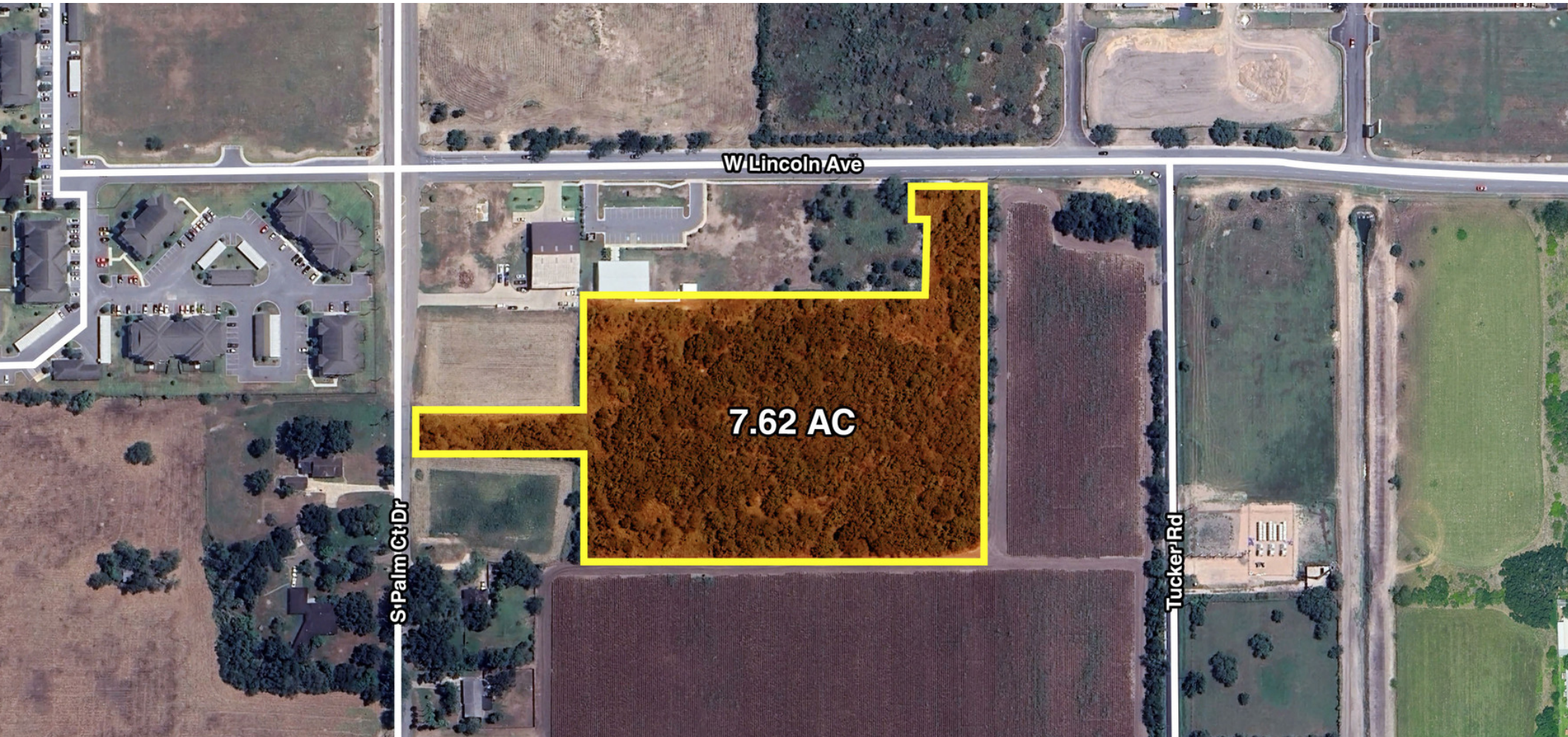


# ADAMS ST HARLINGEN, TX 78552

DEVELOPMENT OPPORTUNITY

## PRIME LAND FOR SALE

7.62 AC



7.62 AC

FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

**LAURA LIZA PAZ**

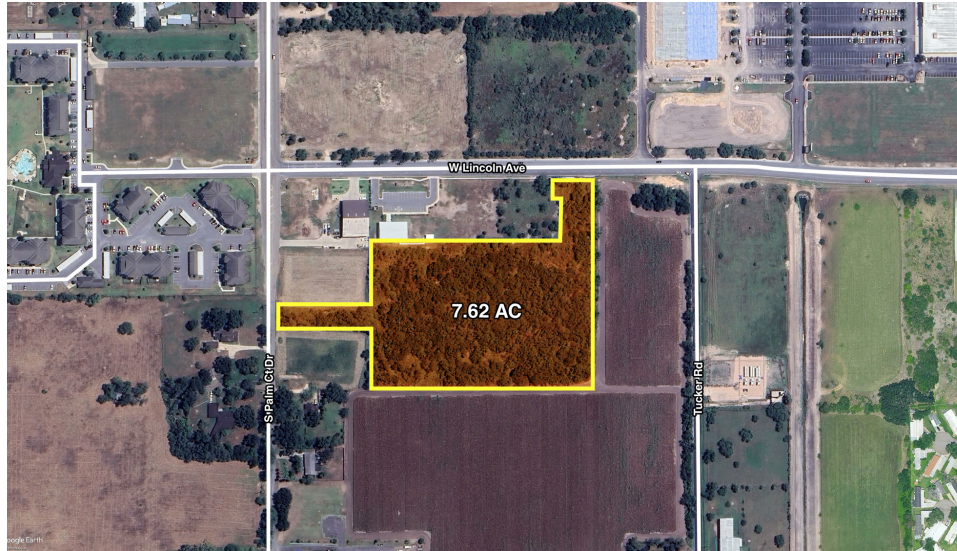
Partner | Co-Managing Broker  
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Real Estate Agent  
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**NAI** Rio Grande Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE | LAND



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at Adams St, Harlingen, TX. This 7.63-acre property offers ample space for development, making it an attractive prospect for Land and Office investors. With its proximity to major transportation routes, high visibility, and accessibility, this property presents a compelling opportunity for development in a rapidly growing market. Its location in the thriving Harlingen area and close proximity to essential amenities further enhance its appeal, positioning it as a strategic investment for those seeking to capitalize on the potential of this dynamic market.

## PROPERTY HIGHLIGHTS

- Prime location in the thriving Harlingen area
- Ample space for multifamily development
- Proximity to major transportation routes
- High visibility and accessibility for tenants
- Potential for significant ROI in a growing market
- Close to essential amenities for tenant convenience

## OFFERING SUMMARY

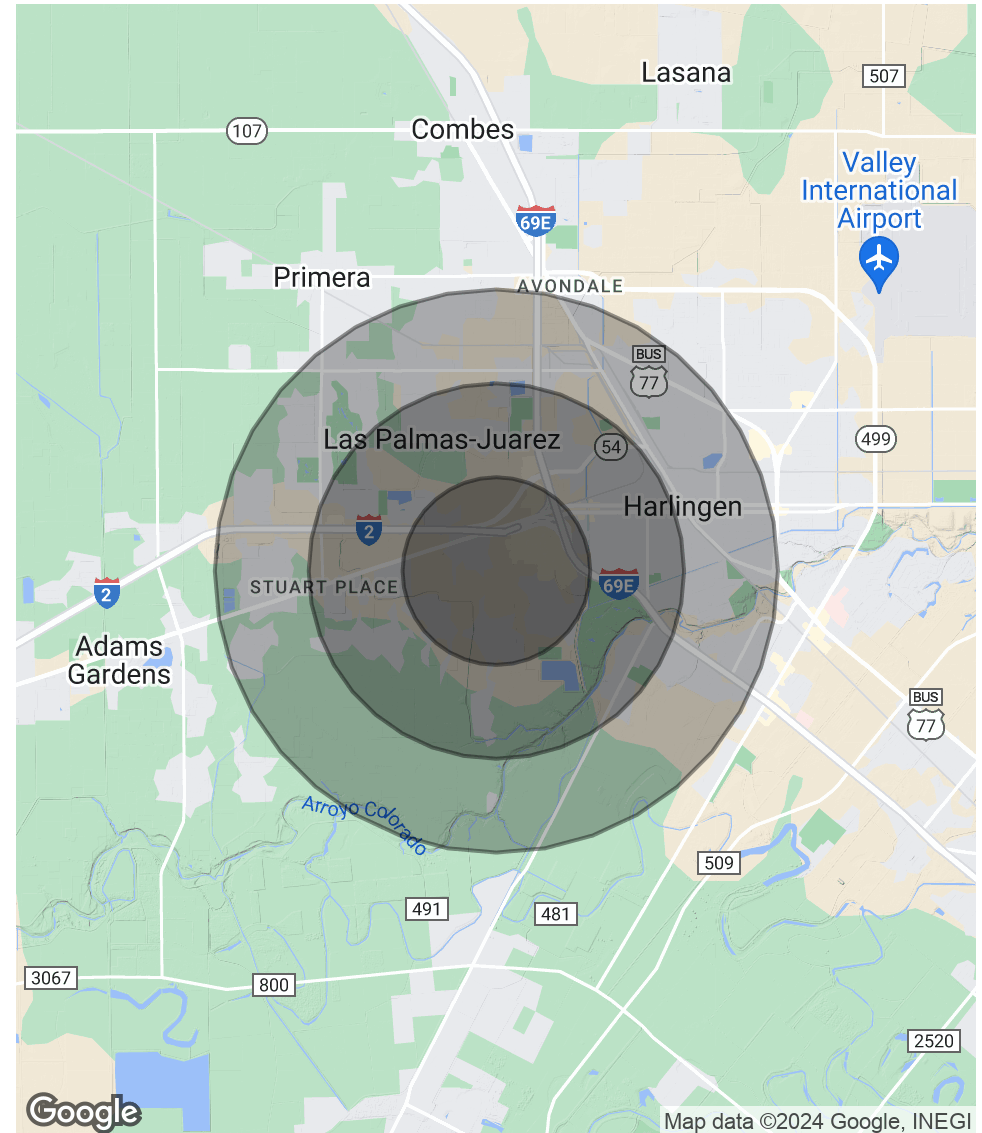
<b>Sale Price:</b>	\$1,495,000
<b>Lot Size:</b>	7.62 Acres
<b>Taxes:</b>	\$4,299
<b>Zoning:</b>	M-2 Multi-Family, Residential
<b>Traffic Count:</b>	Lincoln Ave: 8,455 VPD

# DEMOGRAPHICS MAP & REPORT

FOR SALE | LAND

<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,291	15,020	28,213
Average Age	45.8	38.9	36.5
Average Age (Male)	48.9	40.1	38.0
Average Age (Female)	50.1	42.7	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,472	6,051	11,227
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$84,029	\$68,924	\$60,798
Average House Value	\$137,068	\$139,895	\$124,700

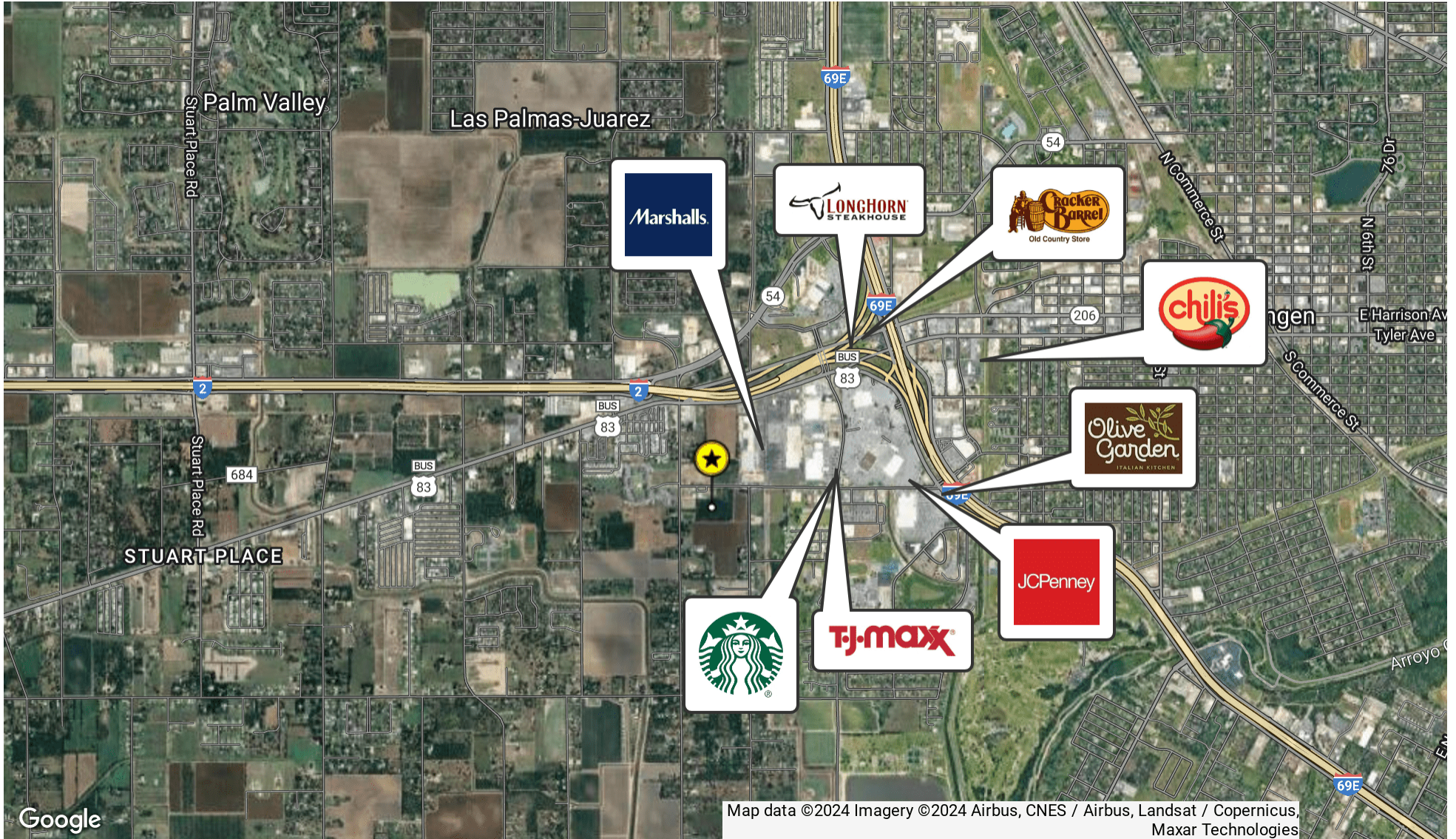
2020 American Community Survey (ACS)



**ADAMS ST  
HARLINGEN, TX 78552**

# REGIONAL MAP

FOR SALE | LAND



Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

**FOR INFORMATION & SITE TOURS CONTACT:**

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