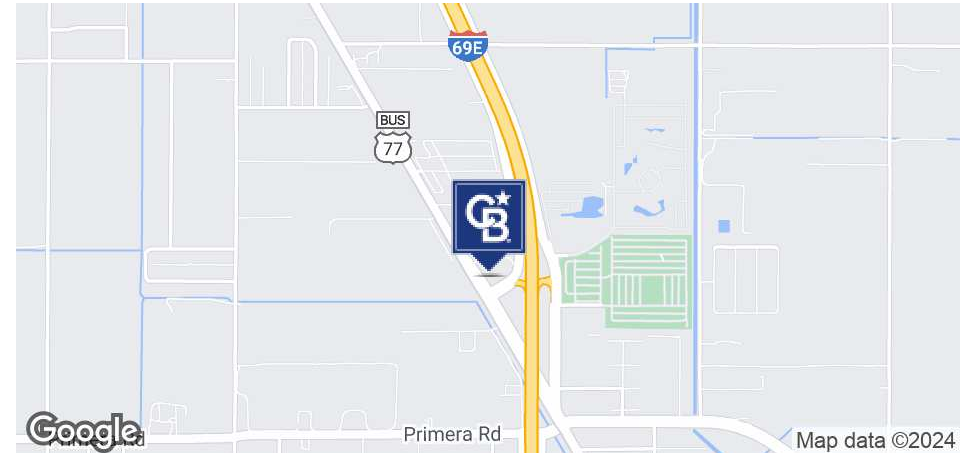


SALE

1.93 ACRES @ EXP. 77, HARLINGEN, TX 78550

0 EXP 77 Harlingen, TX 78550



OFFERING SUMMARY

Sale Price:	\$325,000
Available SF:	84,071
Lot Size:	1.93 Acres
Price / Acre:	\$168,394

PROPERTY OVERVIEW

Development opportunity in North Harlingen! This exceptional 1.93-acre site is strategically located in the rapidly expanding market of North Harlingen, making it an ideal investment for developers and business owners alike. With excellent visibility and accessibility along US-77 Business frontage, this property offers unparalleled exposure to one of the region's most traveled highways. Situated at the northern gateway of Harlingen, TX, it is perfectly positioned at the end of the exit ramp off Interstate 69E (Expressway 77), providing convenient access for traffic heading to the airport or Texas State Technical College. The site offers frontage on the east, south, and west sides, making it a prime location for various commercial developments. Whether you're considering a self-storage facility, convenience store, or another commercial venture, this property presents immense potential in a high-traffic area with significant growth prospects. Don't miss out on this opportunity at the entrance to Harlingen, TX! Note: Development, Use, & Zoning are subject to City. All governmental authorities' approval, and verification of development, use, and zoning is the buyer's responsibility. Disclaimer. The information contained herein was obtained from sources believed reliable. Coldwell Banker Impact Properties makes no guarantees, warranties or representations as to the completeness or accuracy

Dalia Fernandez
956 490 5863
TX #765368



SALE

1.93 ACRES 0 EXP. 77, HARLINGEN, TX 78550

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

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PROPERTY HIGHLIGHTS

- Prime Location: Excellent visibility on US-77 Business frontage
- High Traffic Exposure: Strategic position at the northern gateway of Harlingen, TX
- Versatile Development Potential

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	1.93 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	300	1,514	2,916
Total Population	809	4,679	9,110
Average HH Income	\$74,478	\$70,008	\$74,141

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Property Type	Land
APN	203369
Lot Size	1.93 Acres
Number of Lots	1

Development opportunity in North Harlingen! This exceptional 1.93-acre site is strategically located in the rapidly expanding market of North Harlingen, making it an ideal investment for developers and business owners alike. With excellent visibility and accessibility along US-77 Business frontage, this property offers unparalleled exposure to one of the region's most traveled highways. Situated at the northern gateway of Harlingen, TX, it is perfectly positioned at the end of the exit ramp off Interstate 69E (Expressway 77), providing convenient access for traffic heading to the airport or Texas State Technical College. The site offers frontage on the east, south, and west sides, making it a prime location for various commercial developments. Whether you're considering a self-storage facility, convenience store, or another commercial venture, this property presents immense potential in a high-traffic area with significant growth prospects. Don't miss out on this opportunity at the entrance to Harlingen, TX! Note: Development, Use, & Zoning are subject to City. All governmental authorities' approval, and verification of development, use, and zoning is the buyer's responsibility. Disclaimer. The information contained herein was obtained from sources believed reliable. Coldwell Banker Impact Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



- - Prime Location: Excellent visibility on US-77 Business frontage
- - High Traffic Exposure: Strategic position at the northern gateway of Harlingen, TX
- - Versatile Development Potential: Ideal for commercial developments
- - Proximity to I-69E exit ramp: Convenient access for potential customers
- - Rapidly growing area: Opportunity to capitalize on the region's expansion

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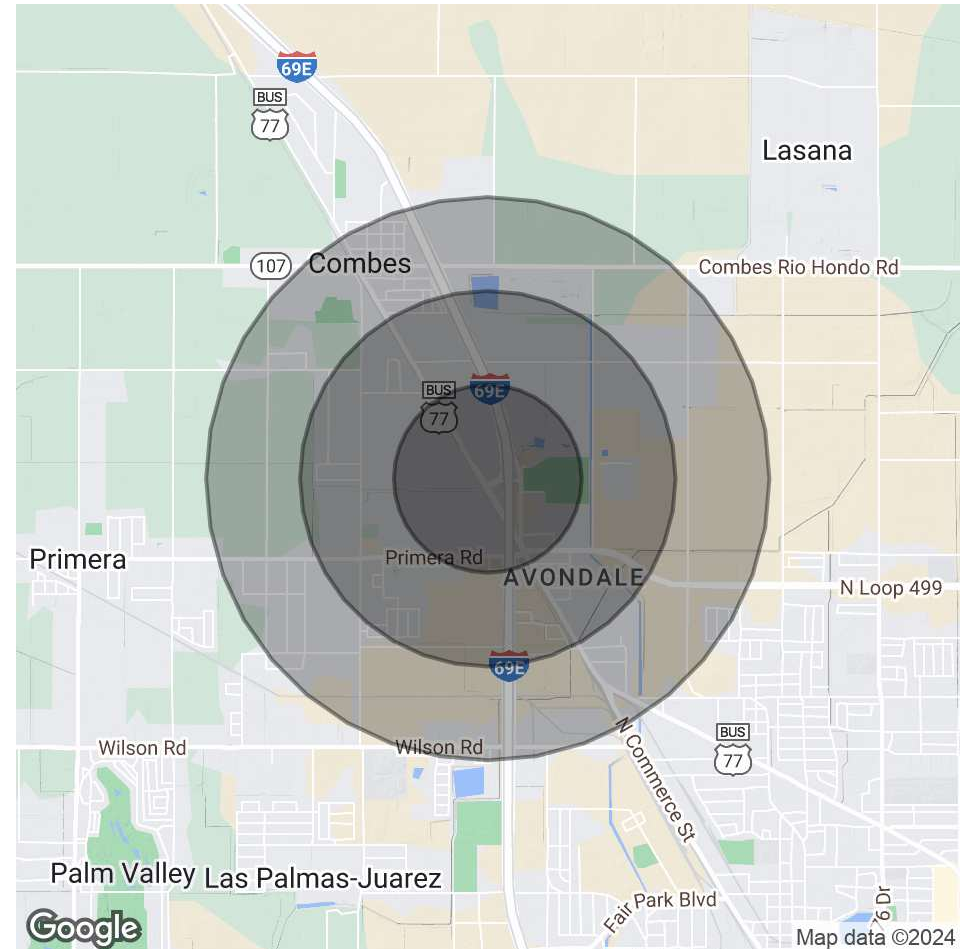
1.93 ACRES 0 EXP. 77, HARLINGEN, TX 78550

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	809	4,679	9,110
Average Age	45	39	38
Average Age (Male)	44	38	37
Average Age (Female)	46	40	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	300	1,514	2,916
# of Persons per HH	2.7	3.1	3.1
Average HH Income	\$74,478	\$70,008	\$74,141
Average House Value	\$131,895	\$134,555	\$141,033

Demographics data derived from AlphaMap



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PROPERTY HIGHLIGHTS

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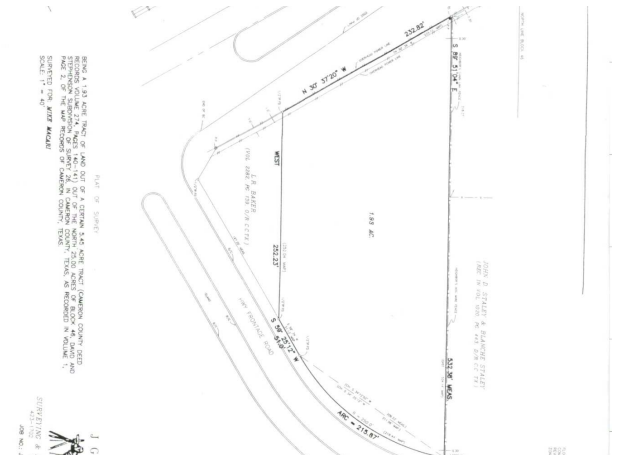


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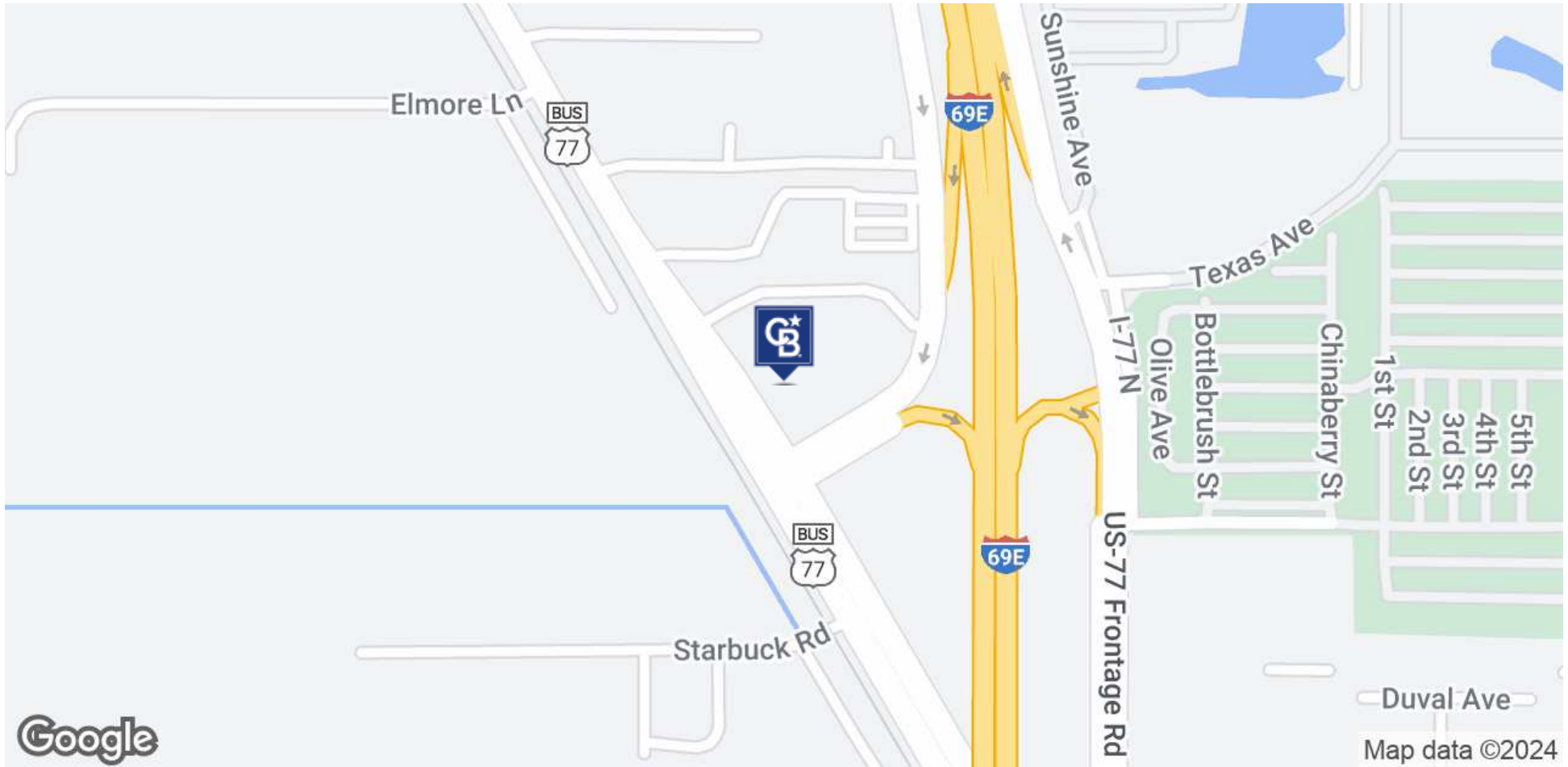


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LOCATION DESCRIPTION

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LOCATION DETAILS

County	Cameron
Road Type	Paved
Nearest Highway	US-77
Nearest Airport	Valley International Airport



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