

South Texas Medical Hub Portfolio



**SOUTHERN
COMMERCIAL**
REAL ESTATE GROUP

Southern Commercial Real Estate Group
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Map	CAD Property ID	Legal Description	Size	Zoning	City
1	353985	SAN BENITO LAND & WATER COMPANY BLOCKS 181-182 SOFRR&WOFCA, 4.787 ACS OUT OF 11.936	4.78 AC	Irrigated Cropland	Harlingen
2	359943	CAMELOT PROFESSIONAL PLAZA LOTS 7 & 11 BLK 1 (CAB 1 SLOT 1875-B CCMR)	0.84 AC	Commercial	Harlingen
3	79623	CAMELOT PROFESSIONAL PLAZA LOT 2 BLK 1 (CAB 1 SLOT 1875-B CCMR)	0.54 AC	Commercial	Harlingen
4	79622	CAMELOT PROFESSIONAL PLAZA LOT 1 BLK 1 (CAB 1 SLOT 1875-B CCMR)	0.67 AC	Commercial	Harlingen
5	654450	EXPRESSWAY BUSINESS PARK PH 10 LOT 5	1.23 AC	Lot	Mission
6	126044	JAMES M. BLACK NO. 2 BLK 5 LOTS 10 THRU 12	0.45 AC + 8,575 SF Bldg	Commercial	Weslaco
7	126-46	JAMES M. BLACK NO. 2 BLK 5 LOT 13	0.19 AC	Commercial	Weslaco



Harlingen

PROPERTY OVERVIEW

Four commercial lots totaling **±6.83 acres** available on Camelot Drive in Harlingen, TX. Located near the high-traffic Sunshine Strip (26,621 vehicles per day), these sites are nestled within a strong medical corridor that includes **Valley Baptist Medical Center, VA Health Care Center, Su Clinica Familiar, and UTRGV Clinical Education**. Surrounded by national QSRs such as McDonald's, Raising Cane's, Panda Express, Wingstop, and Scooter's Coffee, the area sees consistent daytime traffic driven by nearby healthcare employment. Ideal for medical, retail, or service-based development.

PROPERTY HIGHLIGHTS

- Located in a Healthcare Corridor
- Proximity to Major Hospitals
- High Foot Traffic
- Proximity to Major Highways
- High Retail Density Area

Offering Summary

Lot Sizes

±6.83 AC

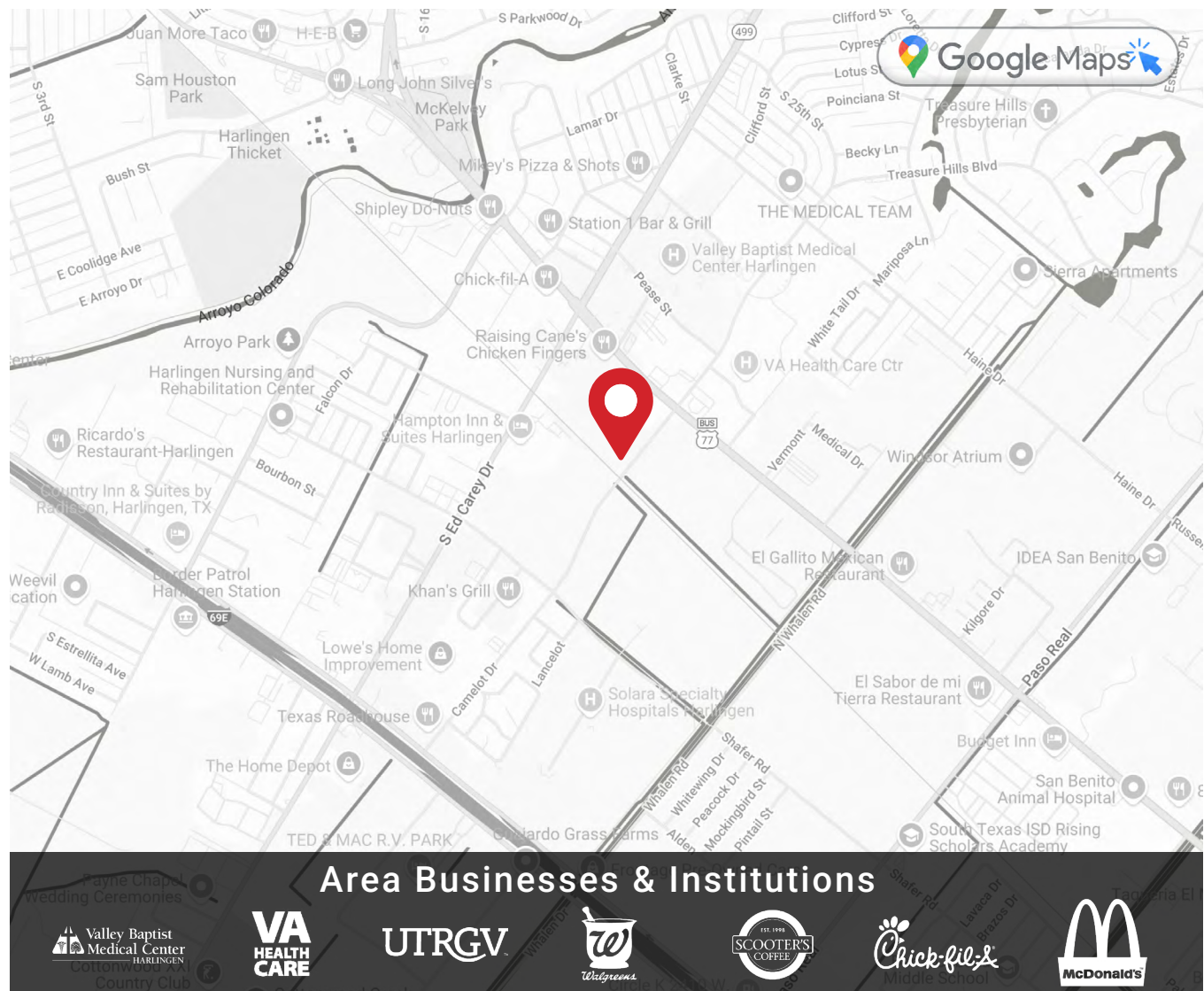
- Parcel 353985 : **4.78 AC**
- Parcel 359953 : **0.84 AC**
- Parcel 79623 : **0.54 AC**
- Parcel 79622 : **0.67 AC**

Asking

Call for Pricing

Market

Harlingen



Demographics



MEDIAN INCOME

MILE 1

\$39,093

MILE 3

\$51,228

MILE 5

\$52,801



POPULATION

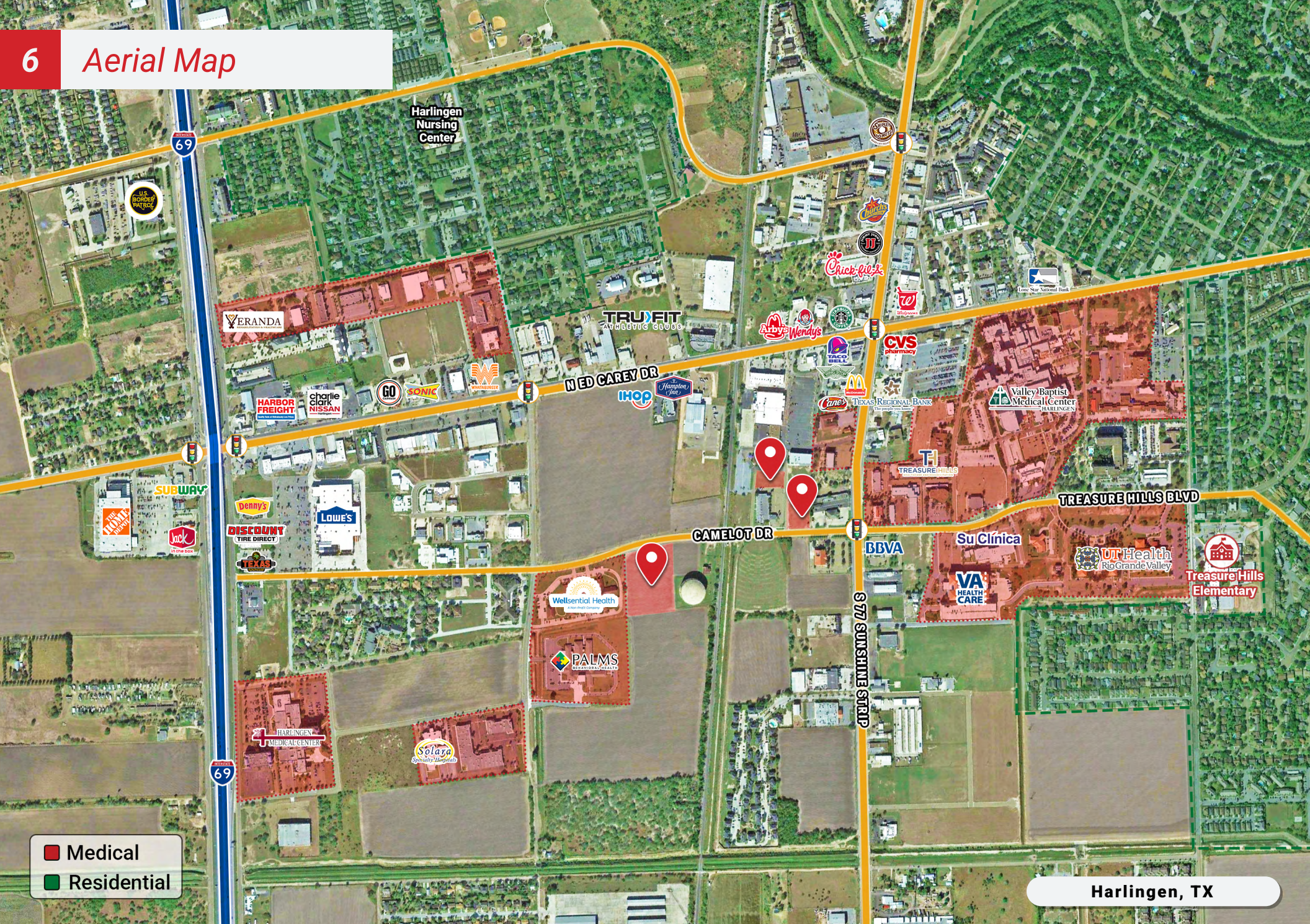
6,924

51,778

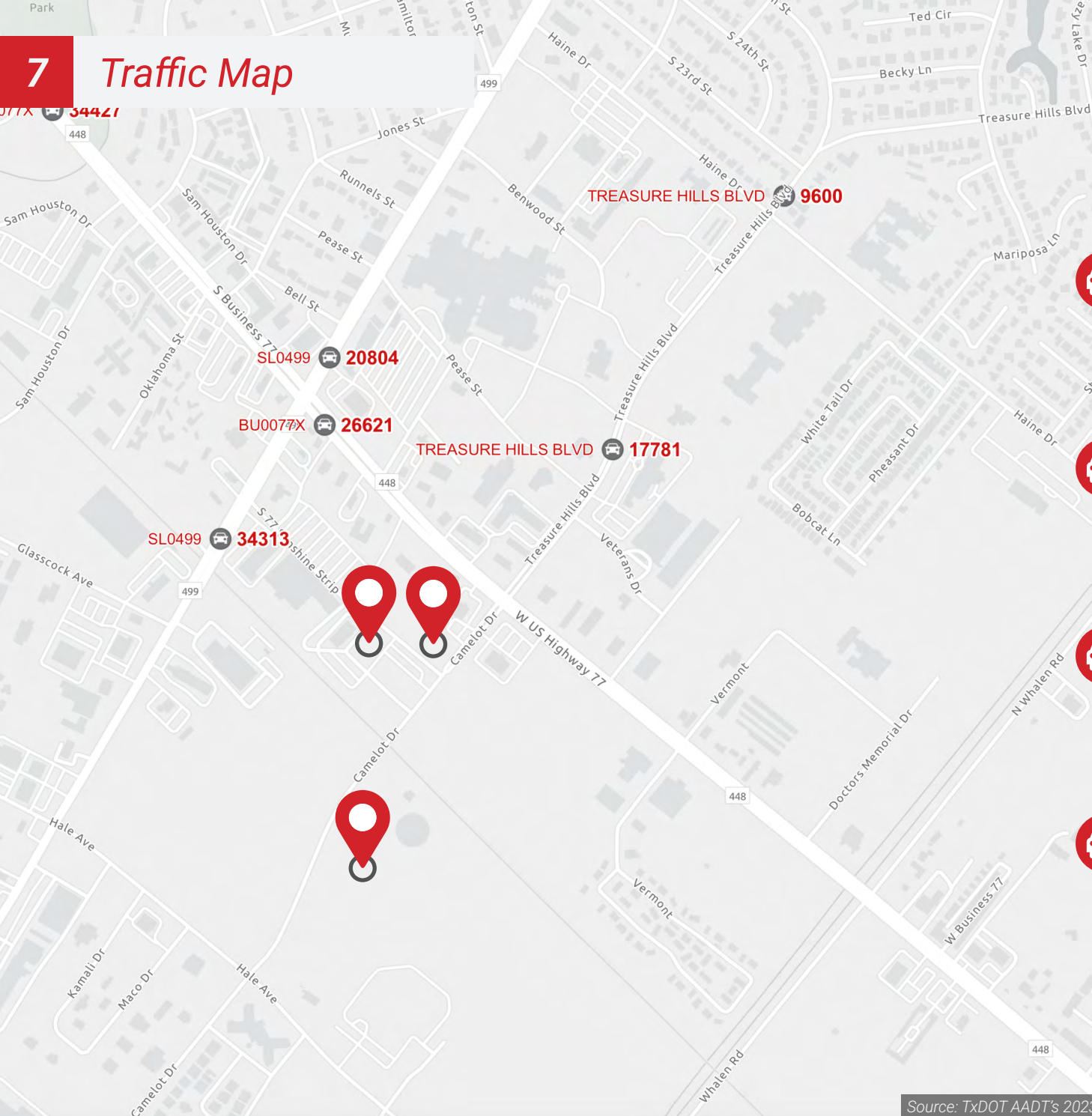
95,195

5 Photos - Harlingen





7 Traffic Map



Traffic Counts

Camelot Dr Harlingen, TX

Treasure Hills Blvd.

17,781 VPD

S 77 Sunshine Strip

26,621 VPD

Ed Carey Dr.

34,313 VPD

Ed Carey Dr. (N)

20,804 VPD

Source: TxDOT AADT's 2023



1 Mile

KEY FACTS

6,924

2023 Total Population (Esri)

37.4

Median Age



Average Household Size

\$39,093

Median Household Income

BUSINESS



543

Total Businesses



8,062

Total Employees

INCOME



\$39,093

Median Household Income



\$22,887

Per Capita Income



\$19,896

Median Net Worth

EDUCATION

19%

No High School Diploma

27%
High School Graduate39%
Some College16%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

73%



Blue Collar

14%



Services

13%

3.1%

Unemployment Rate

3 Miles

KEY FACTS

51,778

2023 Total Population (Esri)

35.8

Median Age



Average Household Size

\$51,228

Median Household Income

BUSINESS



2,280

Total Businesses



25,692

Total Employees

INCOME



\$51,228

Median Household Income



\$24,575

Per Capita Income



\$65,977

Median Net Worth

EDUCATION

21%

No High School Diploma

29%
High School Graduate30%
Some College20%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

62%



Blue Collar

19%



Services

19%

4.4%

Unemployment Rate

5 Miles

KEY FACTS

95,195

2023 Total Population (Esri)

35.6

Median Age



Average Household Size

\$52,801

Median Household Income

BUSINESS



3,277

Total Businesses



39,437

Total Employees

INCOME



\$52,801

Median Household Income



\$25,062

Per Capita Income



\$85,906

Median Net Worth

EDUCATION

21%

No High School Diploma

29%
High School Graduate29%
Some College21%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

62%



Blue Collar

21%



Services

17%

4.2%

Unemployment Rate

9 Property Overview



PROPERTY OVERVIEW

Now available: an exceptional **development opportunity** with this **±1.23-acre commercial lot** ideally positioned in Mission's growing **Expressway Business Park Phase 10**. With Commercial zoning (CO), this prime parcel is perfectly **suited for retail, office, or mixed-use projects**, offering approximately 210' of frontage along a well-traveled thoroughfare. Located just minutes from US 83/I-2, McAllen International Airport, and the dynamic McAllen-Edinburg-Mission metro area, this site combines **strategic access, commercial visibility, and economic momentum**.

PROPERTY HIGHLIGHTS

- ±1.23 AC commercial lot
- CO zoning
- ±210' frontage
- US 83/I-2 & McAllen Airport
- In the growing McAllen–Mission metro

10

Offering Summary

Lot Sizes

±1.23 AC

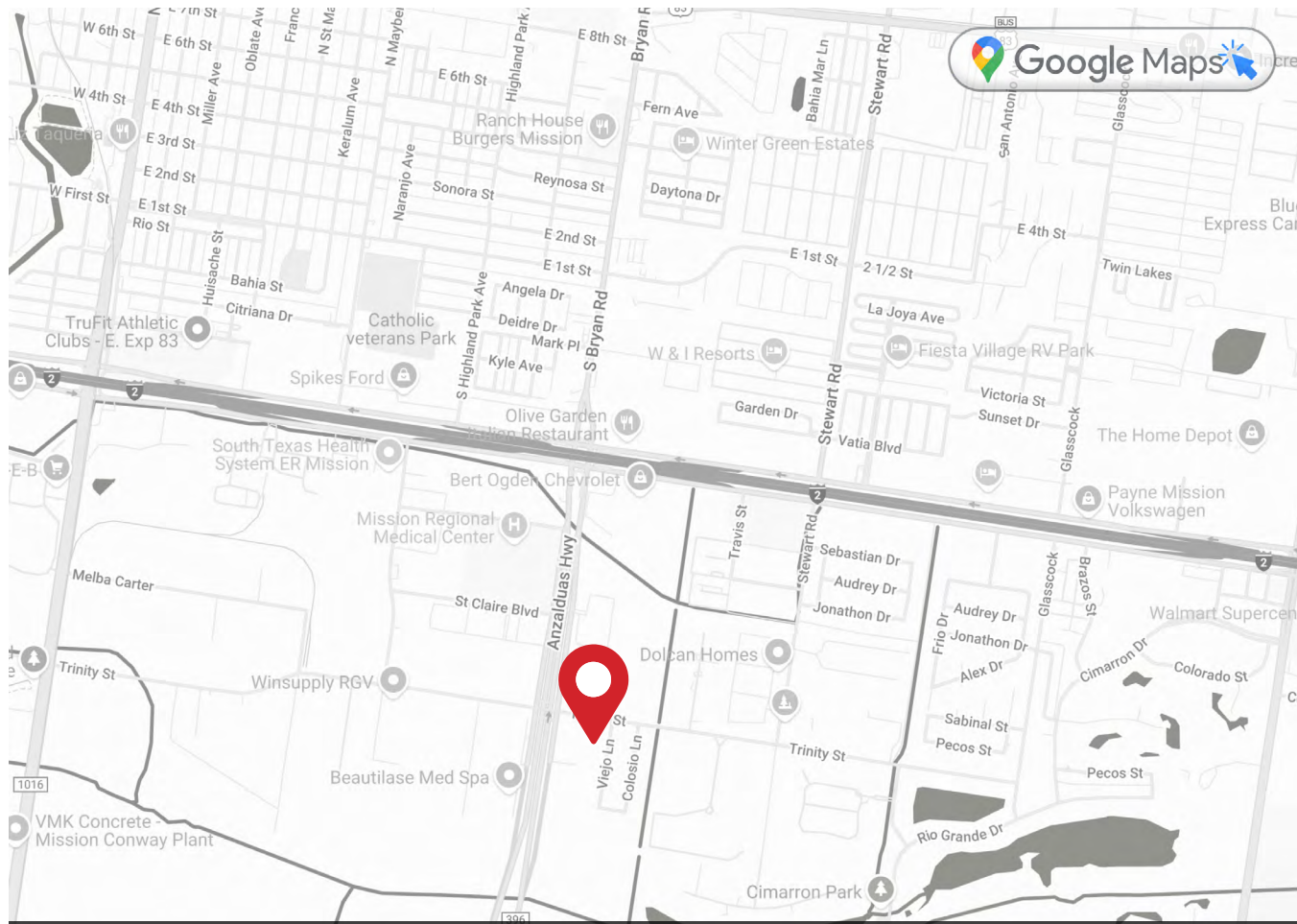
— Parcel 654450 : 1.23 AC

Asking

Call for Pricing

Market


Mission



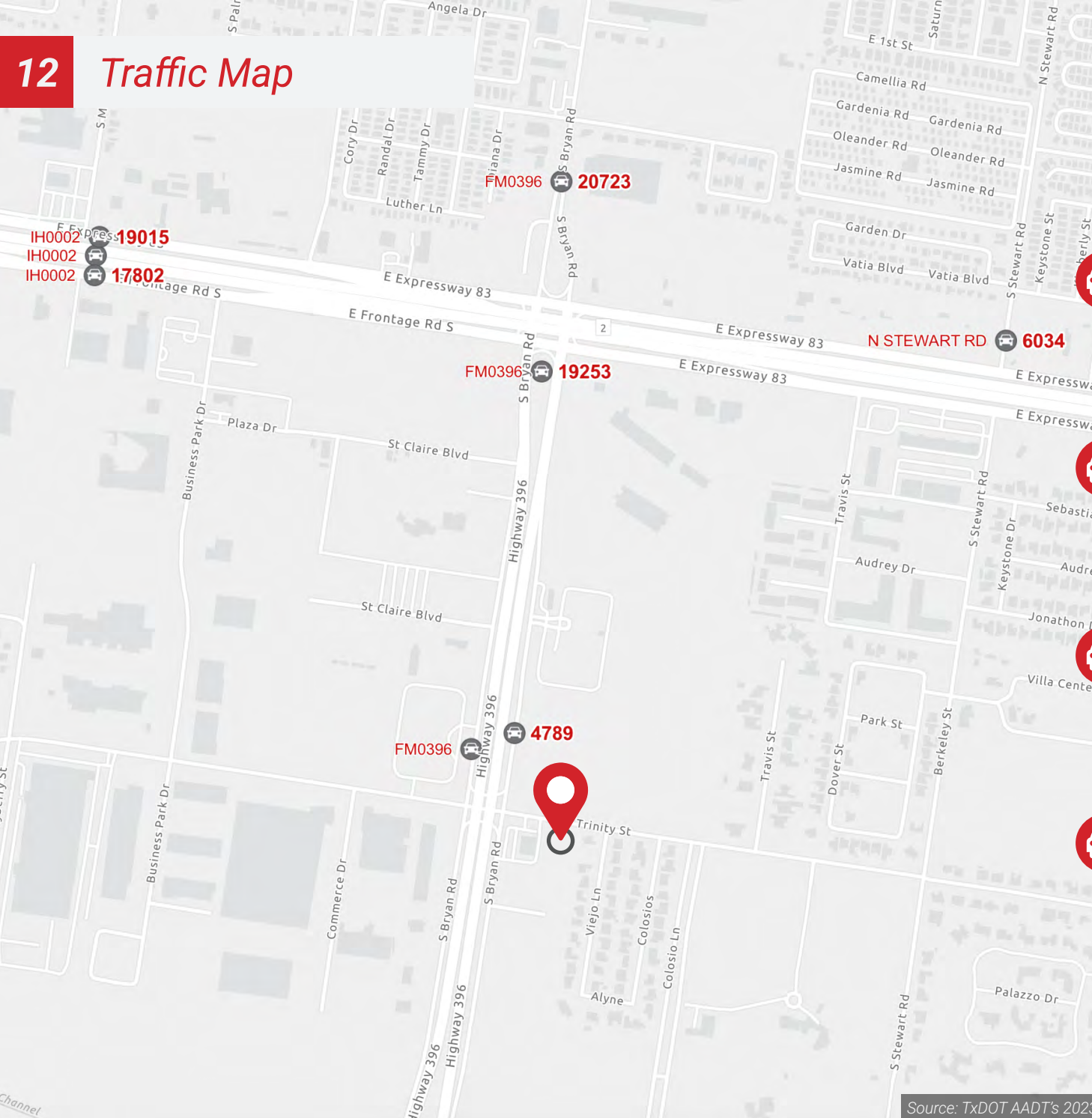
Area Businesses & Institutions



Demographics

	MILE 1	MILE 3	MILE 5
 MEDIAN INCOME	\$62,252	\$58,696	\$55,124
 POPULATION	4,706	59,461	145,980





Traffic Counts

Trinity St Mission, TX


S Bryan Rd.

 4,789 VPD

Anzalduas Hwy/396

 19,253 VPD

N Stewart Rd.

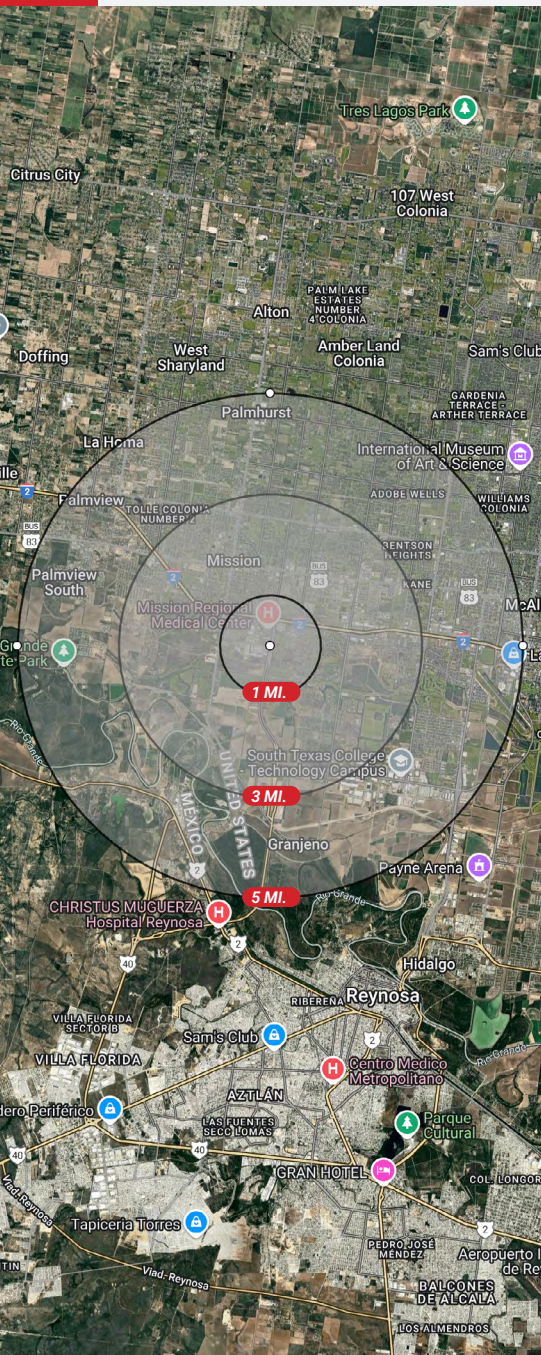
 34,313 VPD

Frontage Rd.

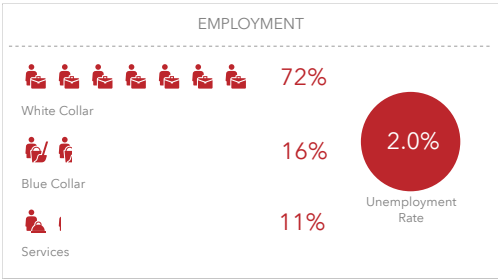
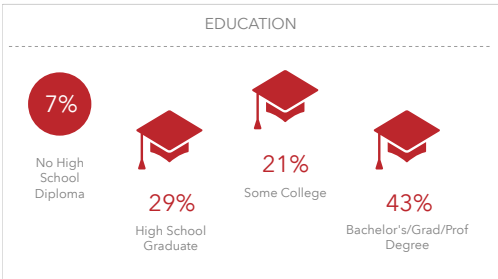
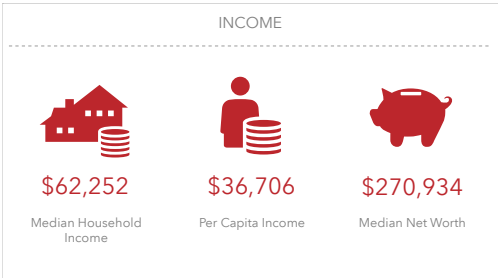
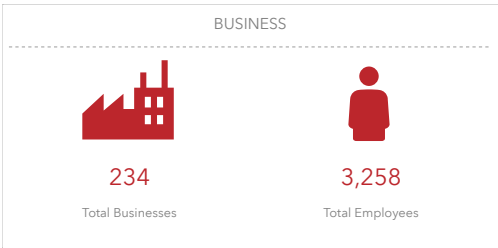
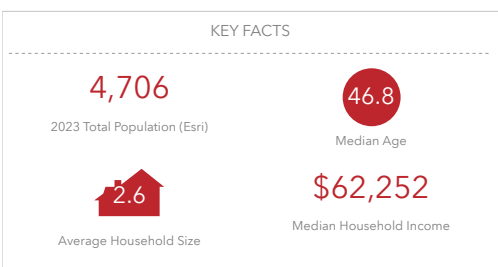
 17,802 VPD

Source: TxDOT AADT's 2023

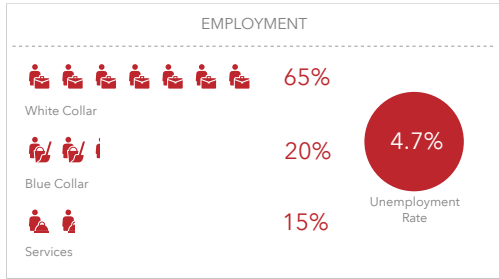
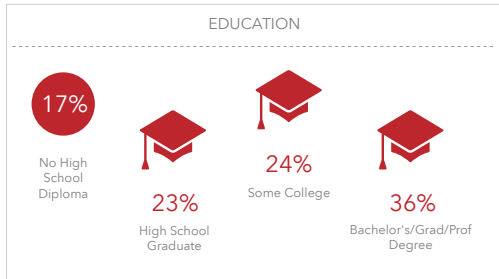
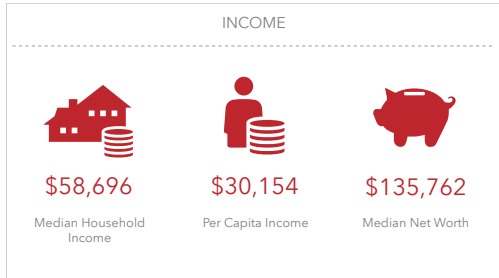
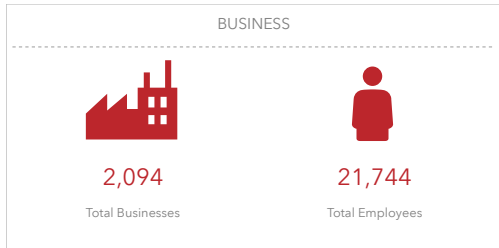
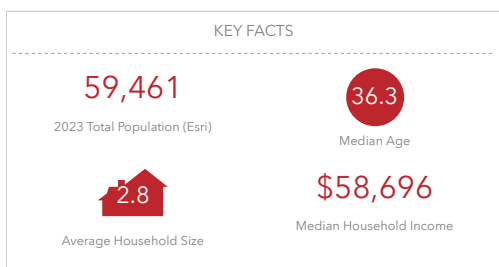
13 Demographics



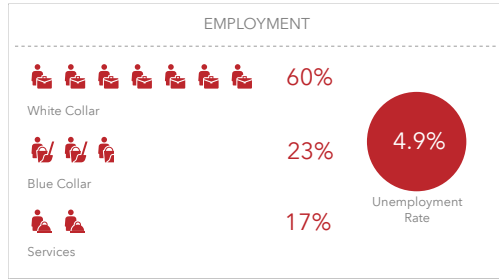
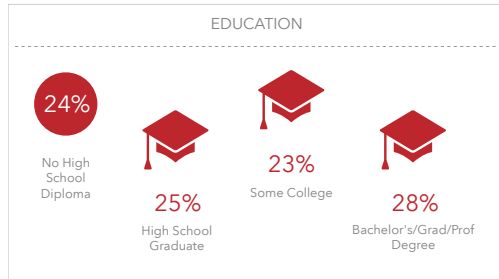
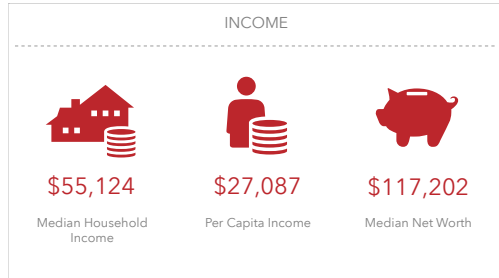
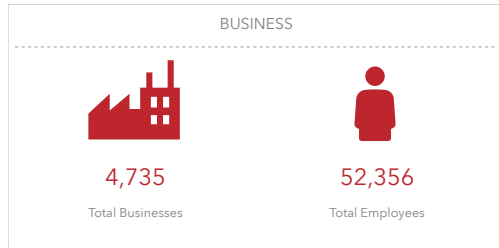
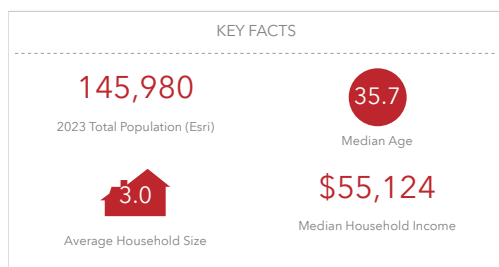
1 Mile



3 Miles



5 Miles



We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.

14 Property Overview



PROPERTY OVERVIEW

Prime corner property in Weslaco's medical hub. This $\pm 8,575$ SF former pharmacy sits on a highly visible corner at E 6th St and James St, immediately **across from Knapp Medical Center**. The offering includes two **parcels**—the primary ± 0.45 -acre lot housing the building and a separate ± 0.19 -acre parking lot—offering ample on-site parking and easy access.

Knapp Medical Center is a 227-bed, not-for-profit acute care hospital and one of Hidalgo County's largest private employers with approximately **860 staff members**. Surrounded by clinics, healthcare offices, and supportive services, this high-profile property is **ideal for medical, office, or retail use with excellent access to major thoroughfares** and local amenities.

PROPERTY HIGHLIGHTS

- $\pm 8,575$ SF building on corner lot
- Includes adjacent parking lot
- High-visibility medical hub location
- Flexible use

15 Offering Summary

Building Size

±8,575 SF

Lot Sizes

±0.64 AC

- Parcel 126044 : 0.45 AC
- Parcel 126046 : 0.19 AC

Asking

Call for Pricing

Market

Weslaco




Google Maps

Area Businesses & Institutions

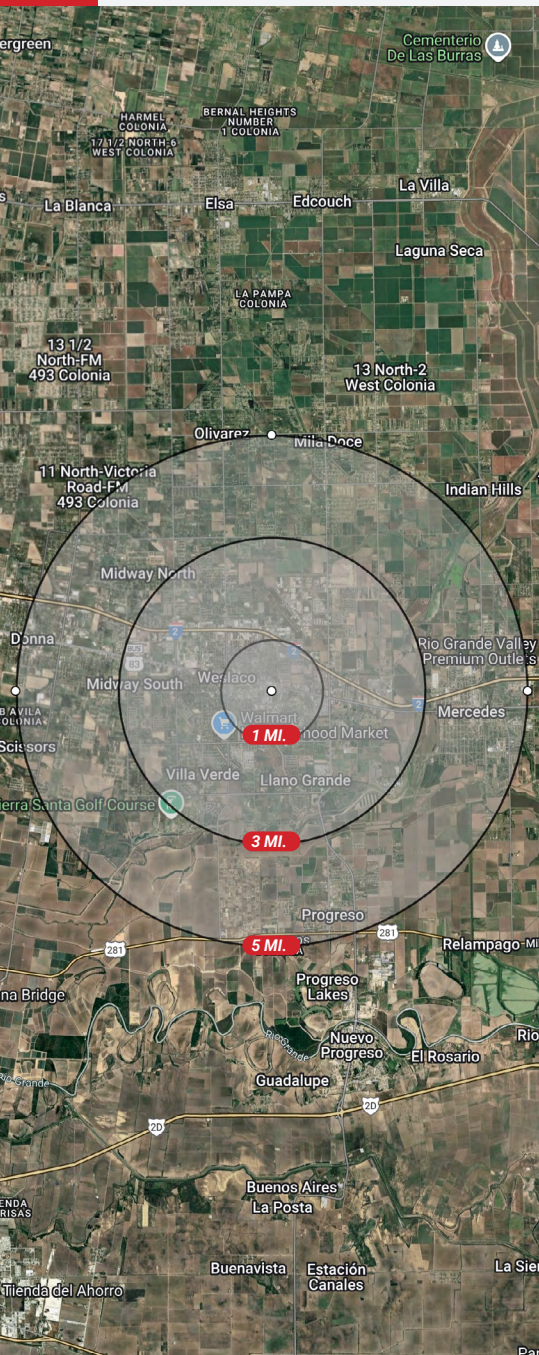


Demographics

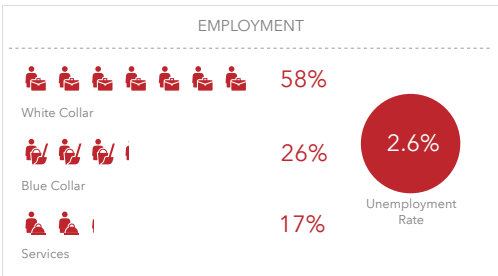
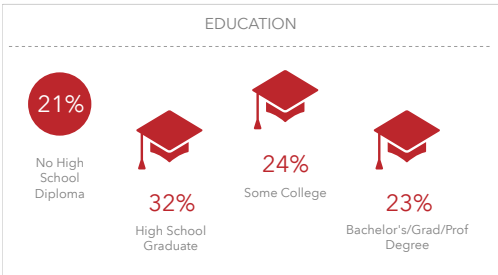
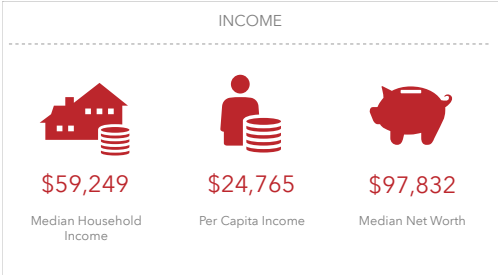
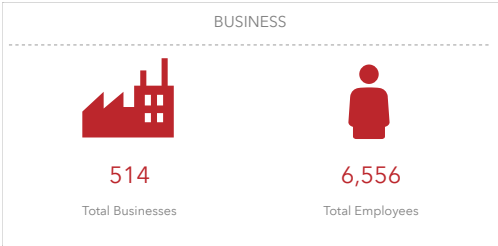
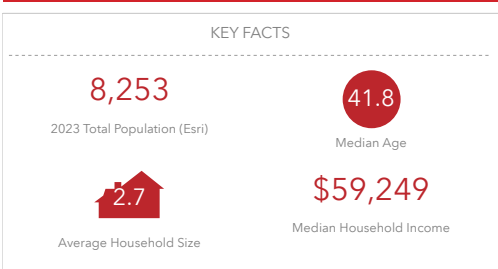
	MILE 1	MILE 3	MILE 5
 MEDIAN INCOME	\$59,249	\$58,214	\$54,835
 POPULATION	8,253	49,564	104,420



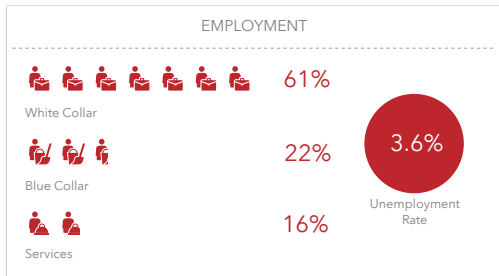
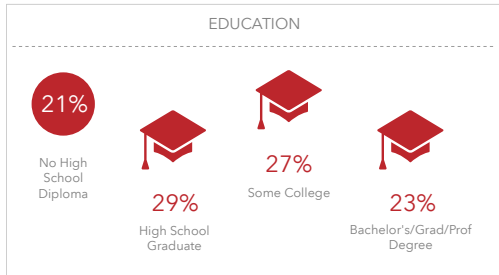
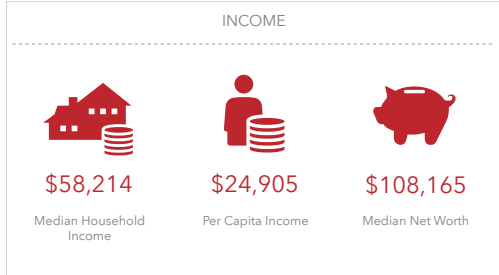
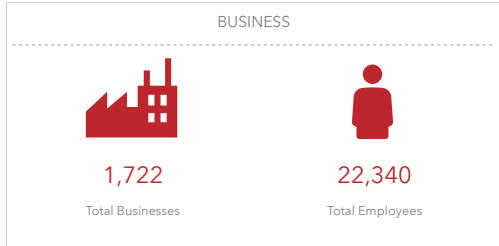
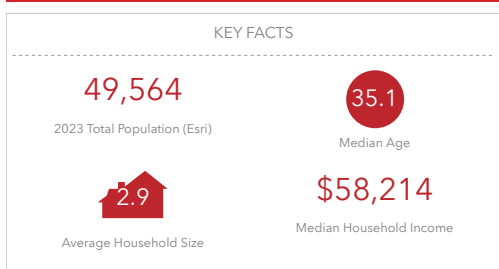
18 Demographics



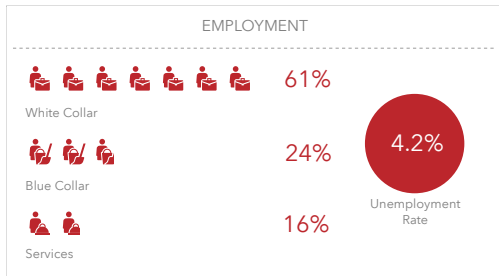
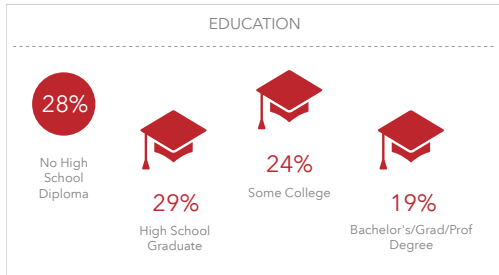
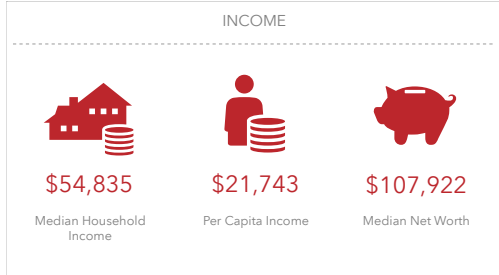
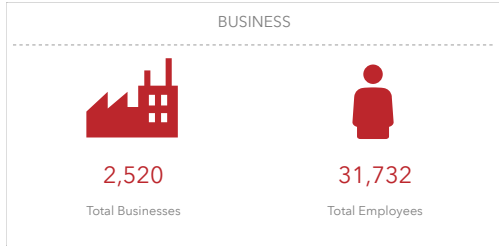
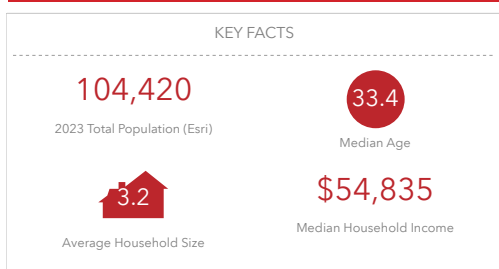
1 Mile



3 Miles



5 Miles





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.

11-2-2015



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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Christian Gutierrez	582038	Chris@screg.net	(956) 367-5043
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pedro F. Torres Jr.	699448	Ptorres@screg.net	(956) 536-8994
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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COMMERCIAL**
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CONTACT US

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