

Camelot Plaza Circle Lots



Southern Commercial Real Estate Group
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For Sale

PROPERTY OVERVIEW

Development Opportunity Available in Harlingen, TX!

Four lots available for sale in Harlingen's medical area. Located **near major hospitals and clinics**, this prime location attracts a **steady flow of patients, medical professionals, and shoppers**. Each lot provides ample space for a variety of uses, from medical practices and urgent care facilities to retail shops and service-oriented businesses. With **excellent visibility and easy access**, these lots are perfectly positioned for success in a high-demand area.

PROPERTY HIGHLIGHTS

- Located in a Healthcare Corridor
- Proximity to Major Hospitals
- High Foot Traffic
- Proximity to Major Highways
- High Retail Density Area

Offering Summary

Lot Sizes

±2.08 AC

- Parcel 79634 : 0.53 AC
- Parcel 79635 : 0.44 AC
- Parcel 79625 : 0.51 AC
- Parcel 79624 : 0.60 AC

Asking

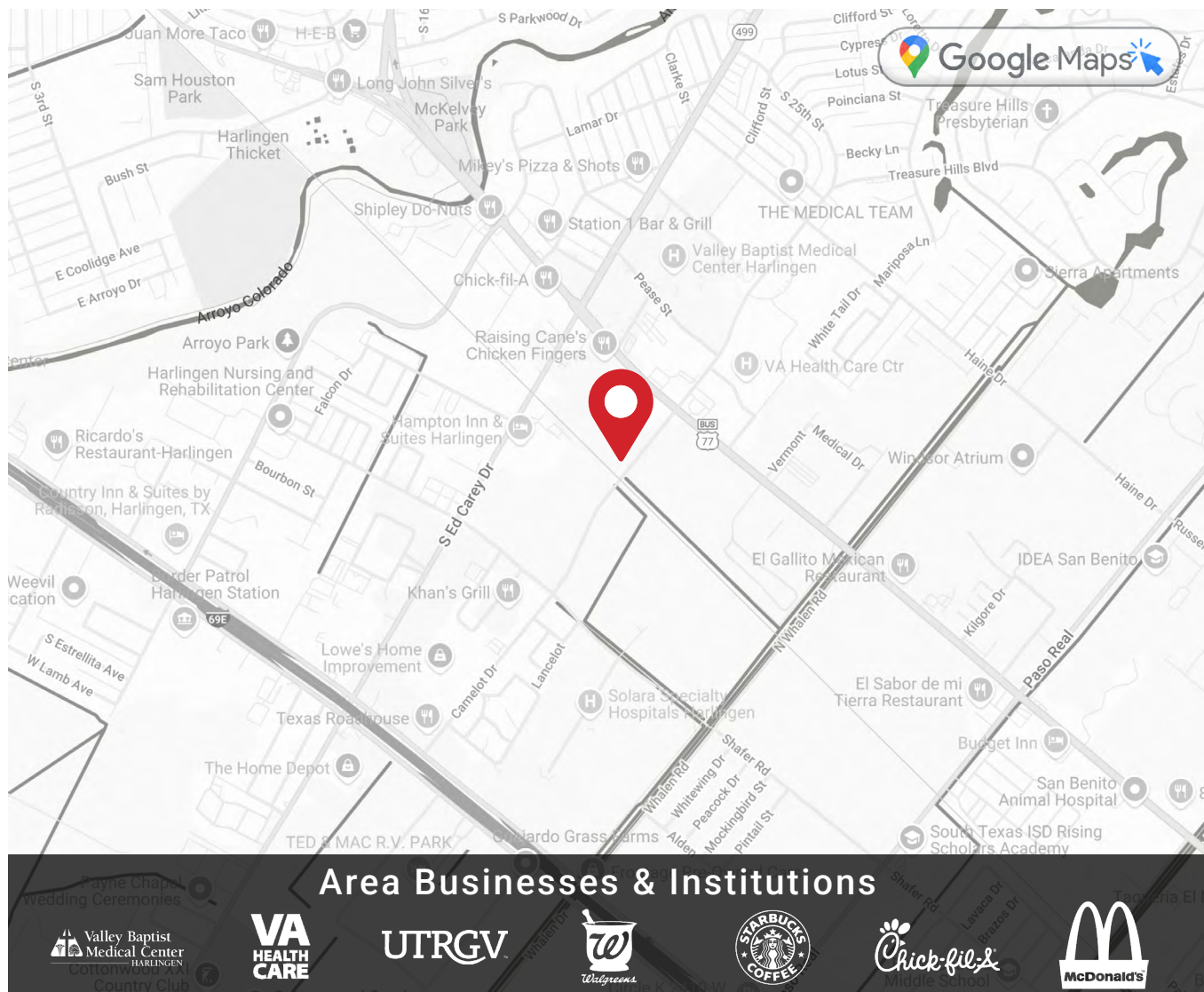
\$7.00 PSF

Market

Harlingen

Zoning

Commercial



Demographics



MEDIAN INCOME

MILE 1

\$52,186

MILE 3

\$49,859

MILE 5

\$50,889



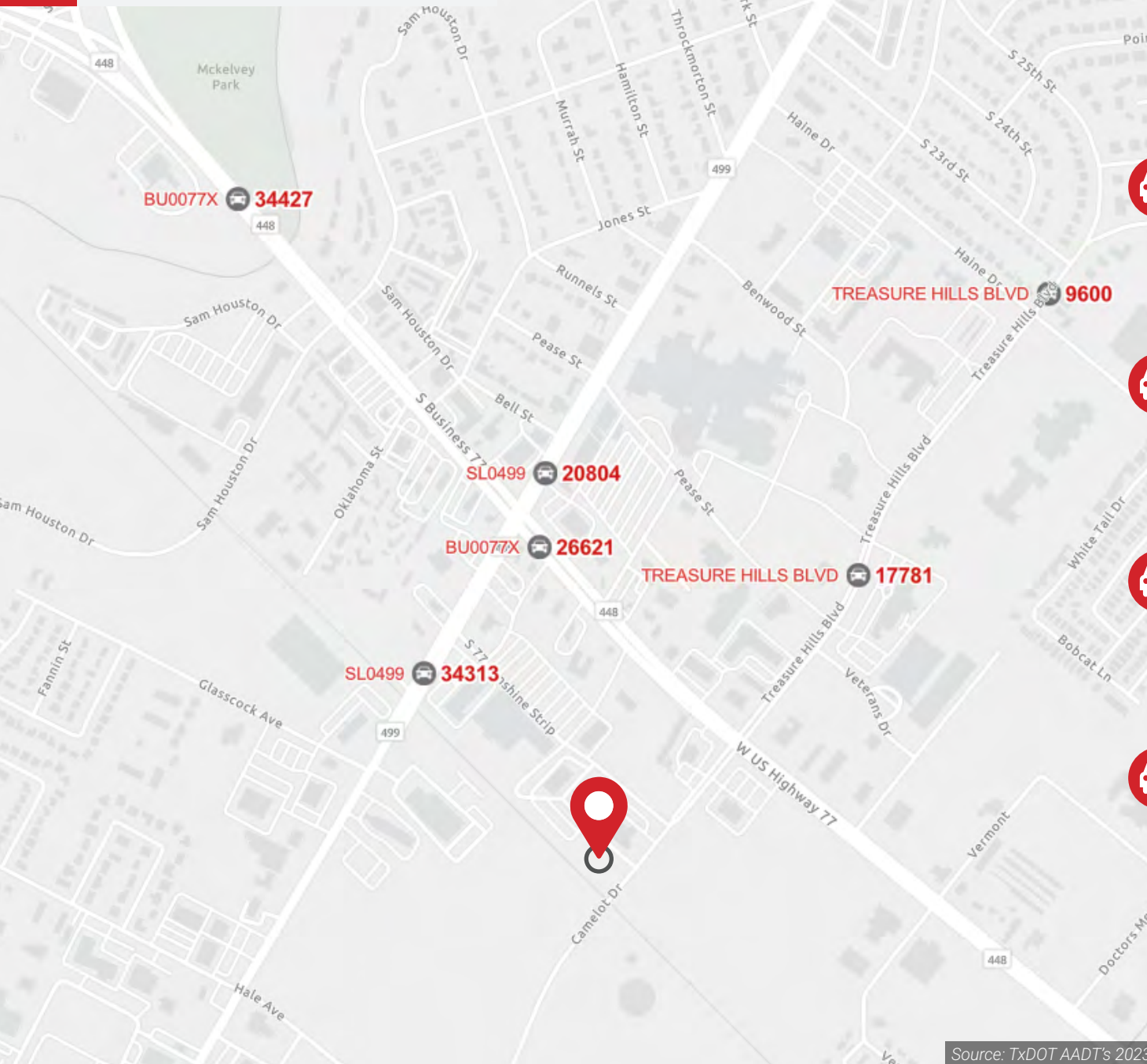
POPULATION

8,273

52,233

95,818






Traffic Counts

Camelot Dr Harlingen, TX

Treasure Hills Blvd.

 9,600 VPD


S 77 Sunshine Strip

 26,621 VPD

Ed Carey Dr.

 34,313 VPD

Ed Carey Dr. (N)

 20,804 VPD

Source: TxDOT AADT's 2023



1 Mile

KEY FACTS

8,273

2023 Total Population (Esri)

36.6

Median Age



Average Household Size

\$52,186

Median Household Income

BUSINESS



550

Total Businesses



9,066

Total Employees

INCOME



\$52,186

Median Household Income



\$26,853

Per Capita Income



\$32,780

Median Net Worth

EDUCATION

18%

No High School Diploma

20%
High School Graduate39%
Some College23%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



74%

White Collar



13%

Blue Collar



13%

Services

2.6%

Unemployment Rate

3 Miles

KEY FACTS

52,233

2023 Total Population (Esri)

36.0

Median Age



Average Household Size

\$49,859

Median Household Income

BUSINESS



2,388

Total Businesses



28,180

Total Employees

INCOME



\$49,859

Median Household Income



\$23,200

Per Capita Income



\$64,678

Median Net Worth

EDUCATION

21%

No High School Diploma

29%
High School Graduate30%
Some College20%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



62%

White Collar



19%

Blue Collar



19%

Services

4.5%

Unemployment Rate

5 Miles

KEY FACTS

95,818

2023 Total Population (Esri)

36.0

Median Age



Average Household Size

\$50,889

Median Household Income

BUSINESS



3,373

Total Businesses



41,675

Total Employees

INCOME



\$50,889

Median Household Income



\$23,492

Per Capita Income



\$82,619

Median Net Worth

EDUCATION

21%

No High School Diploma

29%
High School Graduate29%
Some College20%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



62%

White Collar



21%

Blue Collar



17%

Services

4.2%

Unemployment Rate



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.

11-2-2015



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 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



**SOUTHERN
COMMERCIAL**
REAL ESTATE GROUP

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We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.

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