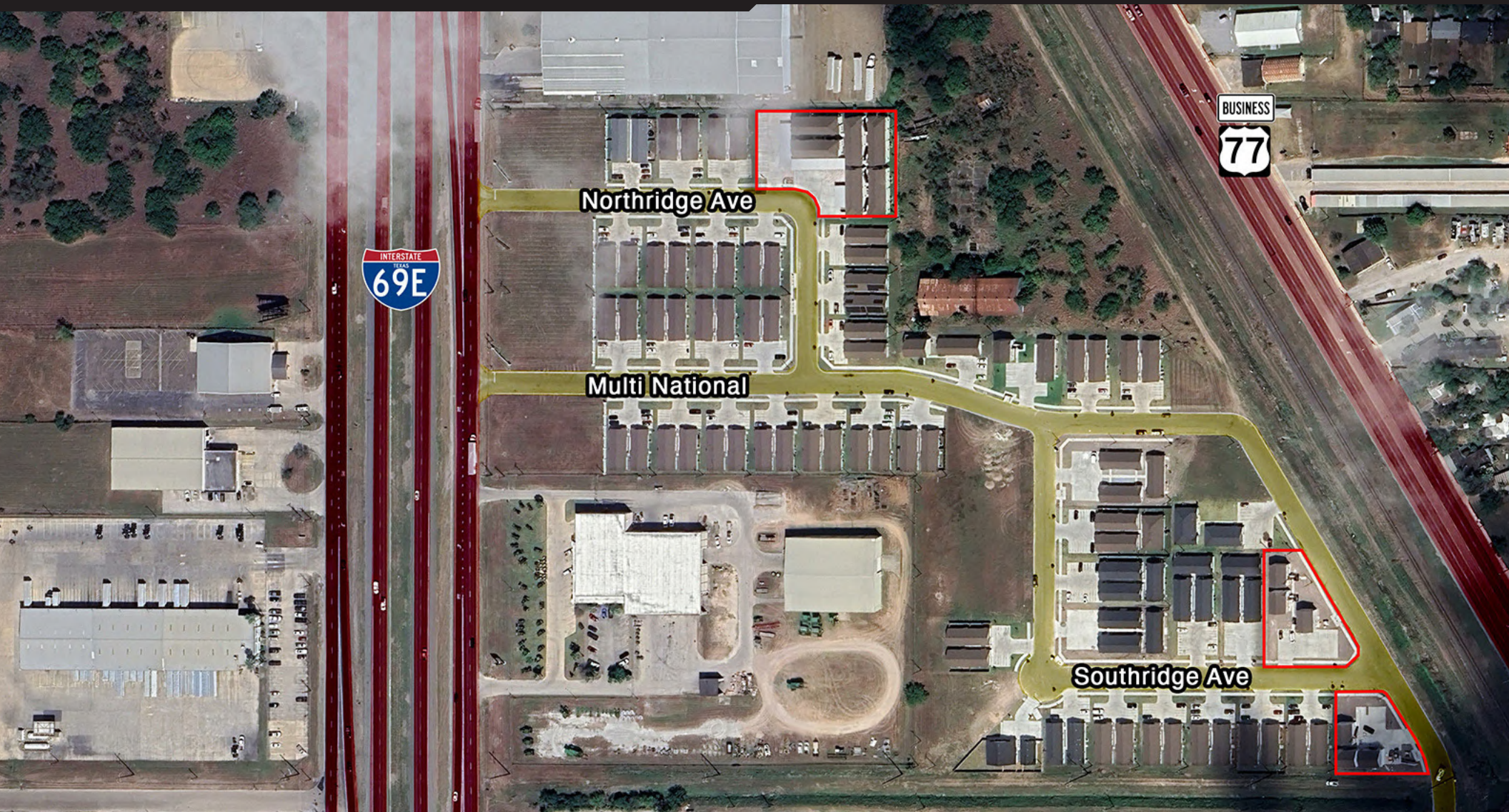


**2005, 2008 SOUTHRIDGE AVE, AND 2204 NORTHRIDGE AVE**  
HARLINGEN, TX 78550

**MULTIFAMILY PROPERTIES FOR SALE**  
22,920 SF



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

**LAURA LIZA PAZ, SIOR**  
Senior Partner | Managing Broker  
956.227.8000 | laurap@nairgv.com

**NAISTX**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

# PROPERTY SUMMARY

2005 SOUTHRIDGE AVE, 2008 SOUTHRIDGE AVE, AND 2204 NORTHRIDGE AVE | HARLINGEN, TX 78550



## PROPERTY DESCRIPTION

This portfolio offers a notable investment opportunity, featuring three multifamily apartment complexes accessible from both Expressway 77 and the 77 Sunshine Strip. This location offers tenants convenient transportation options, providing easy access to schools, employment centers, shopping, and dining throughout the area.

As newly constructed apartments, the property offers modern, efficient layouts that appeal to today’s renters. Each unit is individually metered for electricity, while the property is served by a single water meter, with water usage and costs prorated among the units. The quality of construction and contemporary features have generated strong interest from tenants, resulting in solid leasing demand. This momentum underscores the property’s position as a highly desirable option within the local rental market.

Collectively, this portfolio delivers consistent unit layouts, excellent accessibility, and multiple income-producing assets—an outstanding addition to any multifamily investment portfolio.

## OFFERING SUMMARY

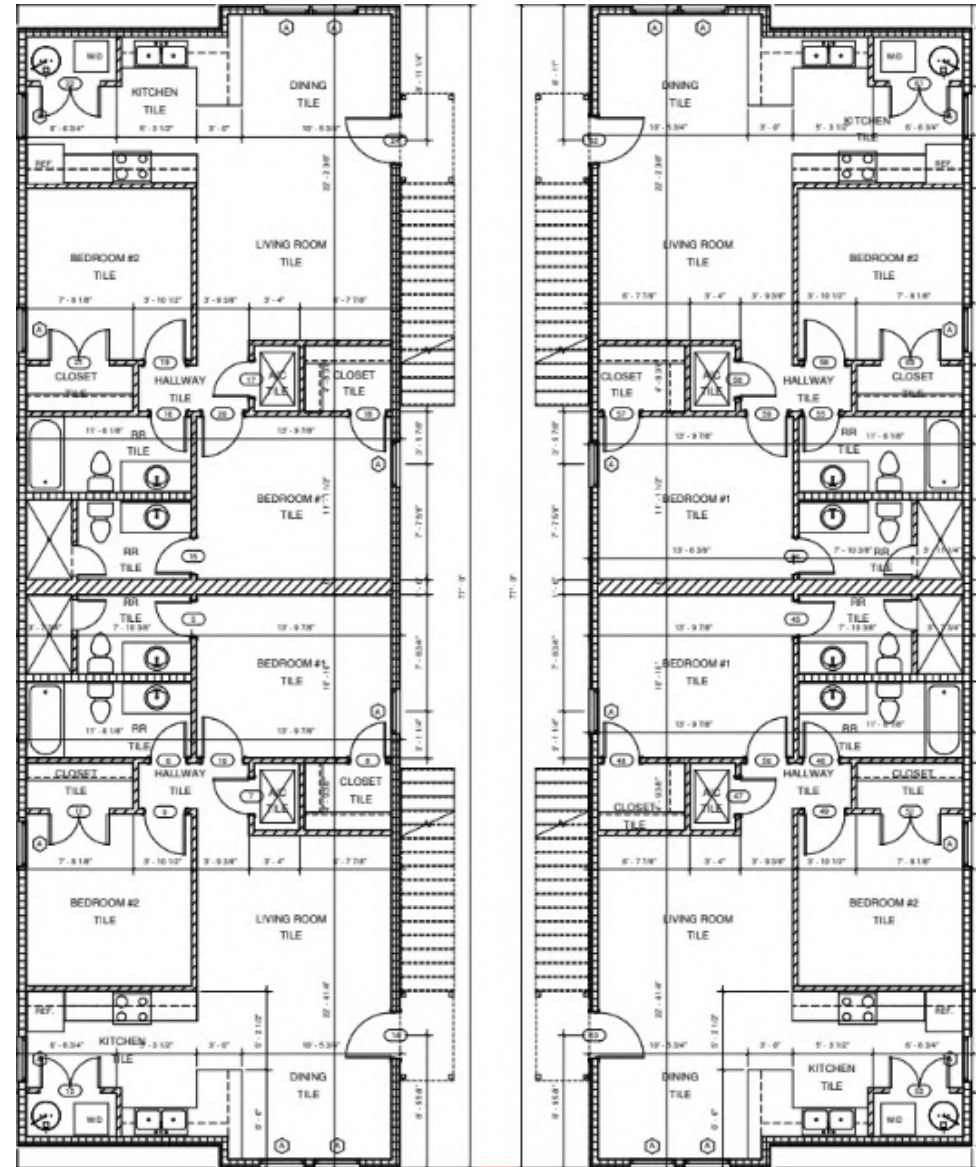
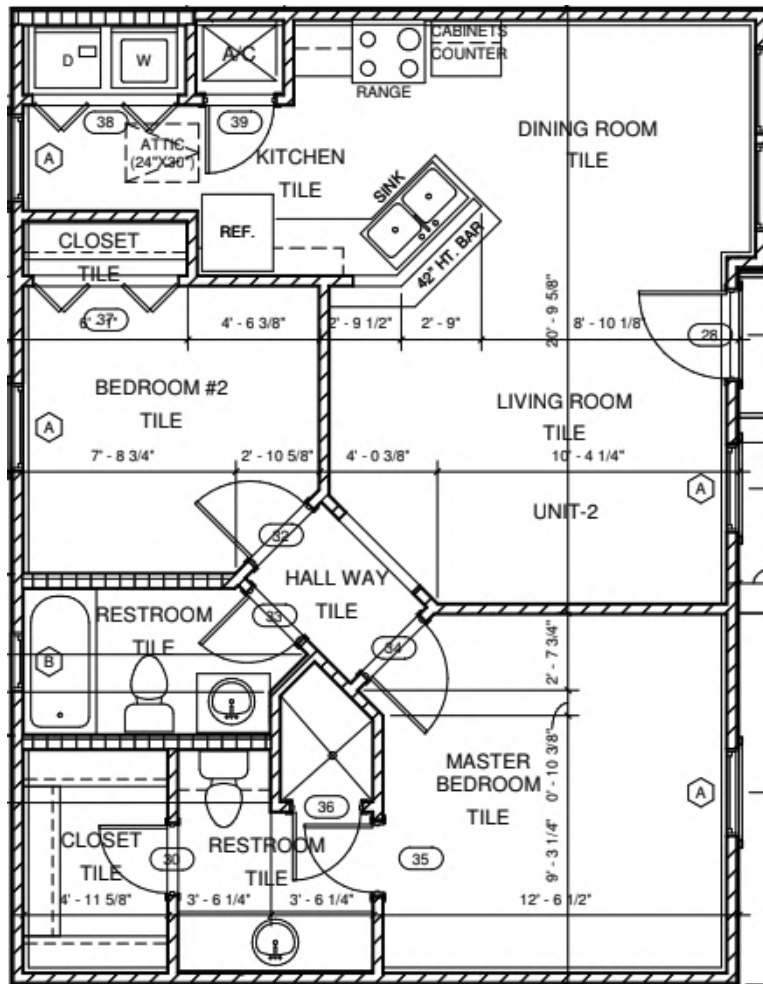
|                      |                                                                                                                                    |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Sale Price:          | \$4,720,000                                                                                                                        |
| 2005 Southridge Ave: | Three buildings, two units per building.<br>Six total units, each unit is 848 SF.<br>Each unit has 2 bedrooms & 2 bathrooms        |
| 2008 Southridge Ave: | Three buildings, two units per building.<br>Six total units, each unit is 848 SF.<br>Each unit has 2 bedrooms & 2 bathrooms        |
| 2204 Northridge Ave: | Six buildings, four units per building.<br>Twenty-four total units, each unit is 955 SF.<br>Each unit has 2 bedrooms & 2 bathrooms |

## FOR SALE | MULTIFAMILY PROPERTY

**Disclaimer:** The information contained herein was obtained from sources believed reliable. NAI STX makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

# FLOOR PLANS

2005 SOUTHRIDGE AVE, 2008 SOUTHRIDGE AVE, AND 2204 NORTHRIDGE AVE | HARLINGEN, TX 78550

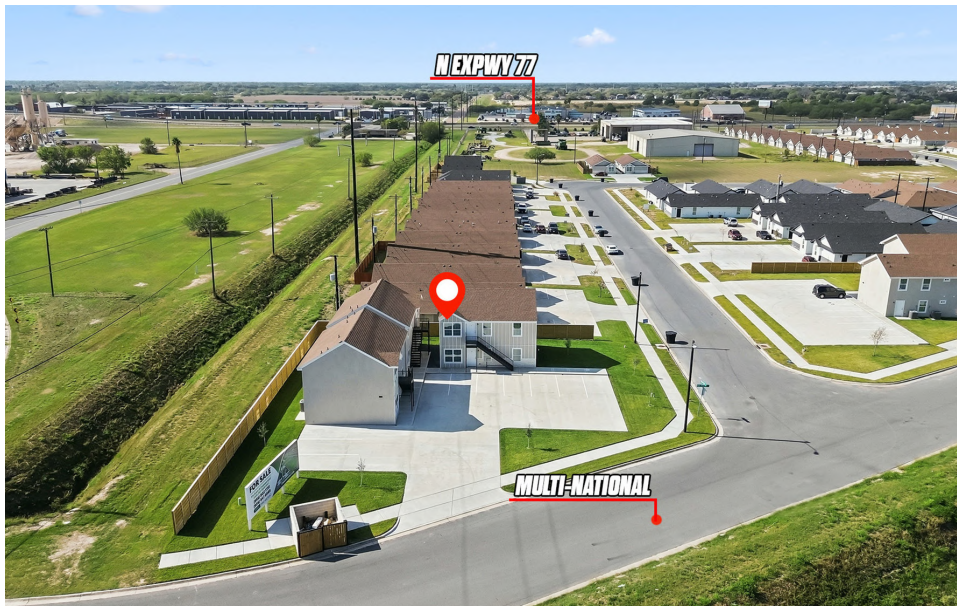


## FOR SALE | MULTIFAMILY PROPERTY

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# 2005 SOUTHRIDGE - AERIALS

2005 SOUTHRIDGE AVE, 2008 SOUTHRIDGE AVE, AND 2204 NORTHRIDGE AVE | HARLINGEN, TX 78550

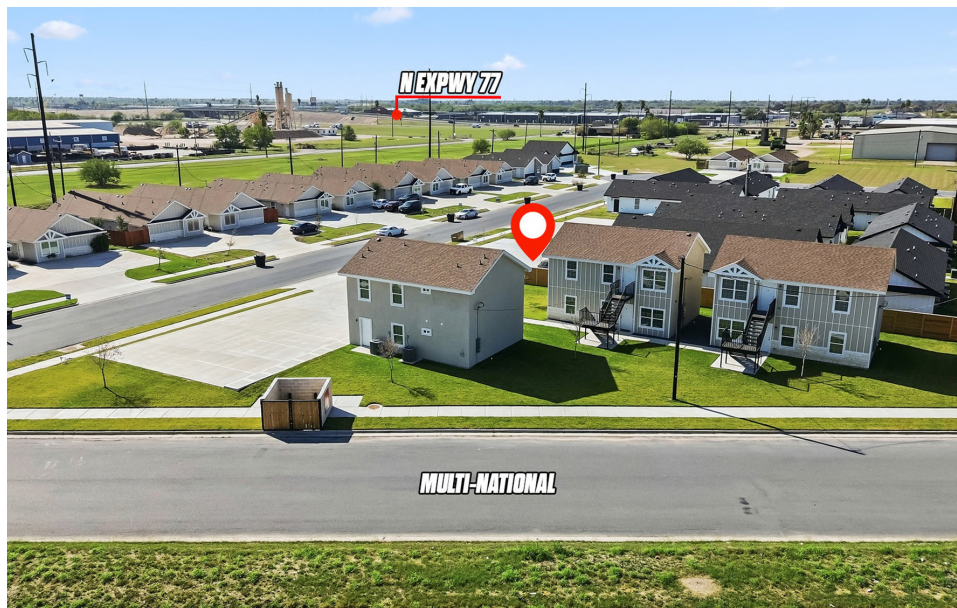
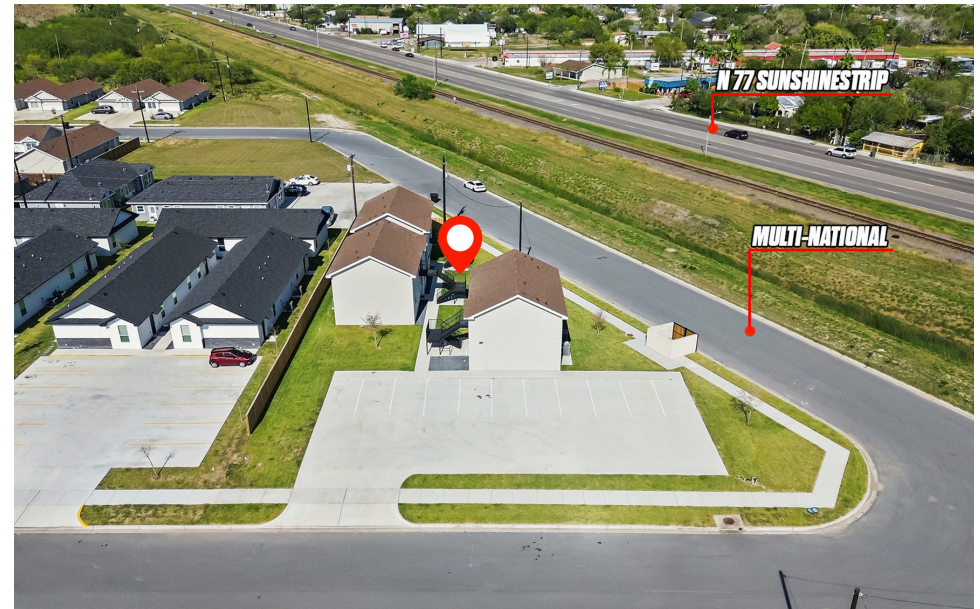


## FOR SALE | MULTIFAMILY PROPERTY

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# 2008 SOUTHRIDGE - AERIAL

2005 SOUTHRIDGE AVE, 2008 SOUTHRIDGE AVE, AND 2204 NORTHRIDGE AVE | HARLINGEN, TX 78550

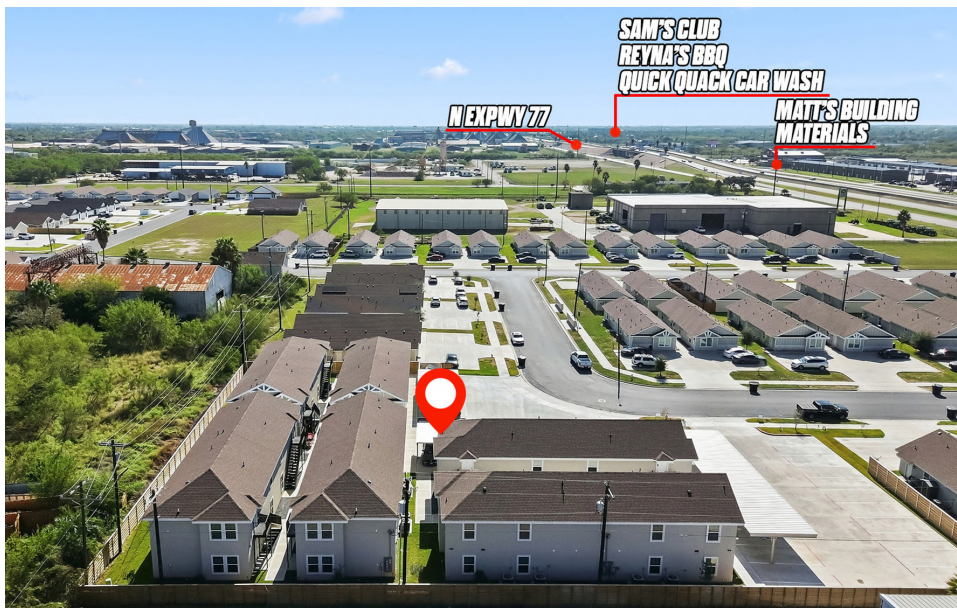


## FOR SALE | MULTIFAMILY PROPERTY

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# 2204 NORTHRIDGE - AERIALS

2005 SOUTHRIDGE AVE, 2008 SOUTHRIDGE AVE, AND 2204 NORTHRIDGE AVE | HARLINGEN, TX 78550

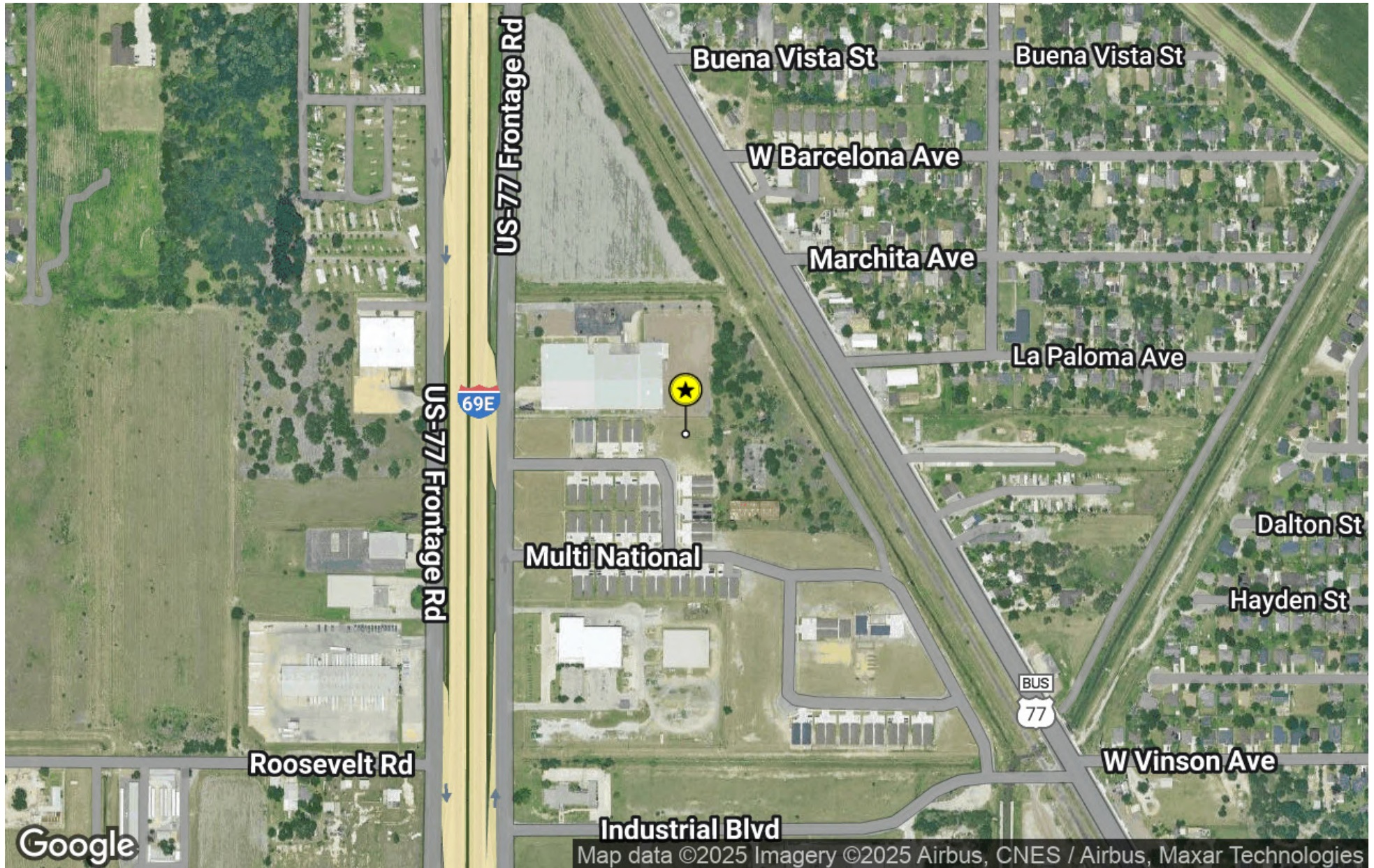


## FOR SALE | MULTIFAMILY PROPERTY

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# AERIAL MAP

2005 SOUTHRIDGE AVE, 2008 SOUTHRIDGE AVE, AND 2204 NORTHRIDGE AVE | HARLINGEN, TX 78550



## FOR SALE | MULTIFAMILY PROPERTY

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Senior Partner | Managing Broker

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956.227.8000



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# Information About Brokerage Services

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

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|                                                                    |                   |                          |                     |
|--------------------------------------------------------------------|-------------------|--------------------------|---------------------|
| <b>NAI STX</b>                                                     | <b>9008410</b>    | <b>laurap@nairgv.com</b> | <b>956.994.8900</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.       | Email                    | Phone               |
| <b>Laura Liza Paz, SIOR</b>                                        | <b>437175</b>     | <b>laurap@nairgv.com</b> | <b>956.994.8900</b> |
| Designated Broker of Firm                                          | License No.       | Email                    | Phone               |
| -                                                                  | -                 | -                        | -                   |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.       | Email                    | Phone               |
| <b>Laura Liza Paz, SIOR</b>                                        | <b>TX #437175</b> | <b>laurap@nairgv.com</b> | <b>956.227.8000</b> |
| Sales Agent/Associate's Name                                       | License No.       | Email                    | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date