

LAND FOR SALE

LOOP 499 SW CORNER



LOOP 499 -SW CORNER
HARLINGEN, TX



One (1) of Two (2) Available Corner Lots located at the Signalized Intersection of Loop 499 [Ed Carey Drive] and Rio Hondo Road at the entrance to Valley International Airport and proximity to TSTC. SWC Lot is 5.470 Acres Zoned N [Non Designated]. Texas State Technical School is located on both Northeast and Northwest sides of the subject intersection and 2018 enrollment is 10,689 Students and 572 Employees. Marine Military Academy enrollment is 969 and Early College High School has 329 students. Area employers include Valley International Airport and ULI [United Launch Alliance] employing 161 and Dish Network with 883 employees.



FOR SALE LOOP 499 SW CORNER

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	5.47 Acres
Zoning:	N
Market:	Rio Grande Valley
Submarket:	Harlingen
Traffic Count:	11,000
Price / SF:	-

PROPERTY OVERVIEW

One (1) of Two (2) Available Corner Lots located at the Signalized Intersection of Loop 499 [Ed Carey Drive] and Rio Hondo Road at the entrance to Valley International Airport and proximity to TSTC. SWC Lot is 5.470 Acres Zoned N [Non Designated]. Texas State Technical School is located on both Northeast and Northwest sides of the subject intersection and 2018 enrollment is 10,689 Students and 572 Employees. Marine Military Academy enrollment is 969 and Early College High School has 329 students. Area employers include Valley International Airport and ULI [United Launch Alliance] employing 161 and Dish Network with 883 employees.

PROPERTY HIGHLIGHTS

- Corner Lot at Entrance to Valley International Airport
- New 100-Unit Townhouse development under construction nearby
- Texas State Technical College [TSTC] proximity
- 11,000 CPD - TX DOT 2016

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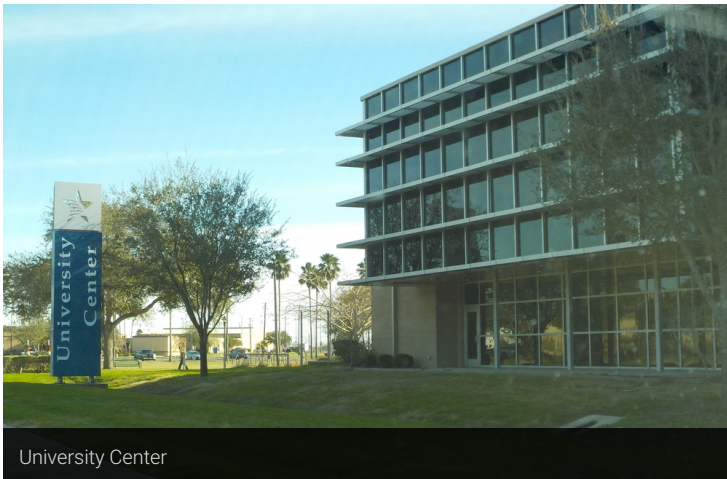
ADDITIONAL PHOTOS



Corner Lot - Loop 499



United Launch Alliance - Area Business



University Center



Dish Network - Area Business



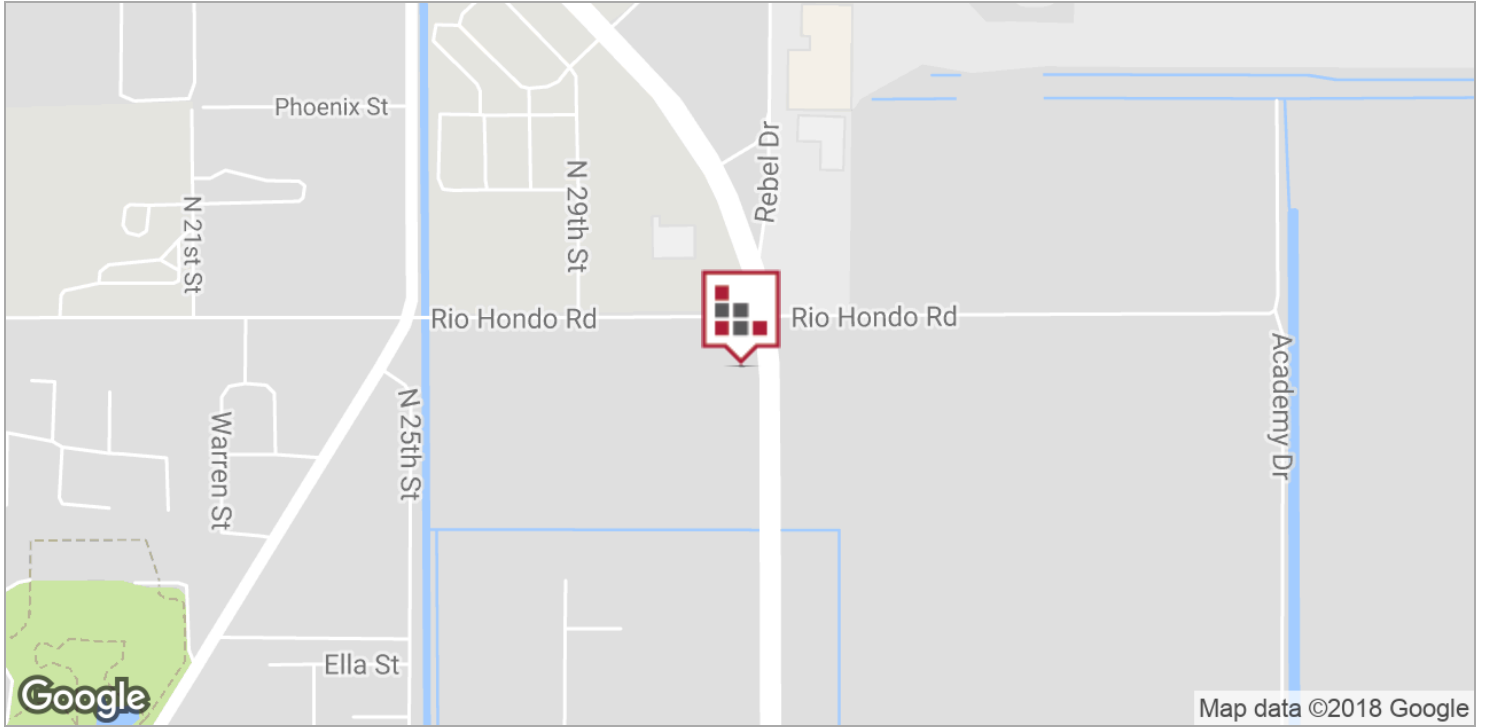
TSTC Wellness & Sports Center



Corner Lot - Across from TSTC

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LOCATION MAPS



CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550
956.778.3255 // chopkinsrealestate.com

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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,133	76,059	133,167
Median age	30.1	32.5	33.5
Median age (male)	30.8	31.3	32.1
Median age (Female)	30.6	34.1	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	722	24,914	42,049
# of persons per HH	3.0	3.1	3.2
Average HH income	\$53,227	\$47,540	\$48,695
Average house value	\$105,222	\$88,058	\$85,334

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	69.9%	81.0%	81.5%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	89.7%	88.4%	88.5%
Black	0.9%	1.0%	0.7%
Asian	2.1%	1.4%	1.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	4.2%	7.3%	8.2%

* Demographic data derived from 2010 US Census

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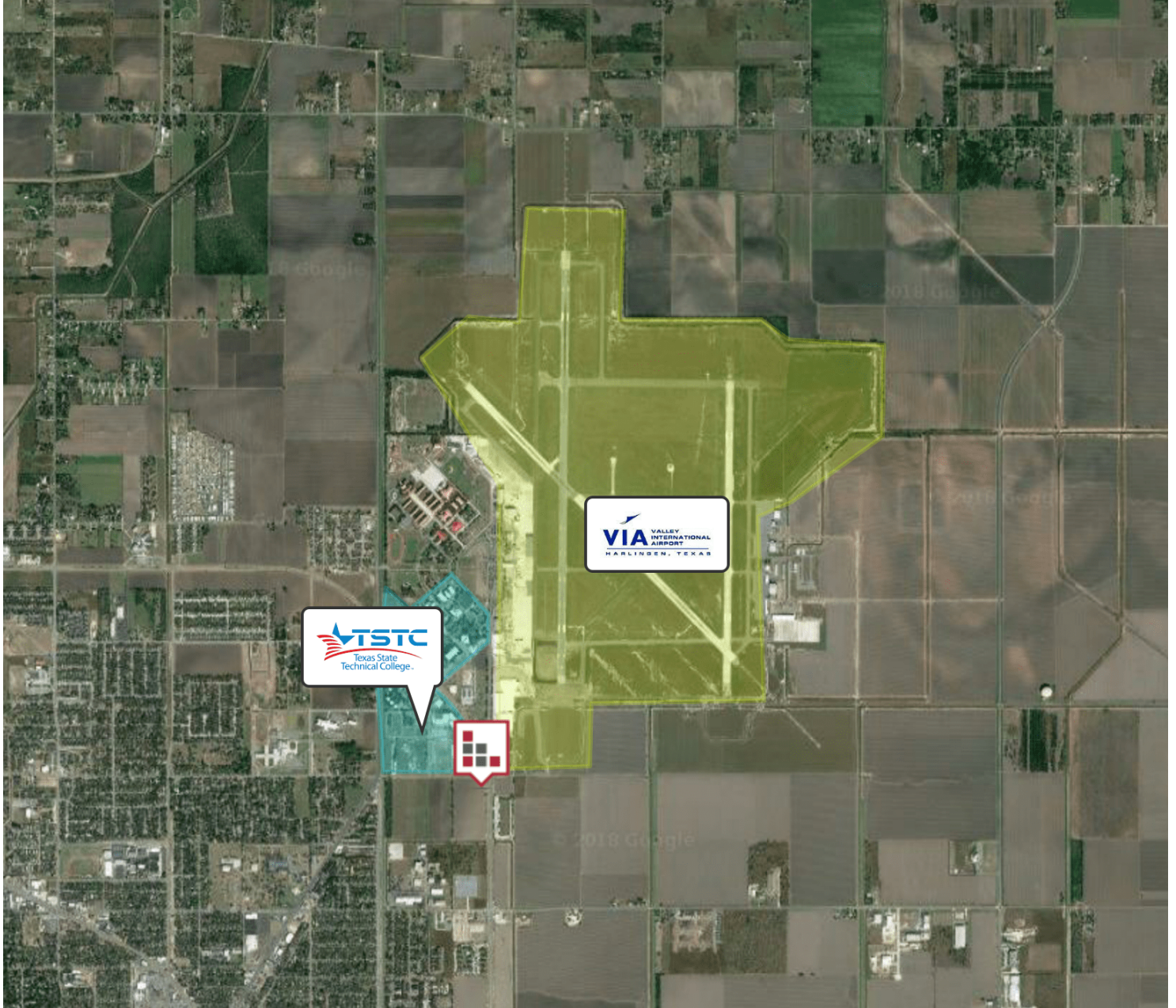
RETAILER MAP



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AERIAL MAP



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