

MIXED USE - DESTINATION RETAIL OR FLEX DEVELOPEMNT

THE CENTENNIAL PRE-LEASING

THE CENTENNIAL - 504-516 WEST JACKSON AVENUE, HARLINGEN, TX 78550



BUSINESS OWNER OUTREACH

LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:
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657845, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PROPERTY DESCRIPTION

THE CENTENNIAL - 504-516 WEST JACKSON AVENUE, HARLINGEN, TX 78550



Background to the Revitalization Efforts of the Project

The Centennial is a resurgence and revitalization project for Downtown Harlingen. Initially built-in 1926 (100 years ago) as a car dealership, this property is being poised as a focal point and major revitalization project to Downtown Harlingen. Working closely with the governing authorities, local Economic Development, County Commissioner, City Manager, Mayor and other City personnel, we look to recapture an interest to downtown Harlingen with this destination retail, flex and office complex. We are amidst pre-leasing efforts for The Centennial and looking for a single or multiple business owners/operators to lease anywhere from 2,000-34,316 SF of the two-story building. Our goal is to be open as early as Q4 2026 and potentially deliver spaces at the end of Q2 2026 to potential tenants.

ACTIVELY PRE-LEASING TO

- USES: Retail, Restaurant, Bar, Automotive, Flex or Office
- SPACE AVAILABLE (SF): 2,000sf - 34,316sf
- LEASE TERM: 5-10 Year term with Option Extensions
- Available as early as late Q2 2026 with targeted opening Q4 2026

CONTACT LISTING BROKER FOR MORE DETAILS

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EXTERIOR RENDERINGS

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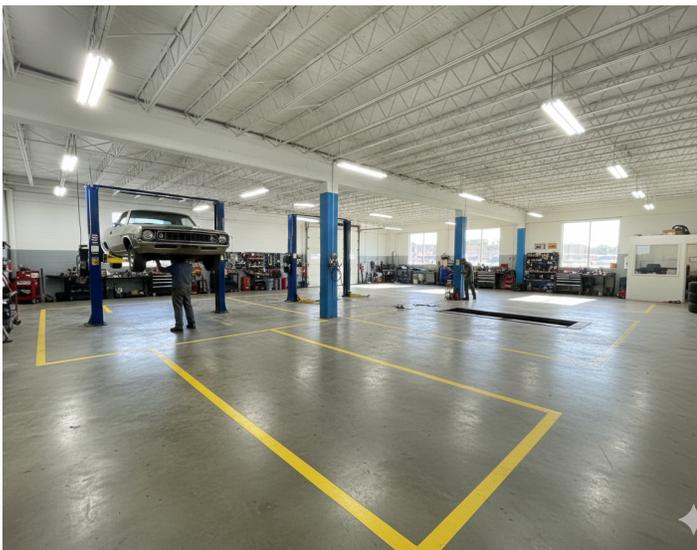


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CONCEPT OF VARIOUS USES - RETAIL

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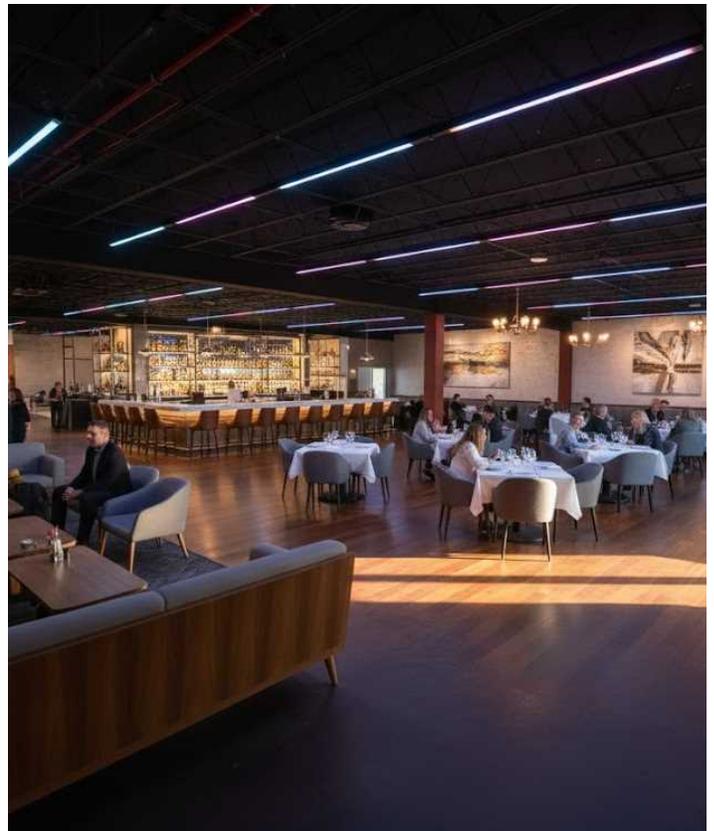
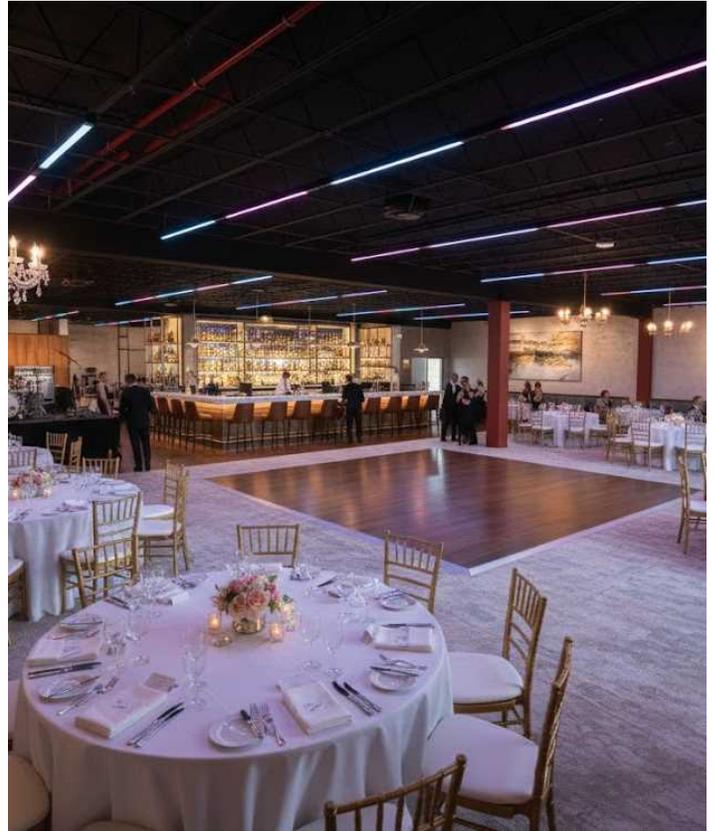


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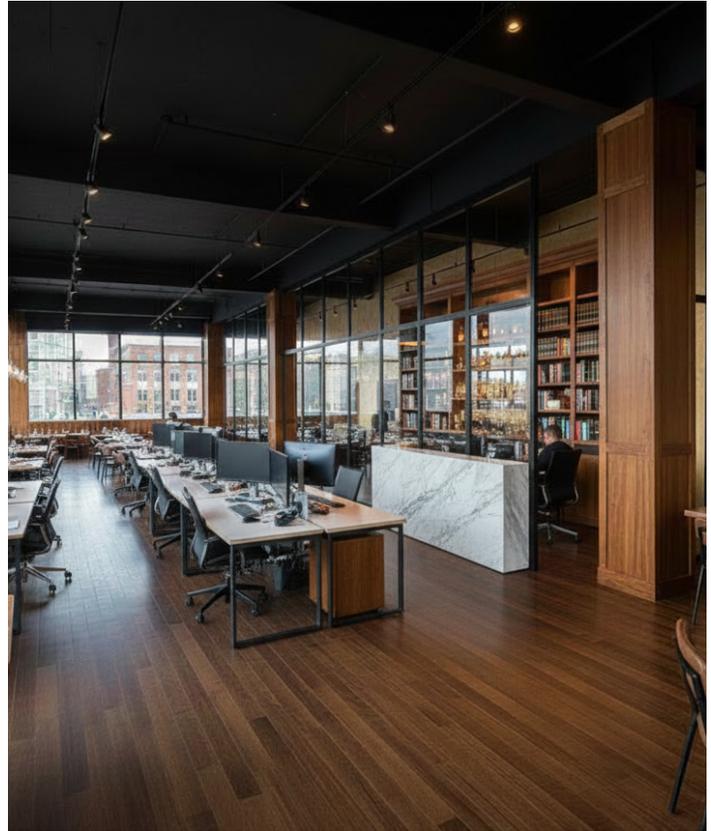


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CONCEPT OF USES - OFFICE/MEDICAL

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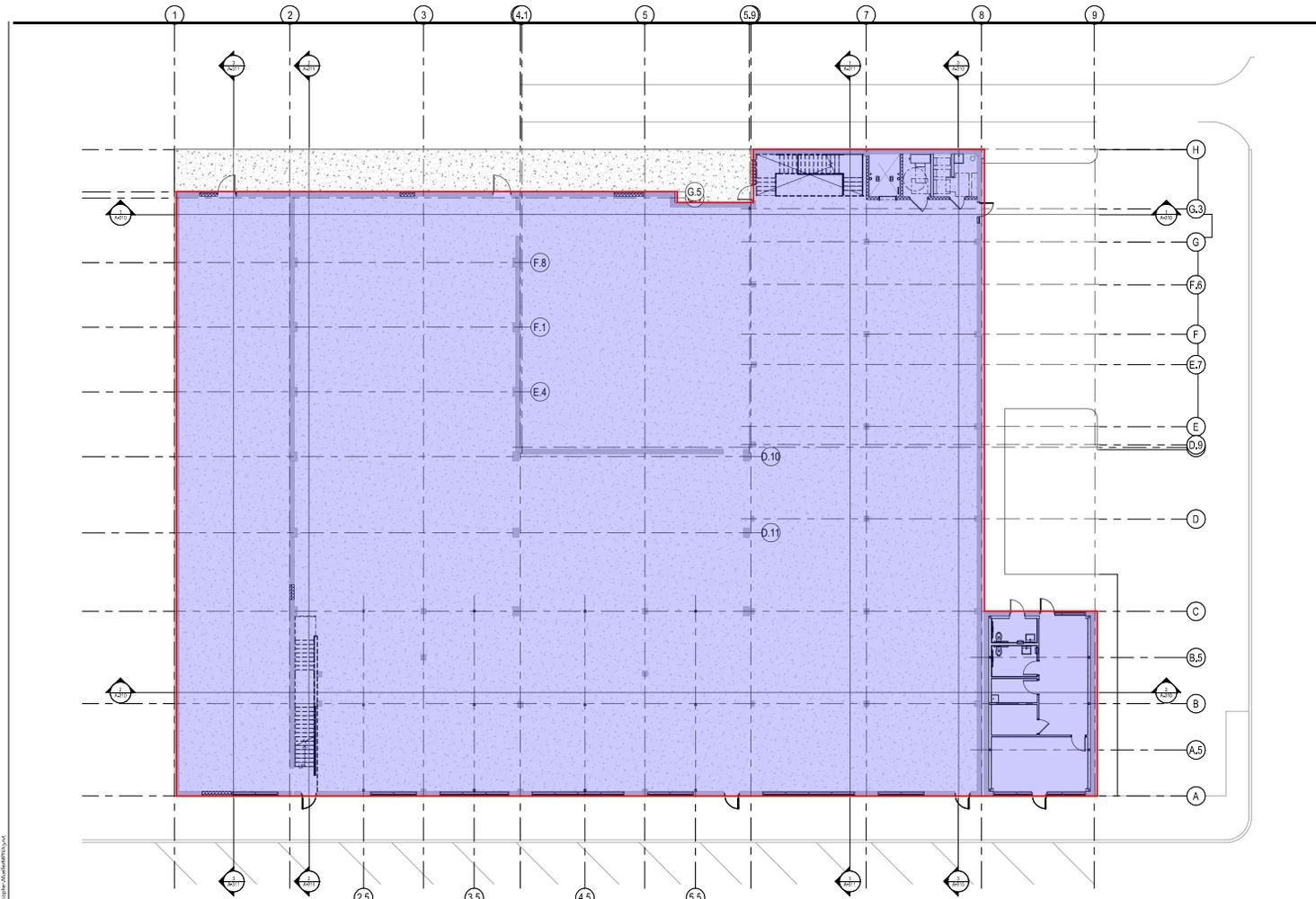


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1ST FLOOR LAYOUT

THE CENTENNIAL 504-516 WEST JACKSON AVENUE



516 W. JACKSON LLC
 516 W. JACKSON STREET,
 HARLINGEN, TX 78550

Date Description

Lead / Operator



Project Name HEART OF HARLINGEN STORAGE

Project Number

23-008

Description

FINISH PLAN - LEVEL 01

Scale

1/8" = 1'-0"

A-112

1 FINISH PLAN - LEVEL 01 - SEGMENT A
 SCALE: 1/8" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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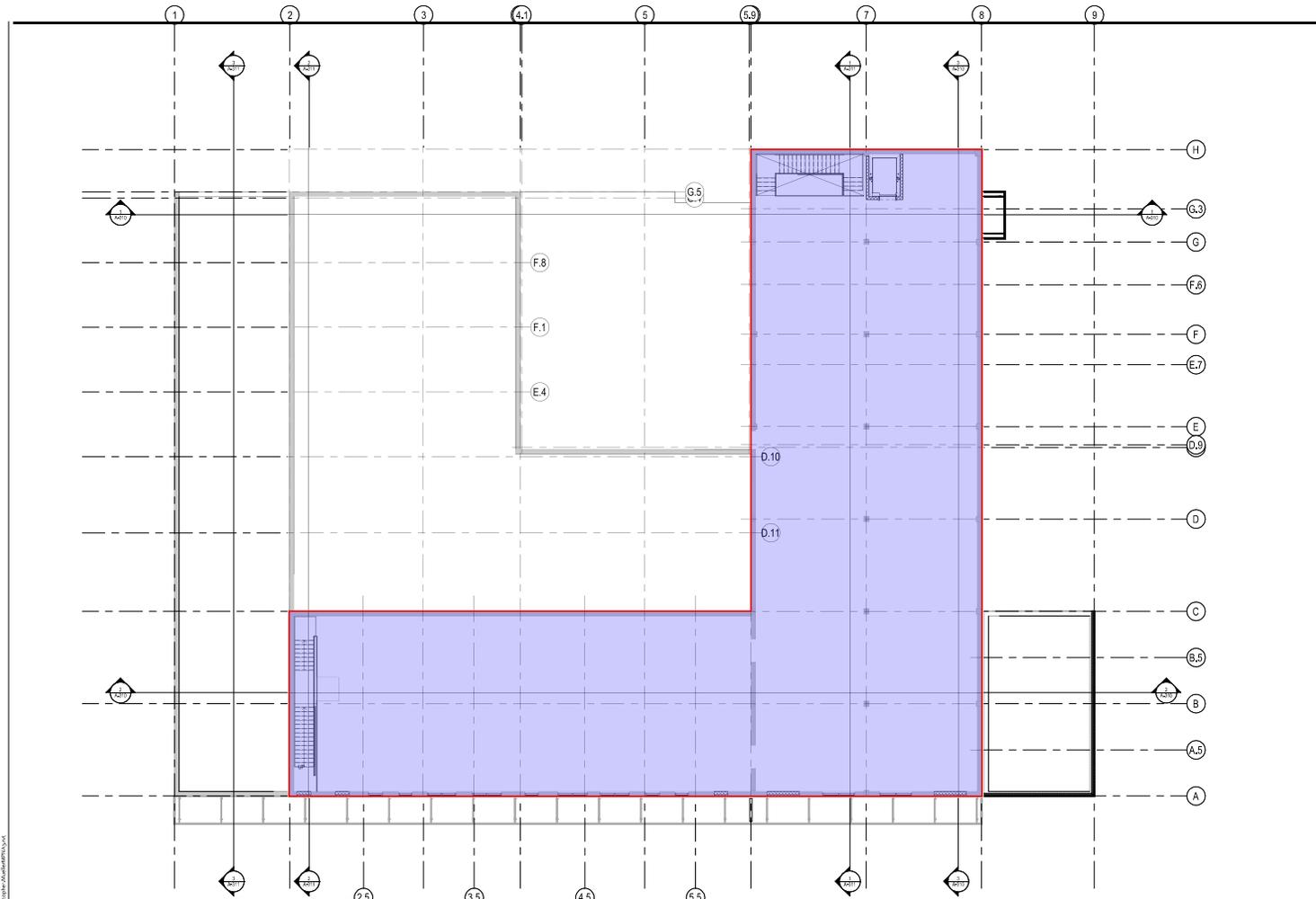


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2ND FLOOR LAYOUT

THE CENTENNIAL 504-516 WEST JACKSON AVENUE



516 W. JACKSON LLC
 516 W. JACKSON STREET,
 HARLINGEN, TX 78550

Date Description

Seal / Signature



Project Name
 HEART OF HARLINGEN STORAGE

Project Number
 22-008
 Description
 FINISH PLAN - LEVEL 02

Scale
 1/8" = 1'-0"

A-122

1 FINISH PLAN - LEVEL 02 - SEGMENT A
 SCALE: 1/8" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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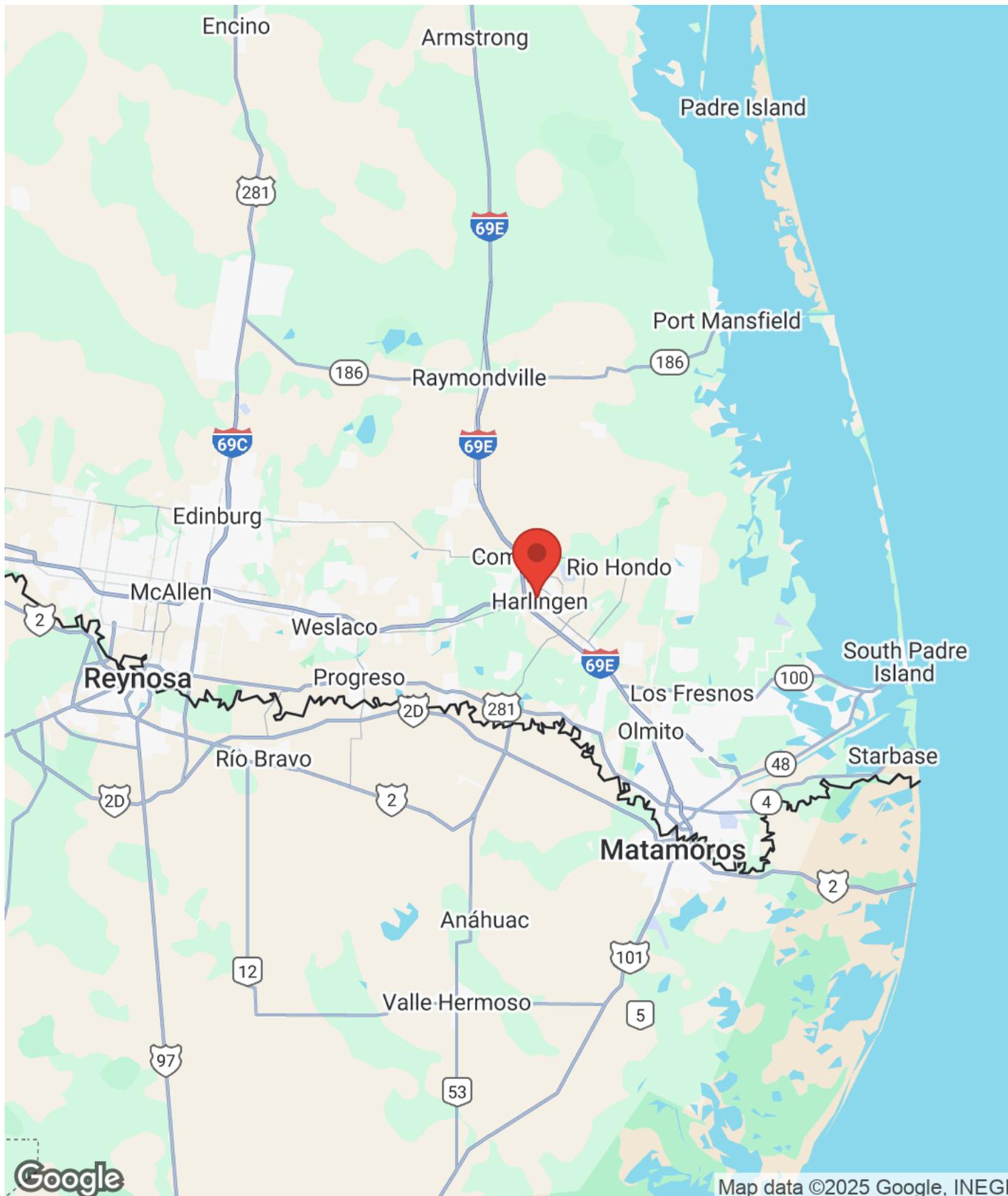


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REGIONAL MAP

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LOCATION MAPS

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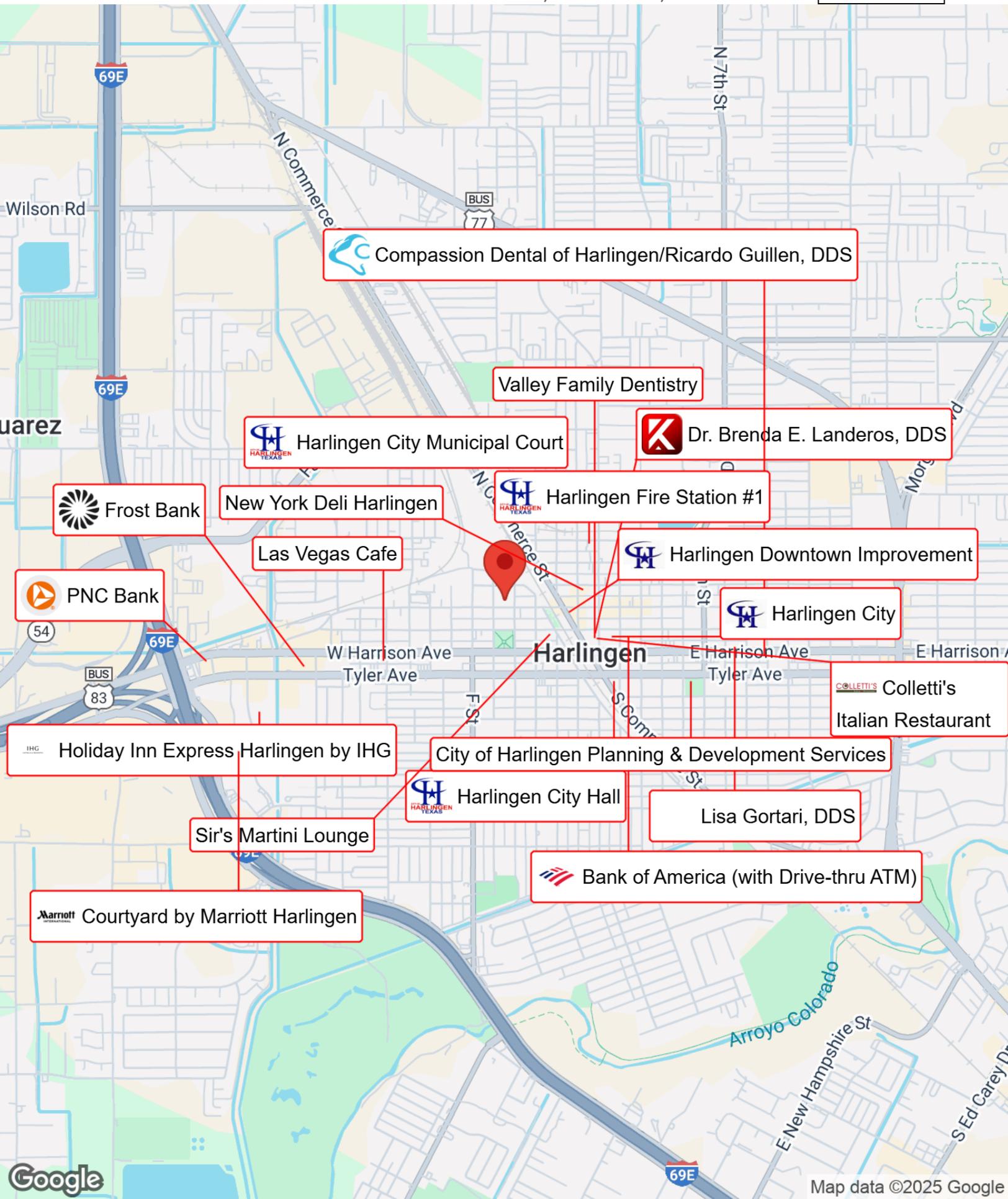


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BUSINESS MAP

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 Compassion Dental of Harlingen/Ricardo Guillen, DDS

Valley Family Dentistry

 Harlingen City Municipal Court

 Dr. Brenda E. Landeros, DDS

 Frost Bank

New York Deli Harlingen

 Harlingen Fire Station #1

 PNC Bank

Las Vegas Cafe

 Harlingen Downtown Improvement

 Harlingen City

 Colletti's Italian Restaurant

 Holiday Inn Express Harlingen by IHG

City of Harlingen Planning & Development Services

 Harlingen City Hall

Lisa Gortari, DDS

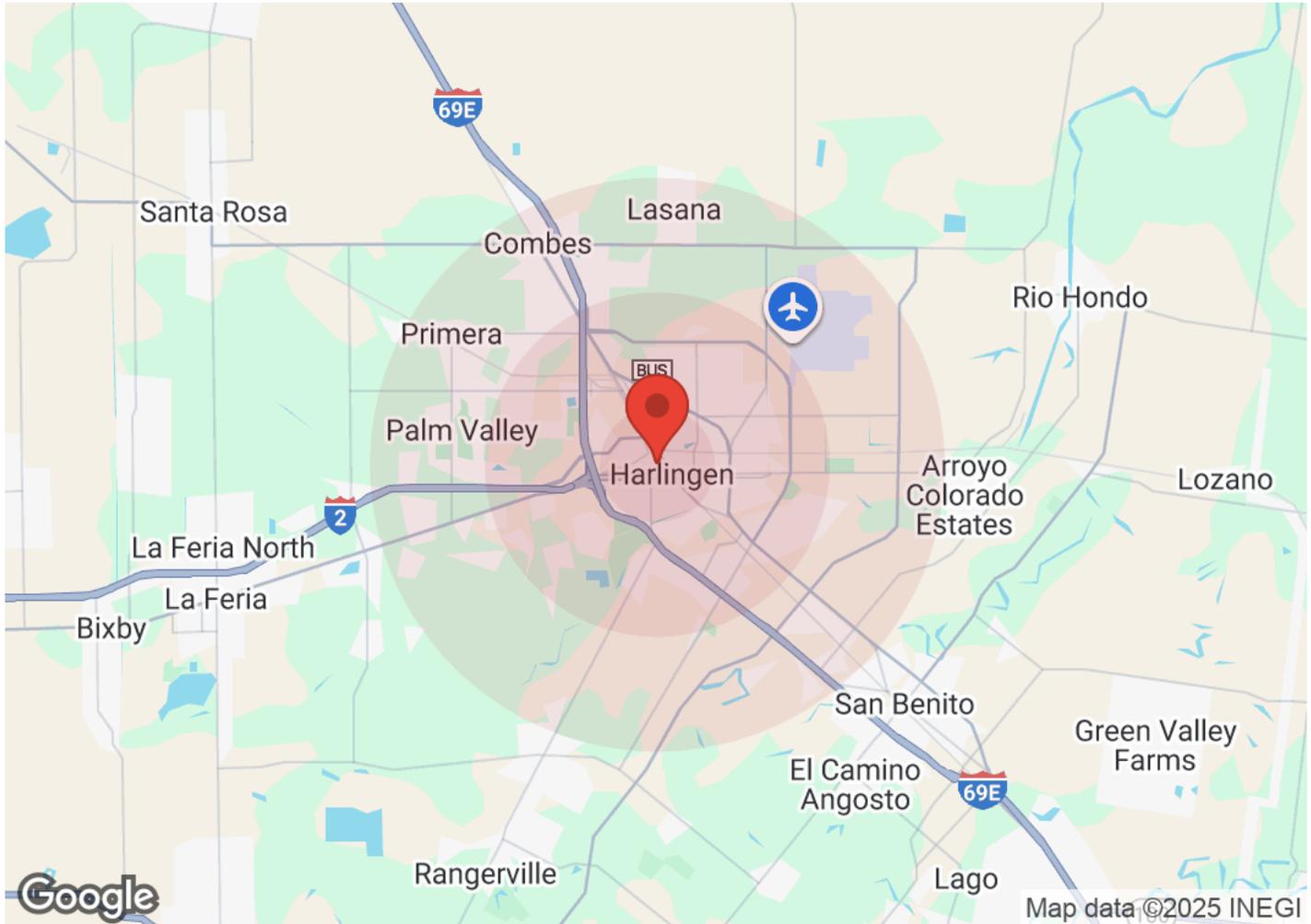
Sir's Martini Lounge

 Bank of America (with Drive-thru ATM)

 Courtyard by Marriott Harlingen

DEMOGRAPHICS

THE CENTENNIAL - 504-516 WEST JACKSON AVENUE, HARLINGEN, TX 78550



| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|-------------------|---------------|----------------|----------------|---------------------|---------------|----------------|----------------|
| Male | 5,958 | 32,666 | 46,272 | Median | \$39,838 | \$55,612 | \$58,357 |
| Female | 6,134 | 34,664 | 48,754 | < \$15,000 | 691 | 2,736 | 3,297 |
| Total Population | 12,092 | 67,330 | 95,026 | \$15,000-\$24,999 | 739 | 2,851 | 3,971 |
| | | | | \$25,000-\$34,999 | 379 | 2,318 | 3,088 |
| | | | | \$35,000-\$49,999 | 557 | 2,897 | 4,077 |
| | | | | \$50,000-\$74,999 | 598 | 4,160 | 5,916 |
| | | | | \$75,000-\$99,999 | 376 | 3,308 | 4,524 |
| | | | | \$100,000-\$149,999 | 403 | 3,261 | 4,786 |
| | | | | \$150,000-\$199,999 | 194 | 1,022 | 1,585 |
| | | | | > \$200,000 | 76 | 898 | 1,595 |
| | | | | | | | |
| Age | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 2,838 | 15,491 | 21,831 | Total Units | 4,892 | 28,034 | 39,385 |
| Ages 15-24 | 1,784 | 9,707 | 13,573 | Occupied | 4,012 | 23,452 | 32,837 |
| Ages 25-54 | 4,270 | 24,567 | 34,150 | Owner Occupied | 2,114 | 12,337 | 19,269 |
| Ages 55-64 | 1,273 | 6,463 | 9,335 | Renter Occupied | 1,898 | 11,115 | 13,568 |
| Ages 65+ | 1,928 | 11,103 | 16,136 | Vacant | 880 | 4,582 | 6,548 |
| | | | | | | | |
| Race | 1 Mile | 3 Miles | 5 Miles | | | | |
| White | 938 | 7,036 | 10,177 | | | | |
| Black | 85 | 976 | 1,235 | | | | |
| Am In/AK Nat | 2 | 54 | 86 | | | | |
| Hawaiian | 1 | 13 | 19 | | | | |
| Hispanic | 11,016 | 58,086 | 81,950 | | | | |
| Asian | 35 | 943 | 1,226 | | | | |
| Multi-Racial | 11 | 175 | 257 | | | | |
| Other | 5 | 47 | 86 | | | | |

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DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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2-10-2025



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.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Table with 4 columns: Name/Title, License No., Email, Phone. Rows include Keller Williams Realty, ME Cook, Linda Ramsey, and Joaquin Lopez.

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Joaquin Lopez

Keller Williams Realty, Inc.

Information available at www.trec.texas.gov

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