

CAMERON COUNTY DEVELOPMENT TRACT

FOR SALE

Fm 509 & San Jose Ranch Dr. Harlingen, TX 78586



ASKING PRICE

\$ 50,000.00 Per Acre

Daniel Galvan, SIOR, CCIM

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Javier Cantu Jr.

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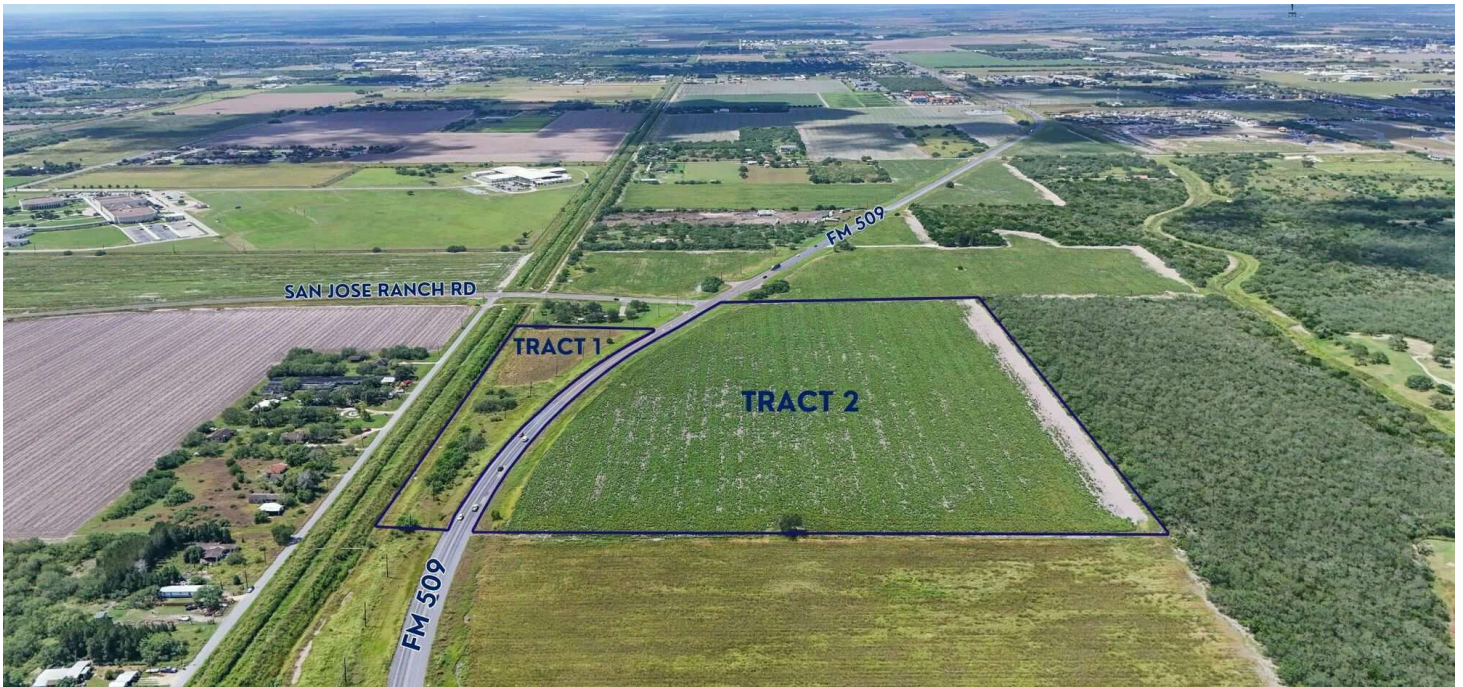
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PROPERTY OVERVIEW

FM 509 & SAN JOSE RANCH DR.

Harlingen, TX 78586



OFFERING SUMMARY

Tract 1	5.366 acres
Tract 1 Price:	\$268,300.00
Tract 2	27.44 Acres
Tract 2 Price:	\$1,372,000.00

PROPERTY OVERVIEW

Discover a unique opportunity with this expansive unimproved land, ideally situated near the prestigious Treasure Hills Subdivision and Golf Course. Boasting substantial frontage along FM 509, this property is perfectly positioned for either residential or commercial development. This property is divided into 2 tracts. Each tract can be purchased on its own or both tracts can be purchased together. Its proximity to established communities and high-traffic areas makes it a highly desirable investment for visionary developers looking to capitalize on Harlingen's growing market. Don't miss out on the chance to shape the future of this prime location.

PROPERTY HIGHLIGHTS

- Versatile property suitable for diverse investment opportunities
- Favorable positioning for a range of investor venture

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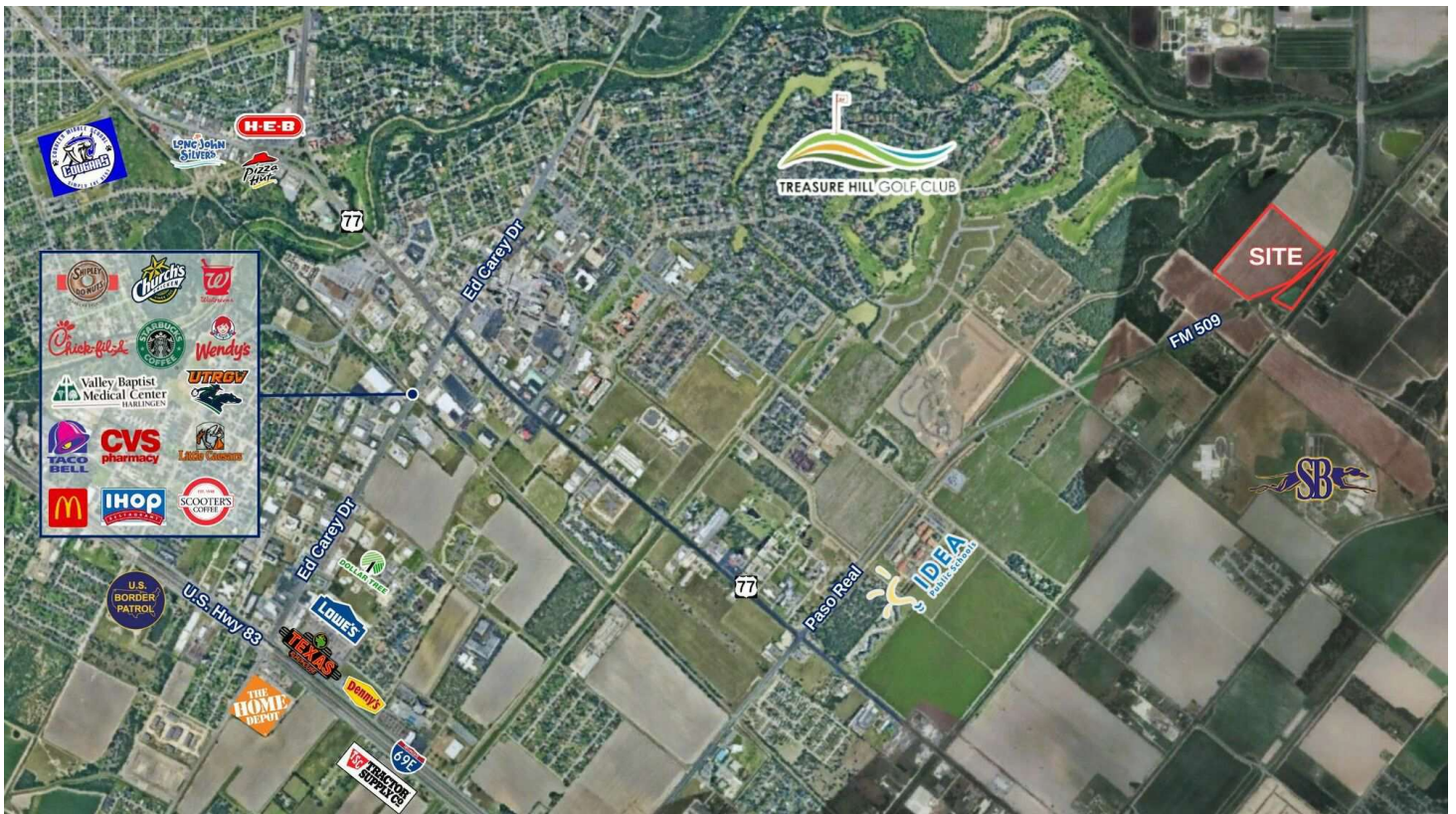


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RIO GRANDE VALLEY

AERIAL

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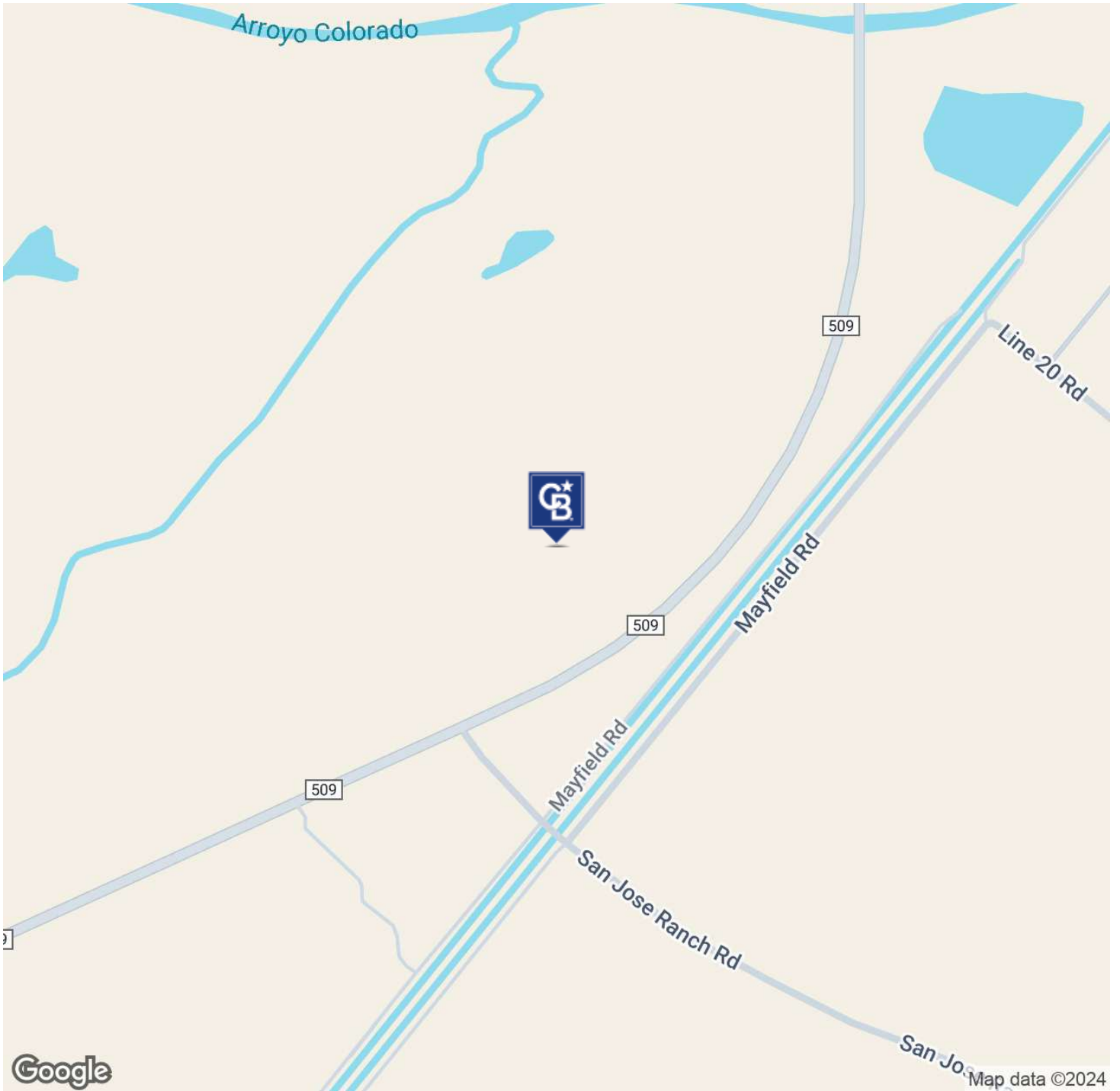


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LOCATION MAP

FM 509 & SAN JOSE RANCH RD

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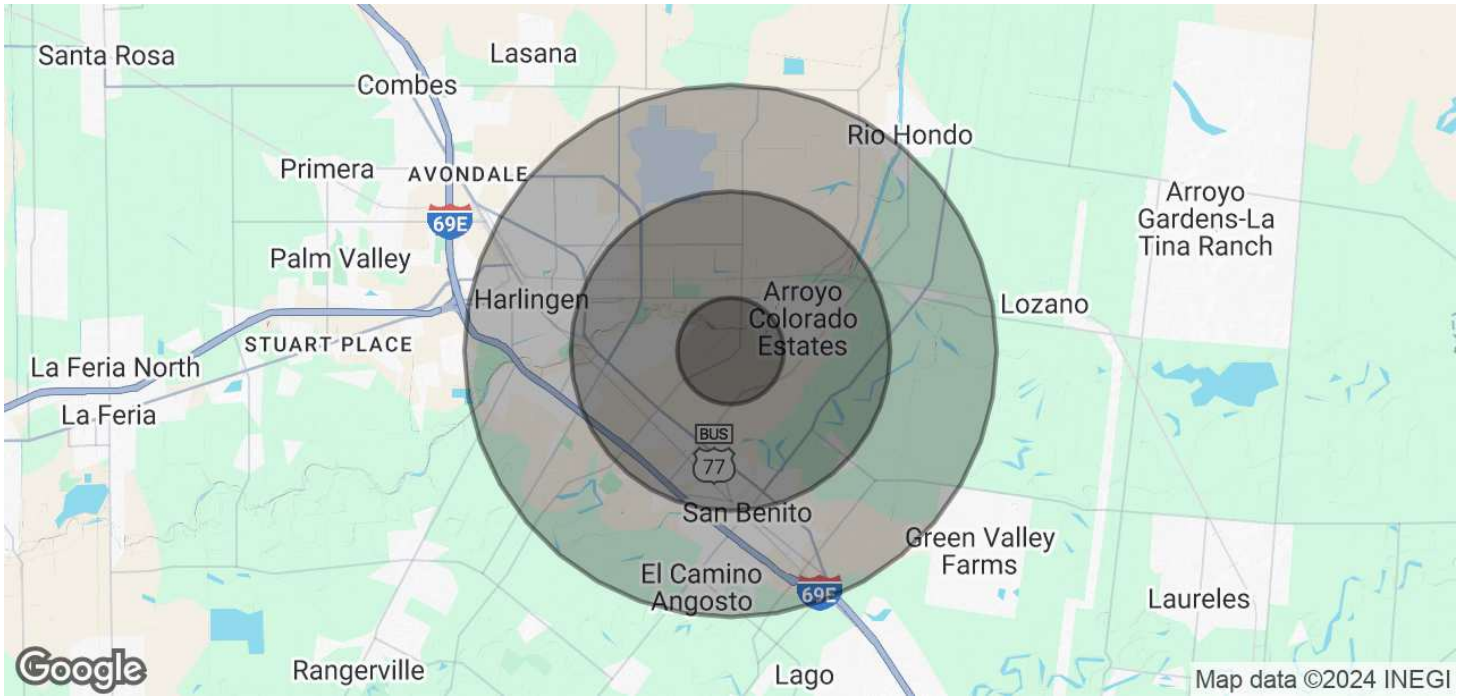


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DEMOGRAPHICS

FM 509 & SAN JOSE RN RD

Harlingen, TX 78586



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	513	30,997	83,478
Average Age	38	38	38
Average Age (Male)	37	37	36
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	149	11,037	28,653
# of Persons per HH	3.4	2.8	2.9
Average HH Income	\$89,487	\$69,219	\$67,548
Average House Value	\$140,380	\$136,840	\$135,187

Demographics data derived from AlphaMap

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