

Office Space For Lease



±4,300 SF

1205 N Ed Carey Dr | Harlingen TX 78550

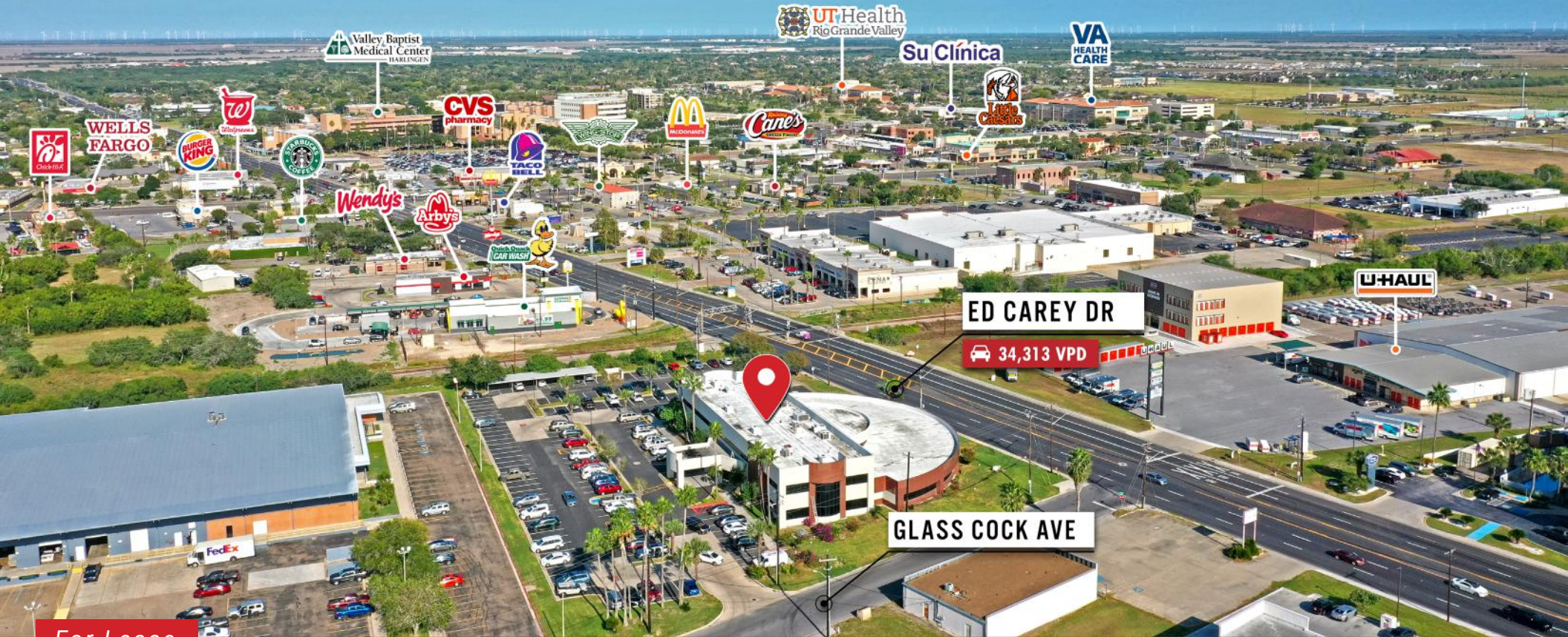


Southern Commercial Real Estate Group
414 W. Harrison St. Harlingen Tx. 78550
956.412.7273 | www.screg.net

Lupita-Gutierrez Garza
956.536.9596
Lupita@screg.net

Christian Gutierrez
956.367.5043
Chris@screg.net

Pete Torres
956.536.8994
Ptorres@screg.net



For Lease

PROPERTY OVERVIEW

Office space available for lease at 1205 N Ed Carey Dr, Harlingen, TX 78550—a premier office building offering both professionalism and convenience in a prime location. Situated in a well-maintained office building, this space provides an ideal setting for businesses seeking a prestigious address in Harlingen's thriving business district. Enjoy convenient access to major highways, ample parking, and nearby dining and retail options. With flexible layout options, this space can be tailored to suit the needs of medical practitioners, clinics, or other professional services. Contact us to learn more or to schedule a tour.

PROPERTY HIGHLIGHTS

- Professional Office Building
- Easy Access to Major Highways
- Ample On-Site Parking
- Close to Dining, Retail, and Services
- Close to Popular QSRs (McDonald's, Chick-fil-A, Starbucks)
- Minutes from Harlingen Medical Center and Valley Baptist Hospital

3

Offering Summary

Building Size

±29,089 SF

Available

±4,300 SF

Lease Rate

Call for Rates

Lease Type

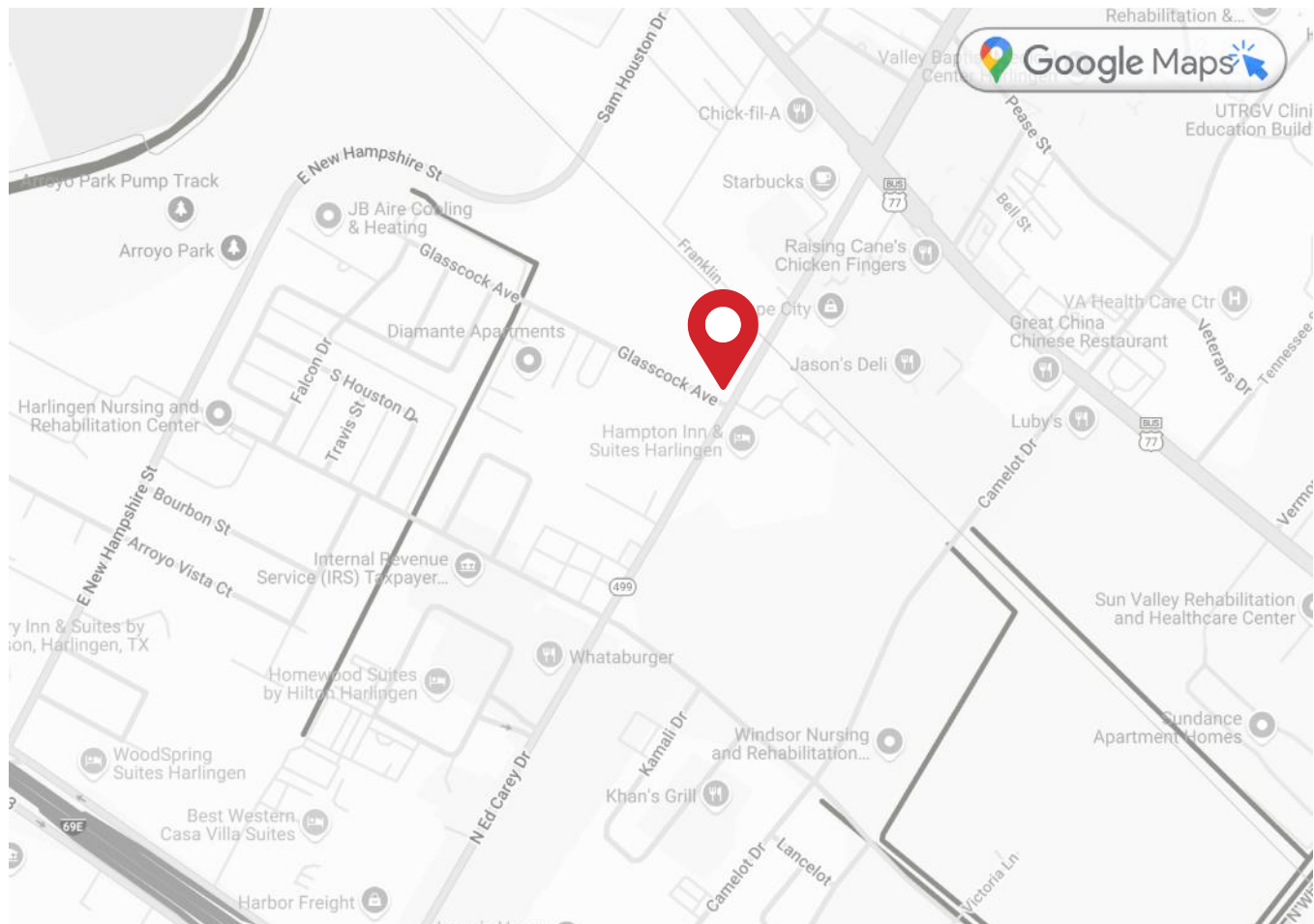
NNN

NNN

Est. \$4.19

Term

Negotiable



Demographics

	MILE 1	MILE 3	MILE 5
MEDIAN INCOME	\$50,301	\$49,820	\$51,473
POPULATION	8,596	52,180	98,620

4 Aerial Photos



5 Interior Photos



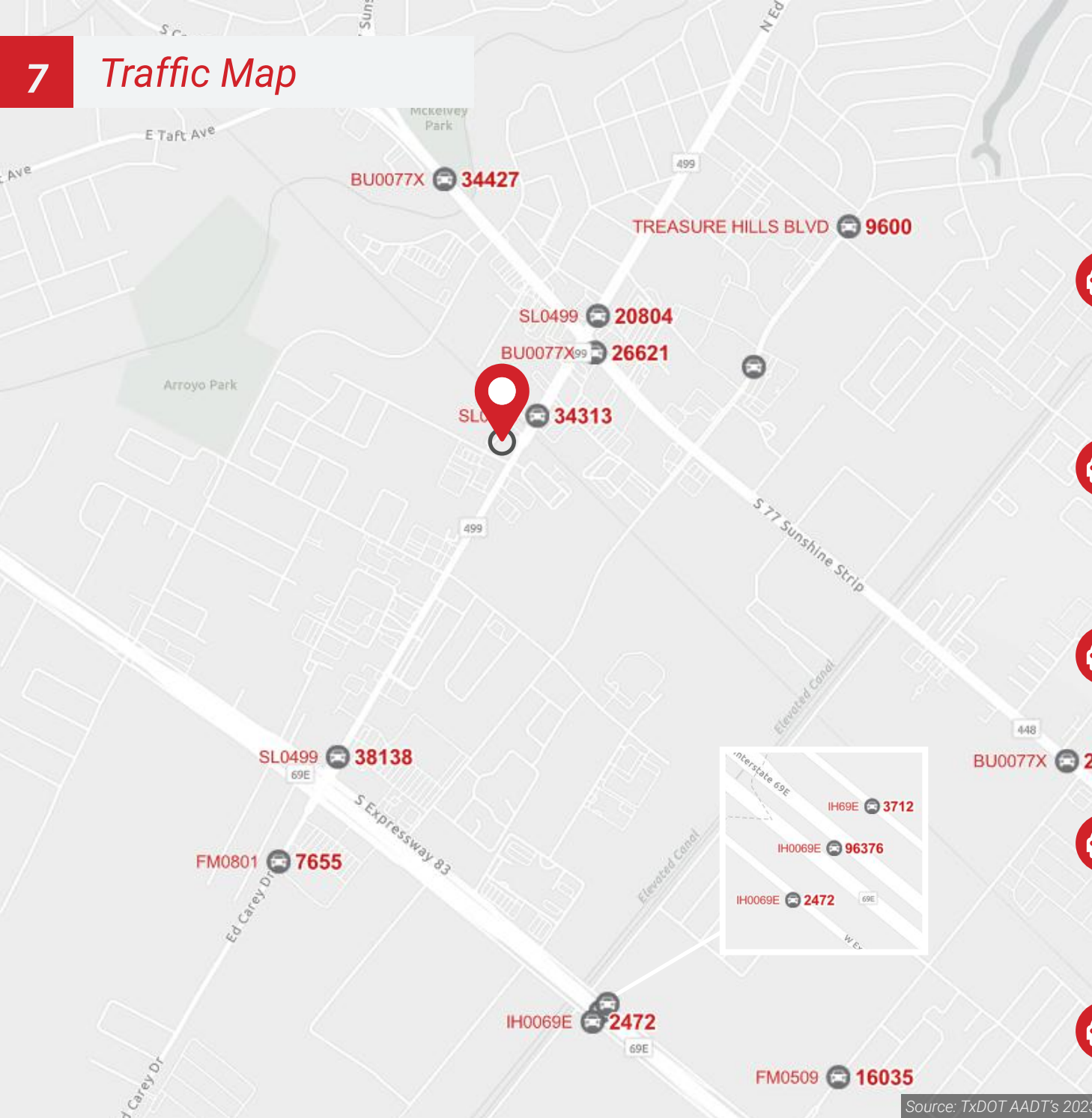
Scan For More Interior Photos



Photos 



7 Traffic Map



Traffic Counts

1205 N Ed Carey Dr Harlingen, TX

N Ed Carey Dr.

34,313 VPD

S 77 Sunshine Strip

26,621 VPD

I-69E/US Hwy 83

96,376 VPD

S Expressway 83

2,472 VPD

S Expressway 83

3,712 VPD

Source: TxDOT AADT's 2023

Demographics



1 Mile

KEY FACTS

8,596
2023 Total Population (Esri)

35.9
Median Age

2.7
Average Household Size

\$50,301
Median Household Income

BUSINESS

573
Total Businesses

9,357
Total Employees

INCOME

\$50,301
Median Household Income

\$24,034
Per Capita Income

\$24,743
Median Net Worth

EDUCATION

21%
No High School Diploma

24%
High School Graduate

38%
Some College

17%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

74%
White Collar

14%
Blue Collar

12%
Services

4.0%
Unemployment Rate

3 Miles

KEY FACTS

52,180
2023 Total Population (Esri)

35.9
Median Age

2.8
Average Household Size

\$49,820
Median Household Income

BUSINESS

2,444
Total Businesses

28,984
Total Employees

INCOME

\$49,820
Median Household Income

\$23,300
Per Capita Income

\$64,370
Median Net Worth

EDUCATION

20%
No High School Diploma

29%
High School Graduate

30%
Some College

20%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

62%
White Collar

19%
Blue Collar

19%
Services

4.6%
Unemployment Rate

5 Miles

KEY FACTS

98,620
2023 Total Population (Esri)

36.2
Median Age

2.8
Average Household Size

\$51,473
Median Household Income

BUSINESS

3,432
Total Businesses

42,229
Total Employees

INCOME

\$51,473
Median Household Income

\$23,765
Per Capita Income

\$87,500
Median Net Worth

EDUCATION

21%
No High School Diploma

29%
High School Graduate

29%
Some College

20%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

62%
White Collar

21%
Blue Collar

17%
Services

4.0%
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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Southern Commercial Real Estate Group	9010230	Info@screg.net	(956) 412-7273
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Guadalupe G. Garza	0412275	Lupita@screg.net	(956) 536-9596
Designated Broker of Firm	License No.	Email	Phone
Christian Gutierrez	582038	Chris@screg.net	(956) 367-5043
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pedro F. Torres Jr.	699448	Ptorres@screg.net	(956) 536-8994
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



**SOUTHERN
COMMERCIAL**
REAL ESTATE GROUP

DISCLAIMER

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.

CONTACT US

Lupita-Gutierrez Garza

956.536.9596

Lupita@screg.net

Christian Gutierrez

956.367.5043

Chris@screg.net

Pete Torres

956.536.8994

Ptorres@screg.net

☎ (956) 412-7273 🌐 www.screg.net

📍 414 W Harrison Ave. Harlingen TX 78550