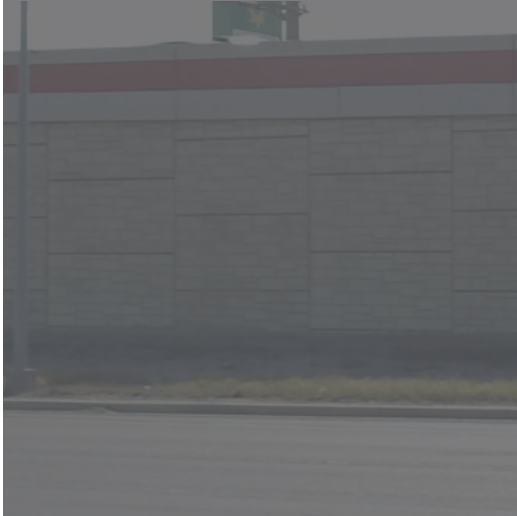


RETAIL PAD FOR SALE

2803
S EXPWY 83



2803
SOUTH EXPWY 83
HARLINGEN, TX

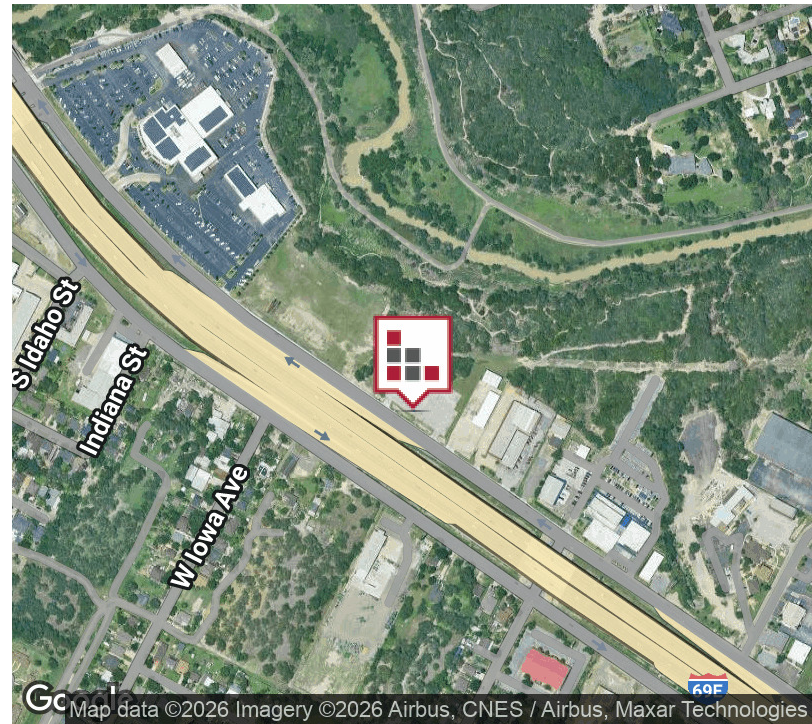


Discover the prime investment opportunity in the bustling Rio Grande Valley market. Situated on the vibrant South Expressway 83, this property offers a desirable location for a retail-pad or land investment. This partially-improved 2 Acre Pad is Zoned GR and located just East of Sames Ford on the North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



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**

FOR SALE
2803 S EXPRESSWAY 83

PHOTOS



Commercial Real Estate in the Rio Grande Valley

CINDY HOPKINS REAL ESTATE

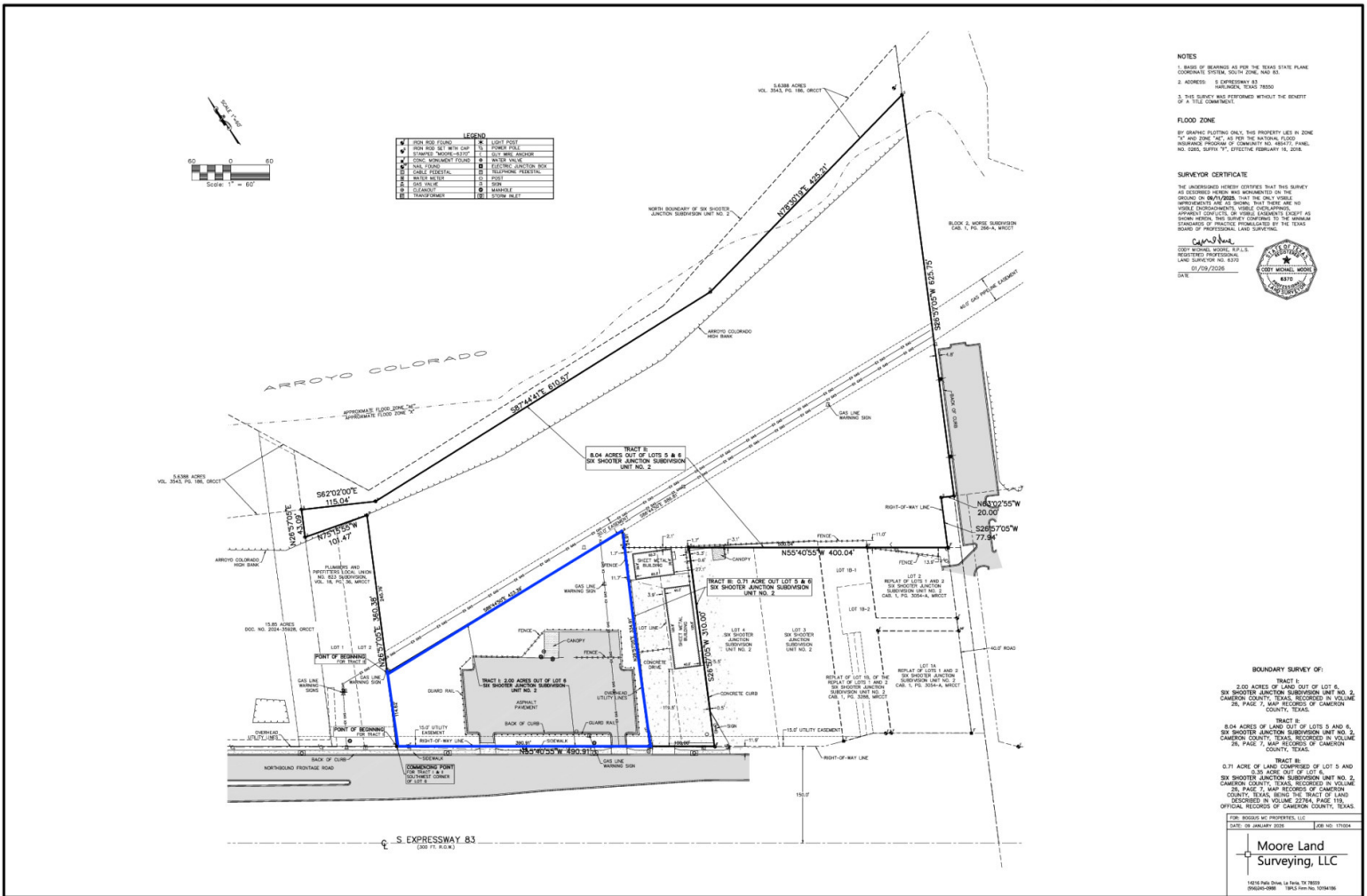
222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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FOR SALE

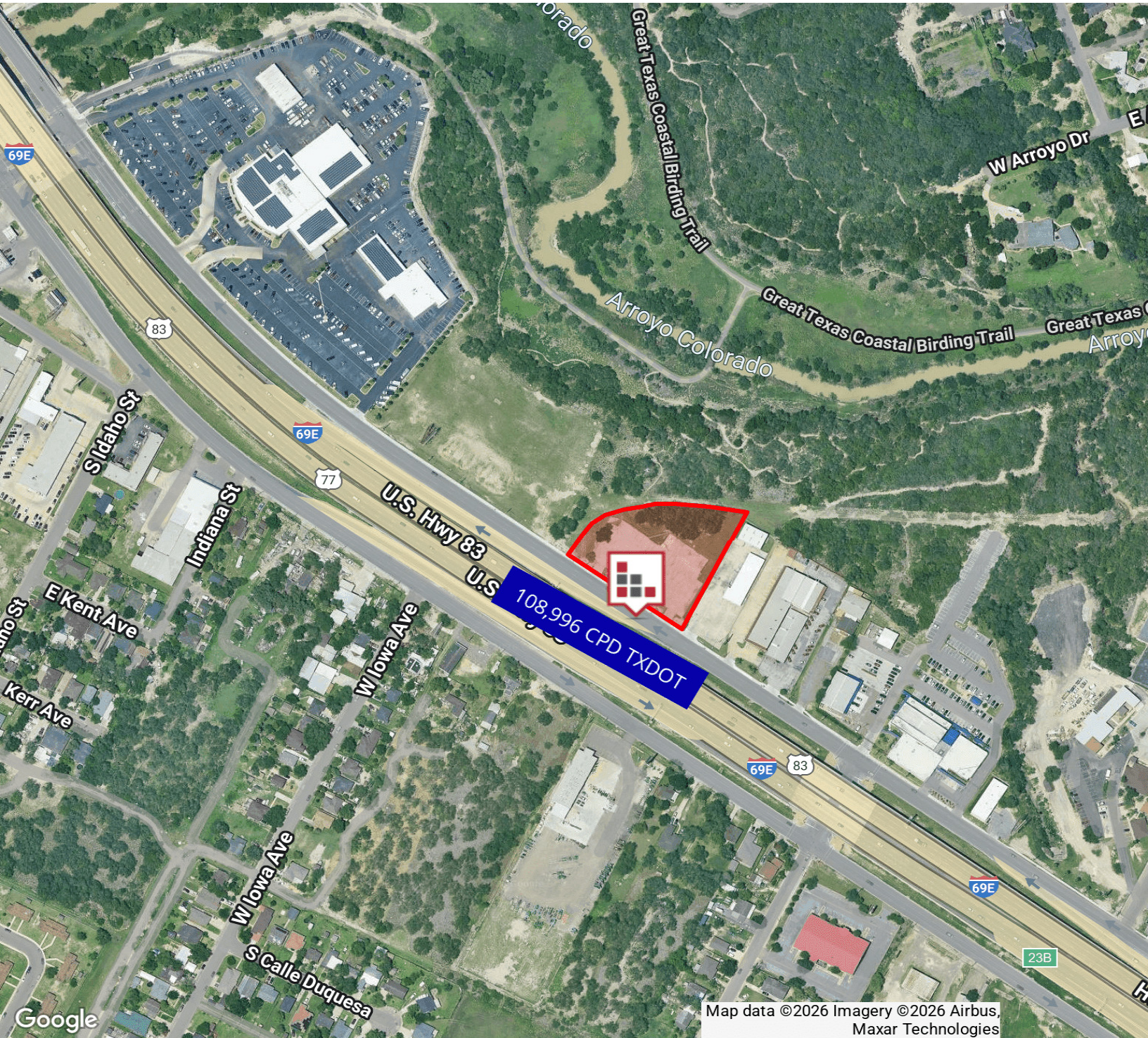
2803 S EXPRESSWAY 83

SURVEY



FOR SALE
2803 S EXPRESSWAY 83

AERIAL MAP



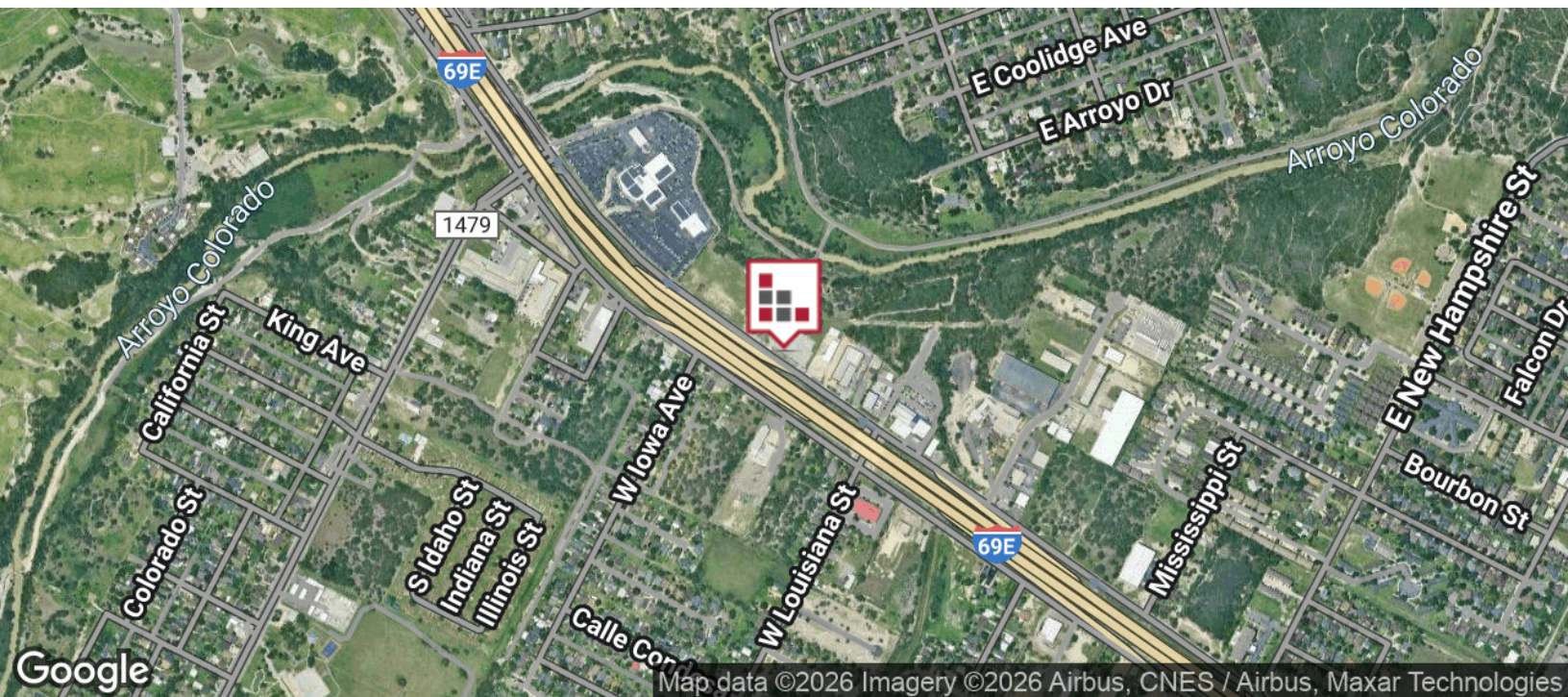
FOR SALE
2803 S EXPRESSWAY 83

RETAILER MAP



FOR SALE
2803 S EXPRESSWAY 83

LOCATION MAP



Commercial Real Estate in the Rio Grande Valley

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FOR SALE
2803 S EXPRESSWAY 83

DEMOGRAPHICS MAP



POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------------|----------------|-----------------|
| 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 (%)

| | 3 MILES | 5 MILES | 10 MILES |
|-----------------|----------------|----------------|-----------------|
| 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



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