

For Sale

Land

16.12 Acres | \$5,270,000



Retail Development 16 acres

Interstate 2 (aka Exp 83)
Harlingen, Texas 78550

Property Description

The property is rectangular with the east edge bordering the Harlingen Corners Development with 382K sf of leased retail space. There is access to the property from Lincoln Avenue to the south, through Harlingen Corners and from Interstate 2 (Expressway 83) via an Access Easement. The property is in the SWC of Interstate 2 (Exp. 83) and Interstate 69 (Exp. 77) Interchange. To the east across Interstate 2, is Bass Pro, Sams Club and the future Convention Center and numerous restaurants. To the east of the subject is the State of Texas Travel Information Center, regional mall, Starbucks, Walgreens, Chili's Applebee's, Holiday Inn, Walmart, HEB, Target, Chuck E Cheese's, Bed Bath and Beyond and many other restaurant and retail establishments. The property is well located with access from I-2 and The Harlingen Corners retail development. Brownsville/Matamoros is 26 miles south, Mc Allen/Reynosa is 35 miles west and Houston is about 300 miles north. Harlingen caters to a consumer market of over 2.3 million within a 50 mile radius and 10 million within a 200 mile radius. This area is a true investment opportunity.

Property Highlights

- Great Interstate exposure and access
- Interstate frontage 629.8'
- Depth: 1109' on the west, 1135.8 on east
- All utilities available
- Fast growing population
- Near several Automotive dealerships
- City of Harlingen rated AA by S & P with 16 straight months of retail sales growth

OFFERING SUMMARY

Sale Price	\$5,270,000
Lot Size	16.12 Acres

For more information

Eric Ziehe CCIM

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ericz@nairgv.com

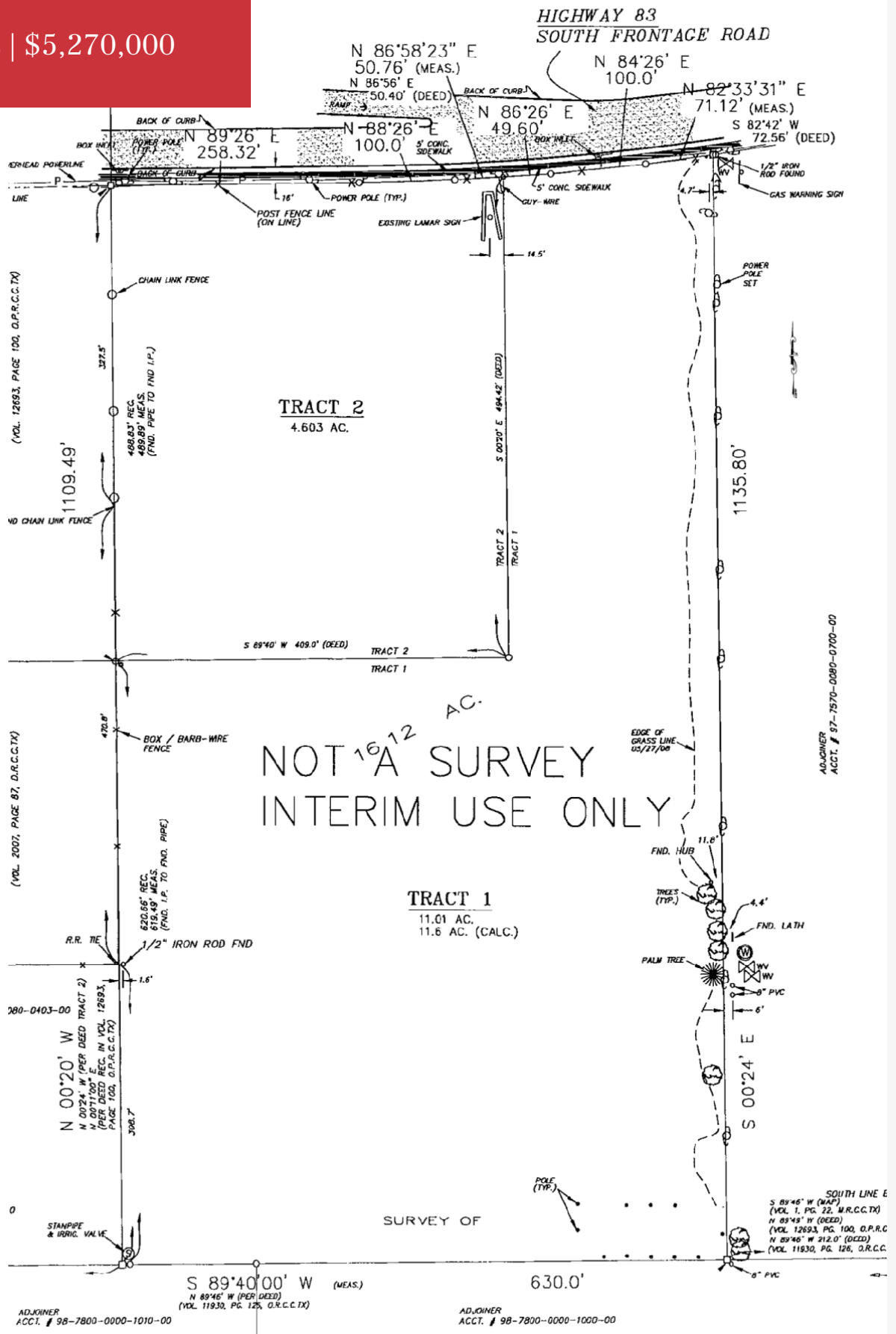
Great Location



For Sale

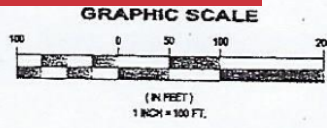
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Access Easement To The 16.12 Acre Site
From Interstate, Harlingen Corners & Lincoln Ave

U.S. HIGHWAY 83
(VARIABLE WIDTH RIGHT-OF-WAY)
EASTBOUND SERVICE ROAD
(FOUR LANES)
N 71°44'46"



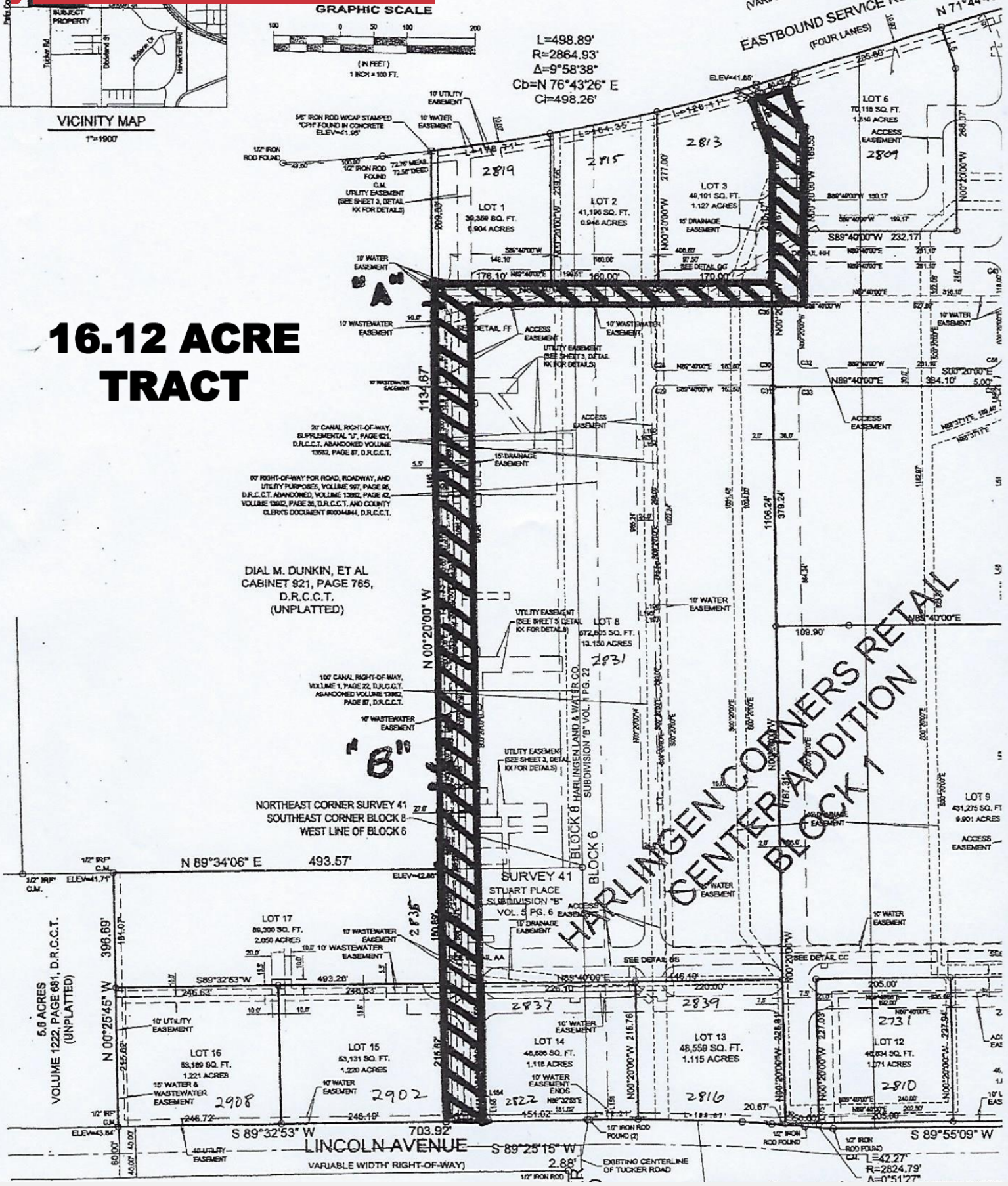
L=498.89'
R=2864.93'
Δ=9°58'38"
Cb=N 76°43'26" E
Cl=498.26'

VICINITY MAP
T=1900

16.12 ACRE TRACT

DIAL M. DUNKIN, ET AL
CABINET 821, PAGE 765,
D.R.C.C.T.
(UNPLATTED)

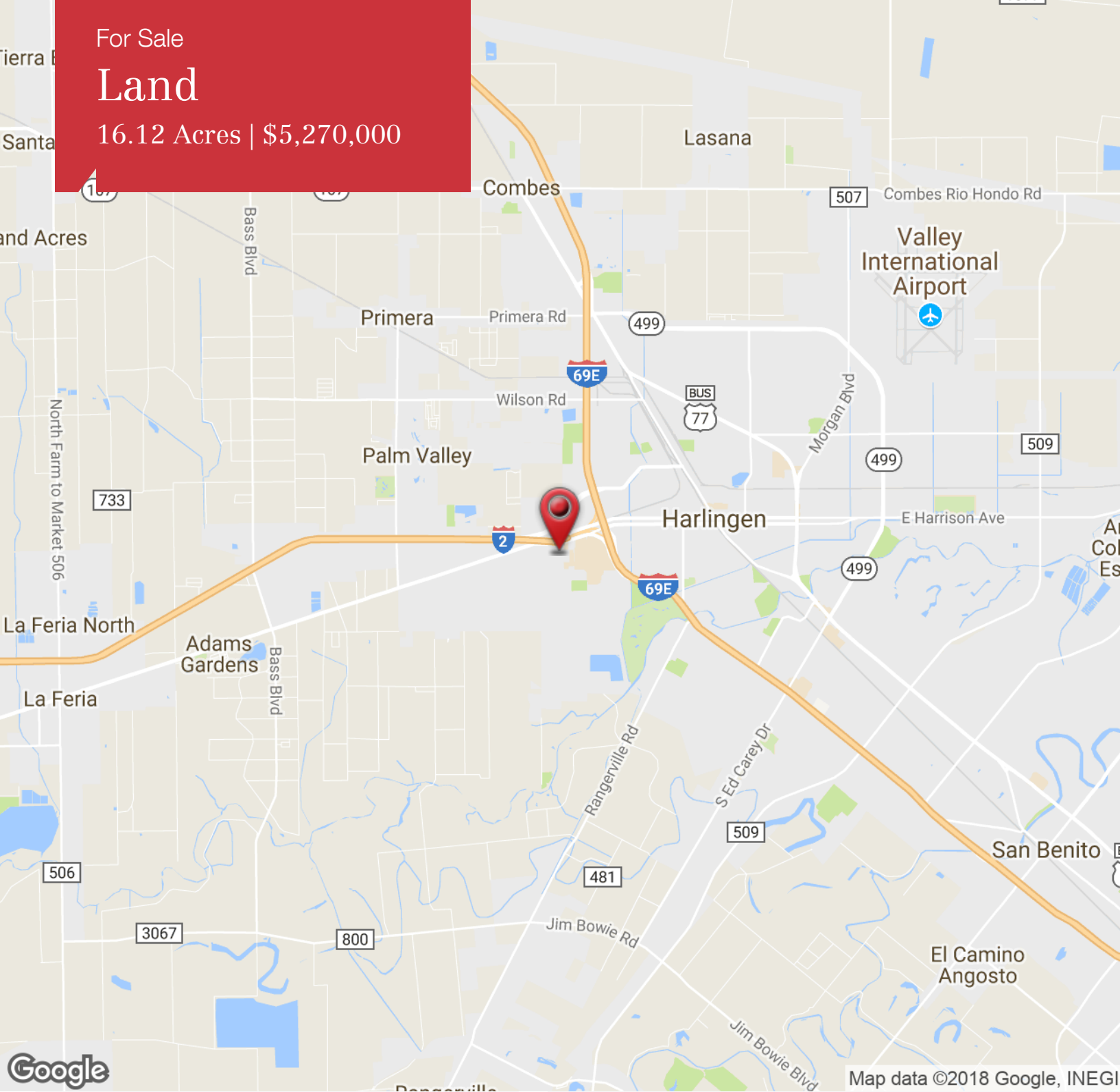
HARLINGEN CORNERS RETAIL
CENTER ADDITION
BLOCK 1



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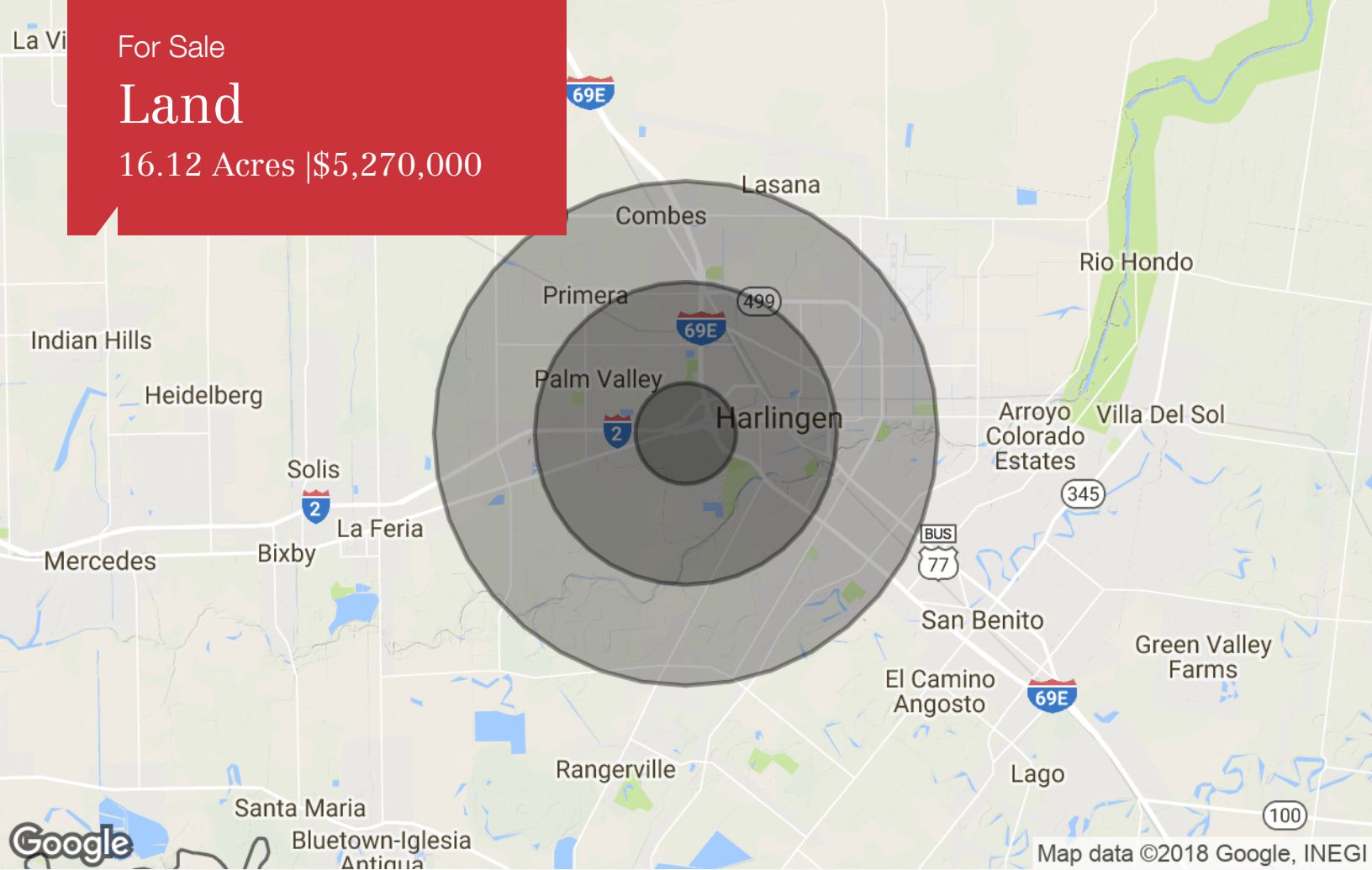
LOCATION DESCRIPTION

The property is in the SWC of Interstate 2 (Exp. 83) and Interstate 69 (Exp. 77) Interchange. To the east across Interstate 2, is Bass Pro, Sams Club and the future Convention Center and numerous restaurants. To the east of the subject is the State of Texas Travel Information Center, regional mall, Starbucks, Walgreens, Chili's Applebee's, Holiday Inn, Walmart, HEB, Target, Chuck E Cheese's, Bed Bath and Beyond and many other restaurant and retail establishments. The property is well located with access from I-2 and The Harlingen Corners retail development. Brownsville/Matamoros is 26 miles south, Mc Allen/Reynosa is 35 miles west and Houston is about 300 miles north. Harlingen caters to a consumer market of over 2.3 million within a 50 mile radius and 10 million within a 200 mile radius. This area is a true investment opportunity.

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Map data ©2018 Google, INEGI

Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,715	42,786	79,119
MEDIAN AGE	38.3	35.3	34.4
MEDIAN AGE (MALE)	37.4	33.8	32.9
MEDIAN AGE (FEMALE)	39.7	37.3	36.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,571	14,063	25,930
# OF PERSONS PER HH	3.0	3.0	3.1
AVERAGE HH INCOME	\$58,131	\$46,228	\$50,891
AVERAGE HOUSE VALUE	\$45,445	\$68,701	\$83,882

Race

	1 Mile	3 Miles	5 Miles
% WHITE	94.5%	91.5%	90.5%
% BLACK	0.2%	0.5%	0.8%
% ASIAN	1.1%	1.0%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.4%	0.3%
% OTHER	3.8%	6.6%	7.1%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	72.6%	82.0%	78.3%

* Demographic data derived from 2010 US Census



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 coincidental 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.

<u>MICHAEL J. BLUM CO dba NAI RIO GRANDE VALLEY</u>	<u>525989</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>NAI Rio Grande Valley</u>	<u>525989</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Designated Broker of Firm	License No.	Email	Phone
<u>MICHAEL J. BLUM</u>	<u>426545</u>	<u>mikeb@nairgv.com</u>	<u>(956)451-5596</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Retail development 16 acres

Interchange of Interstates 2 and 69 E
Harlingen, Texas 78550

The information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley Investment Real Estate Brokerage and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

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For more information

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