

18-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

FOR SALE

630 W Taft Avenue Harlingen, TX 78550



SALE PRICE

\$1,150,000

Daniel Galvan, SIOR, CCIM

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

630 W TAFT AVENUE

Harlingen, TX 78550



PROPERTY DESCRIPTION

This 18-unit, two-story garden-style apartment community totals approximately 11,924 SF on ±0.41 acres in central Harlingen, Texas. Built in 1983, the property features primarily two-bedroom units with select three-bedroom layouts, catering to strong workforce housing demand. Its central location offers convenient access to schools, neighborhood retail, and major thoroughfares throughout the Rio Grande Valley.

PROPERTY HIGHLIGHTS

- 18-unit, two-story garden-style apartment community
- Well-balanced mix of two- and three-bedroom units
- Centrally located in Harlingen near retail, schools, and essential services
- Strong workforce housing investment with value-add upside through strategic interior and exterior enhancements

OFFERING SUMMARY

Sale Price:	\$1,150,000
Number of Units:	18
Building Size:	11,924 SF
Market:	Rio Grande Valley
Submarket:	Harlingen
Unit Mix	2/2
Gross Rental Income	\$118,800
Net Operating Expense Income	

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**COLDWELL BANKER
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AERIAL FACING SOUTH

630 W TAFT AVENUE

Harlingen, TX 78550



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**COLDWELL BANKER
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AERIAL FACING NORTH

630 W TAFT AVENUE

Harlingen, TX 78550



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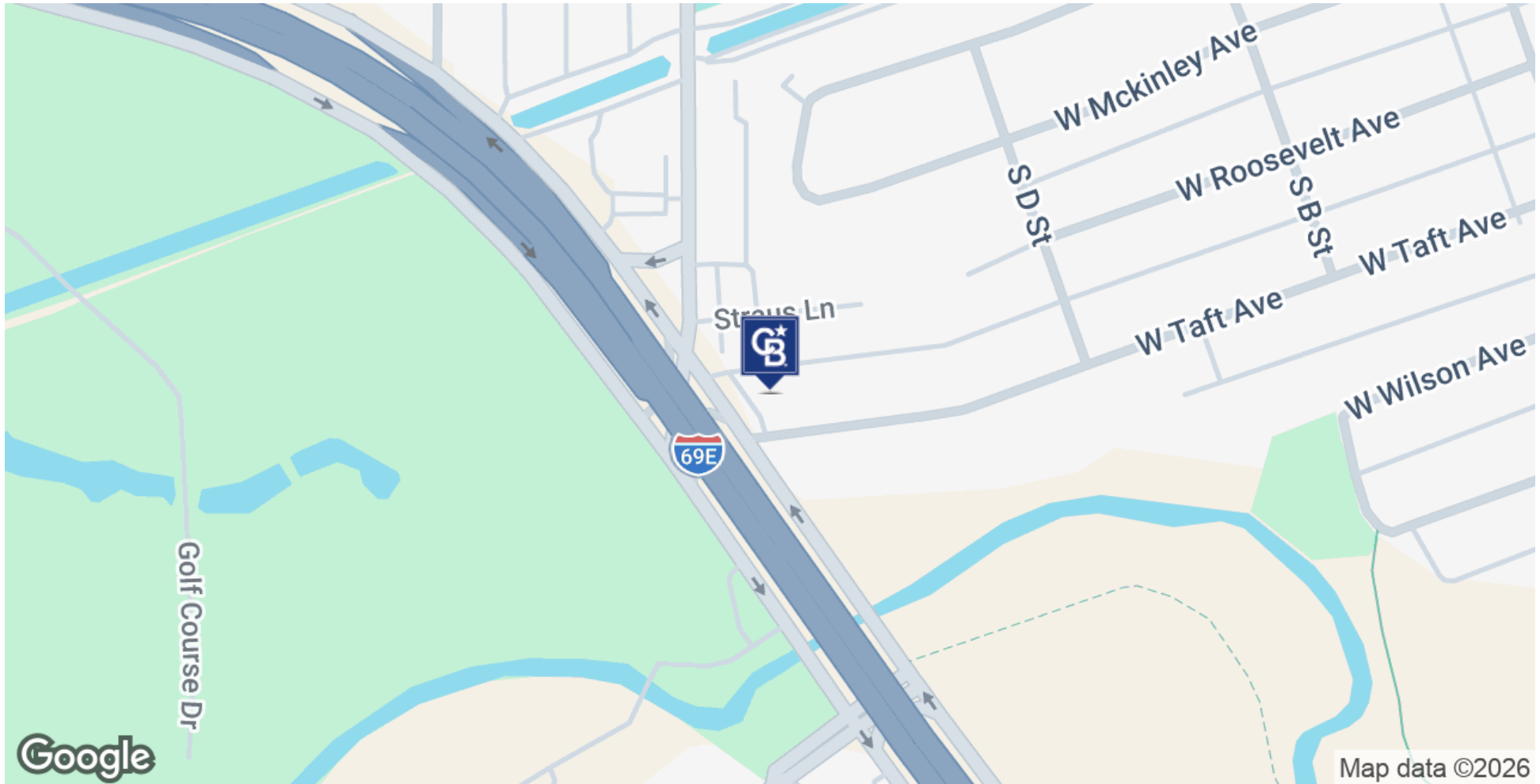


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LOCATION MAP

630 W TAFT AVENUE

Harlingen, TX 78550



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DEMOGRAPHICS

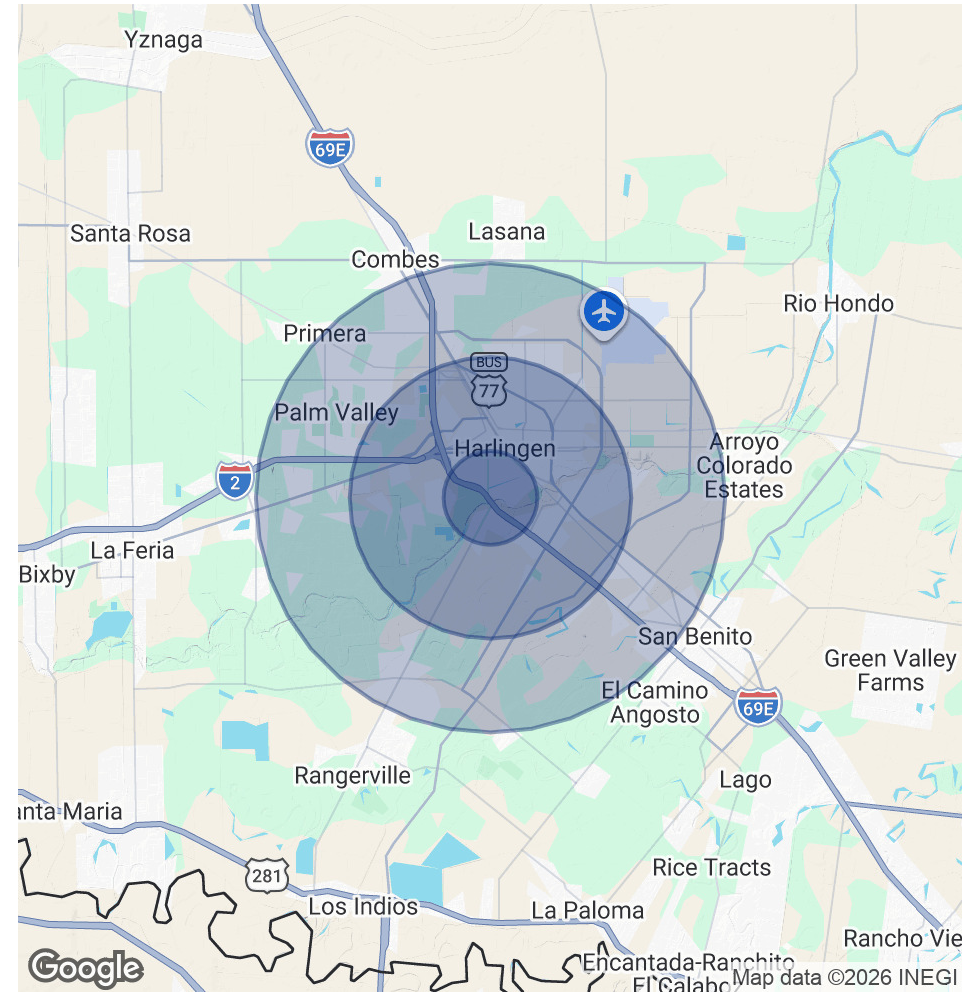
630 W TAFT AVENUE

Harlingen, TX 78550

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,343	56,257	97,307
Average Age	32.2	34.2	34.8
Average Age (Male)	30.8	33	33.3
Average Age (Female)	34.5	36.5	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,292	20,141	33,933
# of Persons per HH	3.1	2.8	2.9
Average HH Income	\$54,944	\$67,189	\$71,991
Average House Value	\$85,321	\$125,696	\$140,396

2023 American Community Survey (ACS)



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