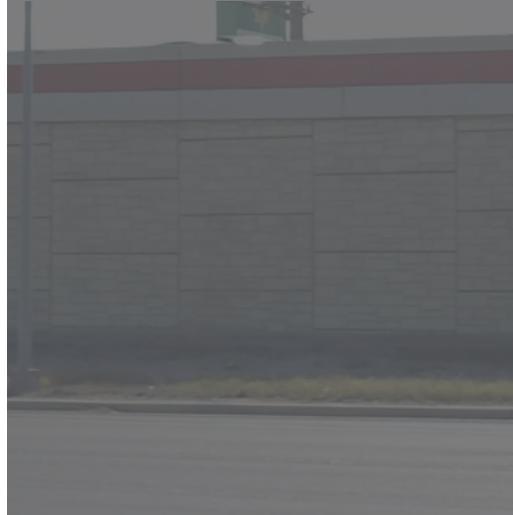
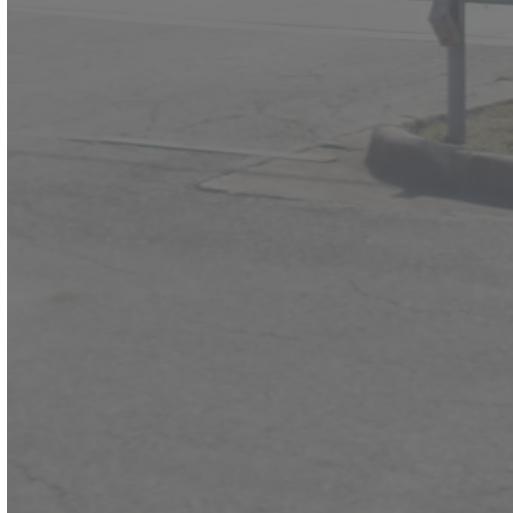


RETAIL PAD FOR SALE

2803
S EXPWY 83



2803
SOUTH EXPWY 83
HARLINGEN, TX



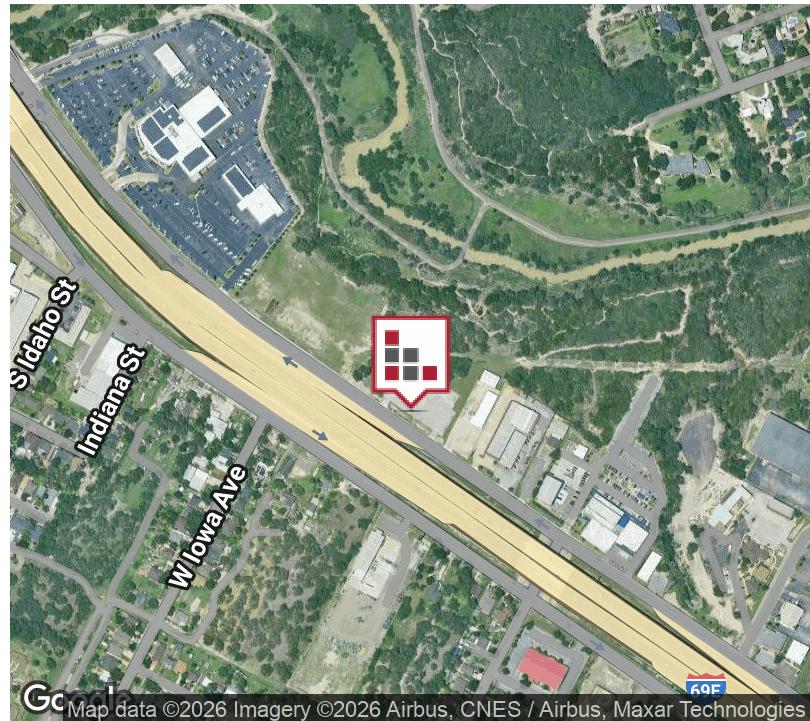
Discover the prime investment opportunity in the bustling Rio Grande Valley market. Situated on the vibrant South Expressway 83, this property offers a desirable location for a retail-pad or land investment. This partially-improved 2 Acre Pad is Zoned GR and located just East of Sames Ford on the North side of Expressway 83 with two (2) ingress/egress access points.

CHRE
Commercial Real Estate in the Rio Grande Valley

FOR SALE

2803 S EXPRESSWAY 83

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|--------------------|-------------------|
| Sale Price: | \$914,760 |
| Available SF: | 87,120 SF |
| Lot Size: | 2 Acres |
| Price / SF: | \$10.50 |
| Zoning: | GR |
| Market: | Rio Grande Valley |
| Submarket: | Harlingen |

PROPERTY OVERVIEW

Discover the prime investment opportunity in the bustling Rio Grande Valley market. Situated on the vibrant South Expressway 83, this property offers a desirable location for a retail-pad or land investment. This partially-improved 2 Acre Pad is Zoned GR and located just East of Sames Ford on the North side of Expressway 83 with two (2) ingress/egress access points. The surrounding area boasts a thriving commercial landscape with notable attractions such as the Valle Vista Mall and Bass Pro Shops just moments away. With its strategic positioning and strong consumer traffic, the area presents an ideal setting for commercial development and long-term growth. Don't miss your chance to capitalize on this dynamic market and establish a valuable presence in this flourishing retail destination.

PROPERTY HIGHLIGHTS

- Partially-Improved 2-Acre Retail Pad on Expressway
- 108,996 CPD [TX DOT]
- Two (2) Curb Cuts



Commercial Real Estate in the Rio Grande Valley

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956.778.3255 // cindy@chopkinsrealestate.com

FOR SALE
2803 S EXPRESSWAY 83

PHOTOS



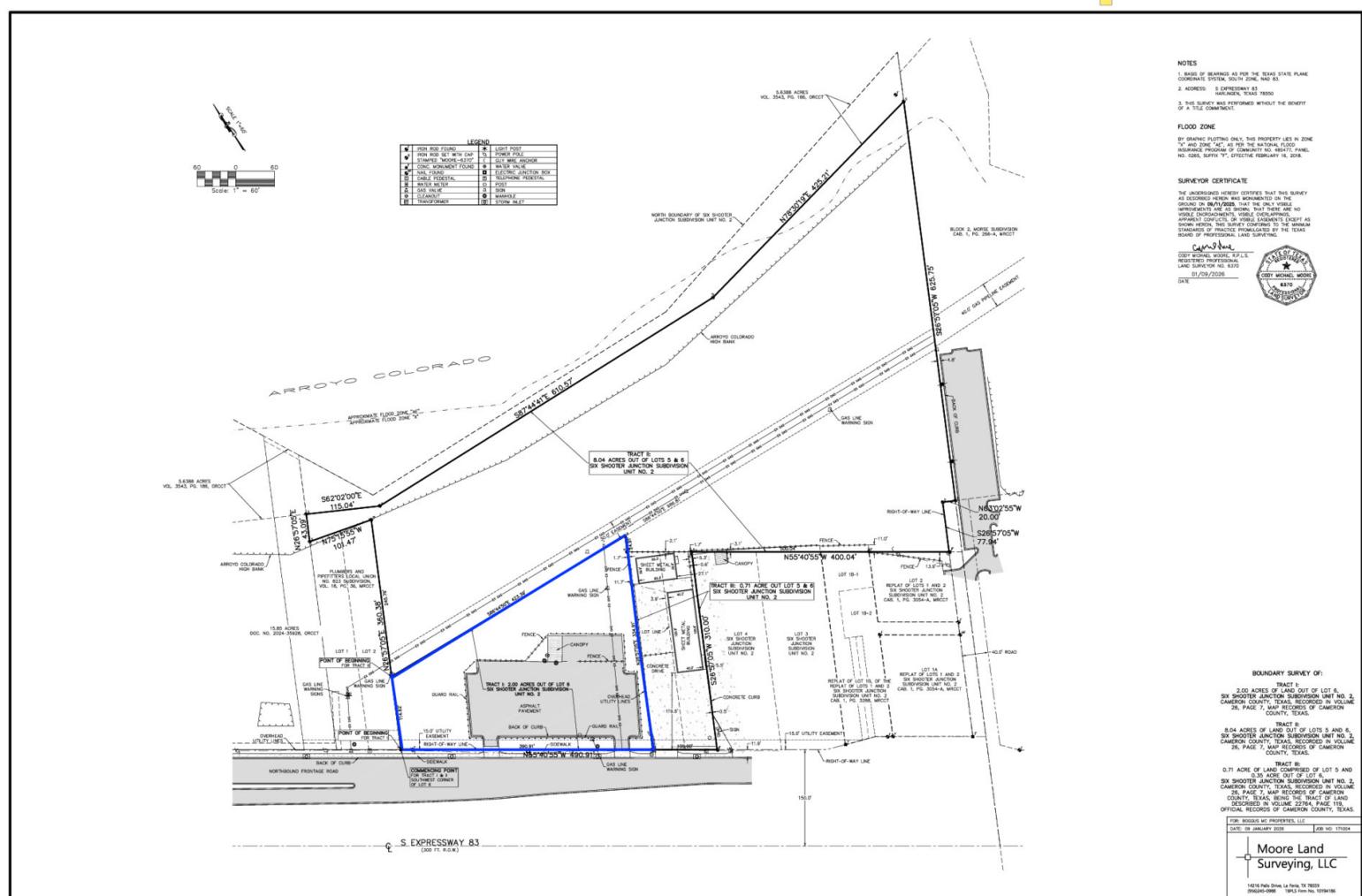
 CHRE

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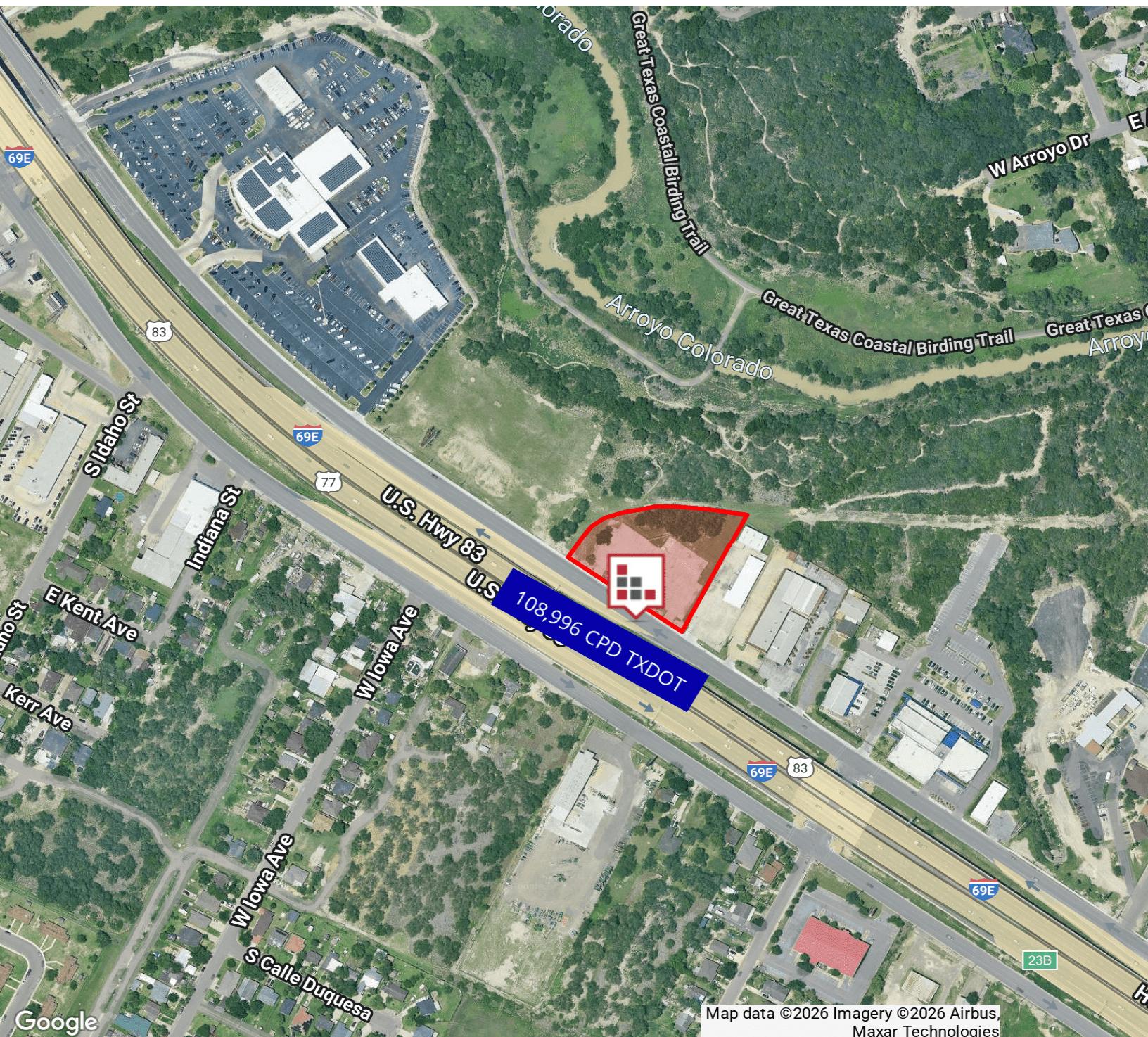
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FOR SALE
2803 S EXPRESSWAY 83
SURVEY



FOR SALE
2803 S EXPRESSWAY 83

AERIAL MAP



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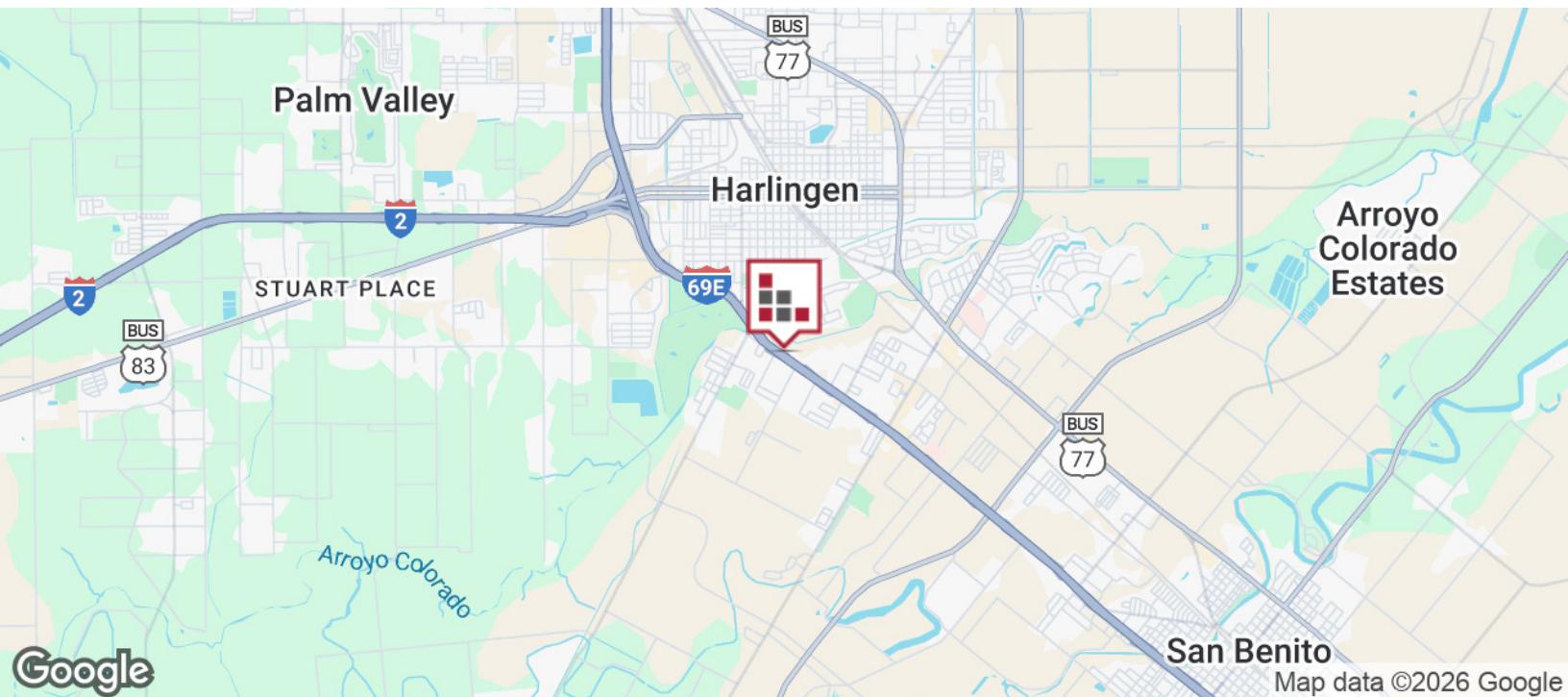
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FOR SALE
2803 S EXPRESSWAY 83
RETAILER MAP



FOR SALE
2803 S EXPRESSWAY 83
LOCATION MAP



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FOR SALE
2803 S EXPRESSWAY 83
DEMOGRAPHICS MAP



| | 3 MILES | 5 MILES | 10 MILES |
|--------------------------------|----------------|----------------|-----------------|
| POPULATION | | | |
| Total population | 56,481 | 101,970 | 161,125 |
| Median age | 38 | 38 | 38 |
| Median age (Male) | 37 | 37 | 36 |
| Median age (Female) | 39 | 40 | 39 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
| Total households | 20,072 | 35,579 | 53,501 |
| # of persons per HH | 2.8 | 2.9 | 3 |
| Average HH income | \$67,801 | \$72,398 | \$73,107 |
| Average house value | \$132,072 | \$144,267 | \$146,528 |
| ETHNICITY (%) | 3 MILES | 5 MILES | 10 MILES |
| Hispanic | 85.1% | 85.3% | 87.4% |
| RACE (%) | | | |
| White | 44.6% | 43.3% | 41.3% |
| Black | 1.1% | 1.0% | 0.8% |
| Asian | 1.0% | 0.9% | 0.7% |
| Hawaiian | 0.1% | 0.1% | 0.1% |
| American Indian | 0.7% | 0.6% | 0.6% |
| Other | 16.5% | 16.6% | 17.5% |

* Demographic data derived from 2020 ACS - US Census



Commercial Real Estate in the Rio Grande Valley

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