

RETAIL LAND FOR SALE

3825
S EXPY 83



3825
SOUTH EXPRESSWAY 83
HARLINGEN, TX

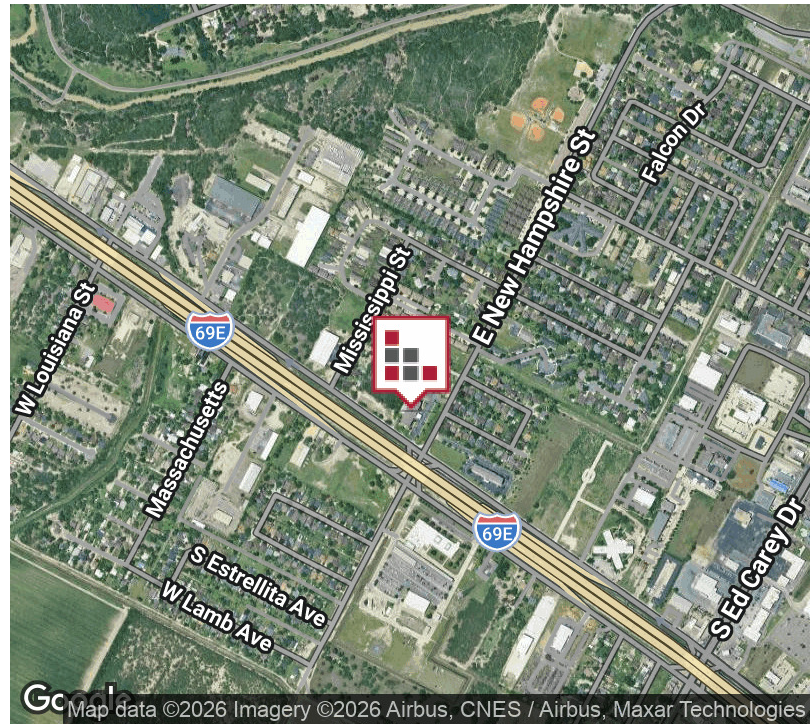


Discover an unmatched investment opportunity in the vibrant Rio Grande Valley market. Located just off South Expressway 83. This 5.27 acre Expressway Frontage property is adjacent to Country Inn and Suites with a HIGH TRAFFIC AREA that boasts 93.453 TXDOT CPD. This property is well suited for another Hotel or Development opportunity, with several hotels in proximity.



FOR SALE
3825 S EXPRESSWAY 83

EXECUTIVE SUMMARY



REDUCED SALE PRICE	\$599,000
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OFFERING SUMMARY

Available SF:	229,561
Lot Size:	5.27 Acres
Price / Acre:	\$113,662
Zoning:	Commercial - General Retail
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Discover an unmatched investment opportunity in the vibrant Rio Grande Valley market. Located just off South Expressway 83. This 5.27 acre Expressway Frontage property has two (2) ingress/egress points and is adjacent to Country Inn and Suites with a HIGH TRAFFIC AREA that boasts 93.453 TXDOT CPD. This property is well suited for another Hotel or Development opportunity, with several hotels in proximity. This area boasts a dynamic retail landscape, drawing in a steady stream of visitors and locals alike. The location offers an enticing appeal for businesses looking to tap into a bustling commercial environment. The area's strategic positioning within the Rio Grande Valley market provides an unparalleled advantage for land and retail investors seeking a thriving, high-potential locale to establish their presence.

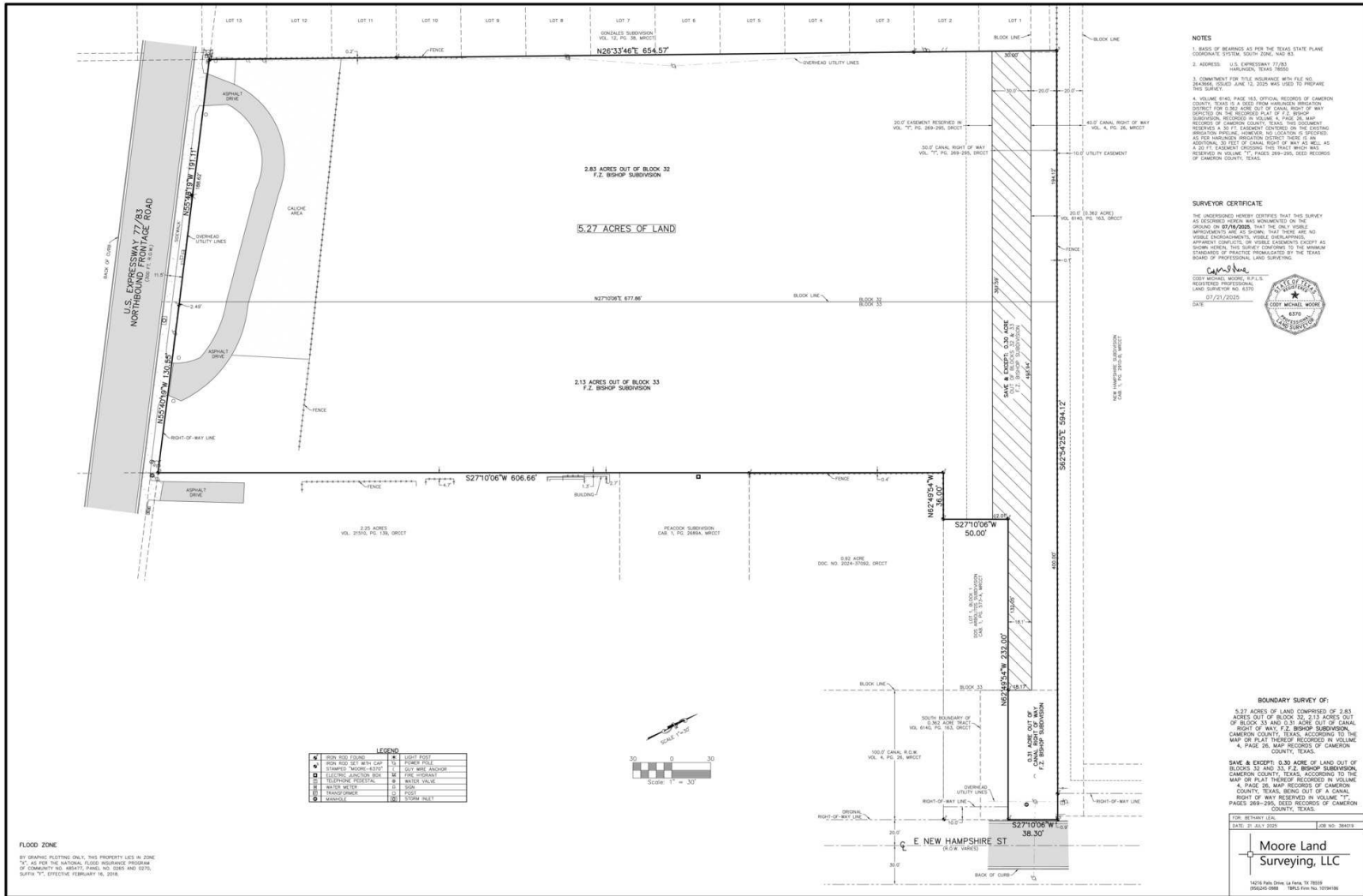
PROPERTY HIGHLIGHTS

- **Zoned for General Retail**
- **High-traffic location**
- **High-visibility site**
- **Strategic positioning**

FOR SALE

3825 S EXPRESSWAY 83

SURVEY



NOTES

1. BASE OF BEARING AS FOR THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
2. ADDRESS: U.S. EXPRESSWAY 77/83 HARLINGEN, TEXAS 77558
3. COMMENT FOR TITLE INSURANCE WITH FILE NO. BEARING: QUOTE LINE TO 2000 AND UNQUOTE THE SURVEY.
4. VOLUME 8148 PAGE 163, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS IS A DEED FROM THE HOPKINS SUBDIVISION, DISTRICT FOR 2.83 ACRES OUT OF CANAL RIGHT OF WAY CONTROLLED BY THE RECORDED PLAT OF F.Z. BISHOP SUBDIVISION, RECORDED IN VOLUME 4, PAGE 26, MAP RECORDS OF CAMERON COUNTY, TEXAS. THE SUBSEQUENT RECORDS IN F.Z. BISHOP SUBDIVISION, DISTRICT FOR 2.83 ACRES OUT OF CANAL RIGHT OF WAY CONTROLLED BY THE RECORDED PLAT OF F.Z. BISHOP SUBDIVISION, RECORDED IN VOLUME 4, PAGE 26, MAP RECORDS OF CAMERON COUNTY, TEXAS, SHOW THE LOCATION OF THE CANAL RIGHT OF WAY AS BEING 44' 0" WIDE. HOWEVER, NO LOCATION IS SHOWN FOR THE CANAL RIGHT OF WAY IN THE 44' 0" WIDE EASEMENT CROSSING THE TRACT WHICH WOULD BE REFERRED IN VOLUME 77, PAGE 289-295, DEED RECORDS OF CAMERON COUNTY, TEXAS.

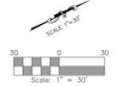
SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I HAVE REVIEWED THE RECORDS OF CAMERON COUNTY, TEXAS, AND HAVE FOUND NO RECORDS OF CAMERON COUNTY, TEXAS, THAT WOULD AFFECT THIS SURVEY. I HAVE ALSO REVIEWED THE RECORDS OF CAMERON COUNTY, TEXAS, AND HAVE FOUND NO RECORDS OF CAMERON COUNTY, TEXAS, THAT WOULD AFFECT THIS SURVEY.

Cindy Hopkins
 CINDY HOPKINS, S.E.C.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8370
 DATE: 07/21/2025

LEGEND

▲	IRON NAIL FOUND	●	WOOD POST
■	IRON ROD 1/2" DIA. WITH CAP	□	WOOD POLE
◆	STAMPED IRON ROD	○	WOOD JOINT
◇	STAMPED IRON ROD	○	WOOD JOINT
□	STAMPED IRON ROD	○	WOOD JOINT
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□	STAMPED IRON ROD	○	WOOD JOINT



BOUNDARY SURVEY OF:

2.83 ACRES OF LAND COMPRISED OF 2.83 ACRES OUT OF BLOCK 33, F.Z. BISHOP SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 4, PAGE 26, MAP RECORDS OF CAMERON COUNTY, TEXAS.

AND EXCEPT 0.30 ACRE OF LAND OUT OF BLOCK 33 AND 0.31 ACRE OUT OF CANAL RIGHT OF WAY, F.Z. BISHOP SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 4, PAGE 26, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF A CANAL RIGHT OF WAY RECEIVED IN VOLUME 77, PAGES 289-295, DEED RECORDS OF CAMERON COUNTY, TEXAS.

FOR: BETHELY JEA
 DATE: 07/21/2025
 L&S NO: 288218

Moore Land Surveying, LLC
 1075 Park Drive, Suite 100, Harlingen, TX 77558
 (361)445-0385 TEXAS REG. NO. 10734386

FLOOD ZONE:
 BY ORDERING SURVEYOR SHALL THIS PROPERTY LIE IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COURTESY TO: WEAVER'S FLOOD NO. 0202 AND 0203, SUFFIX "Y", EFFECTIVE FEBRUARY 16, 2016.

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LOCATION MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



Map data ©2026 Google



CINDY HOPKINS REAL ESTATE
222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	50,071	98,537	161,106
Median age	38	38	38
Median age (Male)	37	37	36
Median age (Female)	39	39	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	17,683	34,467	53,495
# of persons per HH	2.8	2.9	3
Average HH income	\$67,929	\$72,429	\$73,108
Average house value	\$133,038	\$144,129	\$146,530
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	85.1%	85.4%	87.4%
RACE (%)	3 MILES	5 MILES	10 MILES
White	44.3%	43.3%	41.3%
Black	1.2%	1.0%	0.8%
Asian	1.1%	0.9%	0.7%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.7%	0.7%	0.6%
Other	16.6%	16.7%	17.5%

* Demographic data derived from 2020 ACS - US Census



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