

## 2102 HALE AVE.

HARLINGEN, TX 78550

FOR SALE



Sale Price

**\$795,000****OFFERING SUMMARY**

Lot Size: 0.999 Acres

Price / Acre: \$795,796

Zoning: GR - General Retail

Taxes: \$5,493.45

Market: Harlingen

**PROPERTY OVERVIEW**

Approx. 0.9989 acres with development potential. Corner of Hale Ave. & Kamali Drive. Ideal location for commercial or retail development. Surrounded by offices, medical, and fast food. Development, use & zoning are subject to City and all governmental authorities' approval, and verification is buyer's responsibility. Mineral rights do not convey.

**LOCATION OVERVIEW**

Expressway 83 to Ed Carey Drive. From Ed Carey go to Hale Ave. Right on Hale Ave. Property is on the corner of Hale Ave. & Kamali Drive.

**PROPERTY HIGHLIGHTS**

- Corner lot
- One acre w/ development potential
- Surrounded by office, medical and fast food
- Suitable for Office Complex
- Easy Access to Major Roadways
- Near Rooftops & Commercial Development

**CHARLES MARINA, CCIM, CRB, GRI**

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## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	GR - General Retail
Lot Size	0.999 Acres
APN #	21-6241-0010-0220-00
Corner Property	Yes
MLS #	436403
Topography	Level

## TAXES &amp; VALUATION

Taxes	\$5,493.45
Tax Value Land	\$261,093.00
Foreclosure / Distressed	No

## LOCATION INFORMATION

Street Address	2102 Hale Ave.
City, State, Zip	Harlingen, TX 78550
County	Cameron
Market	Harlingen
Cross-Streets	Hale Ave.
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Expressway 83
Nearest Airport	Valley International Airport

## BUILDING INFORMATION

Number of Lots	1
Best Use	Commercial, office, retail

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ADDITIONAL PHOTOS

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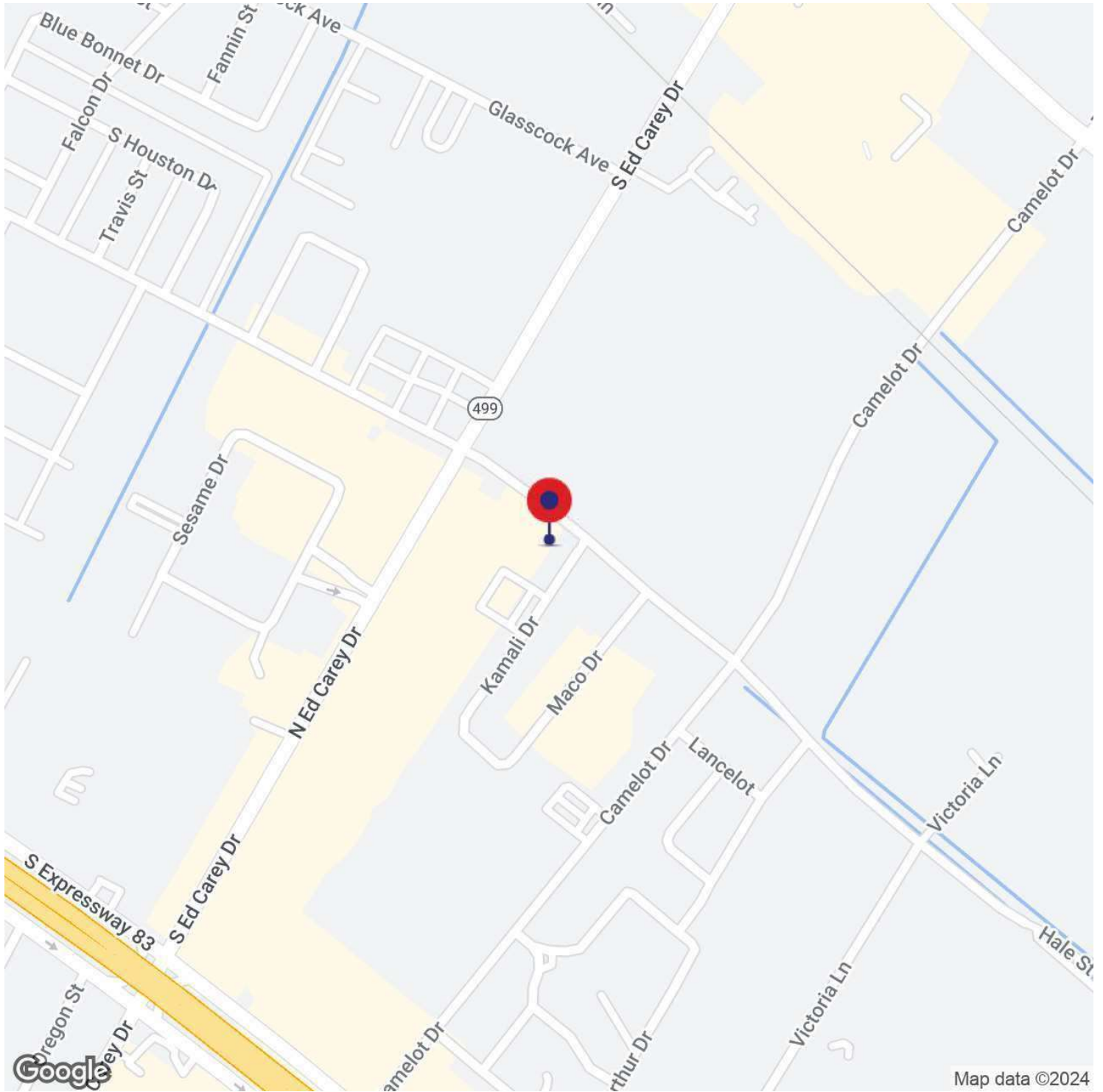




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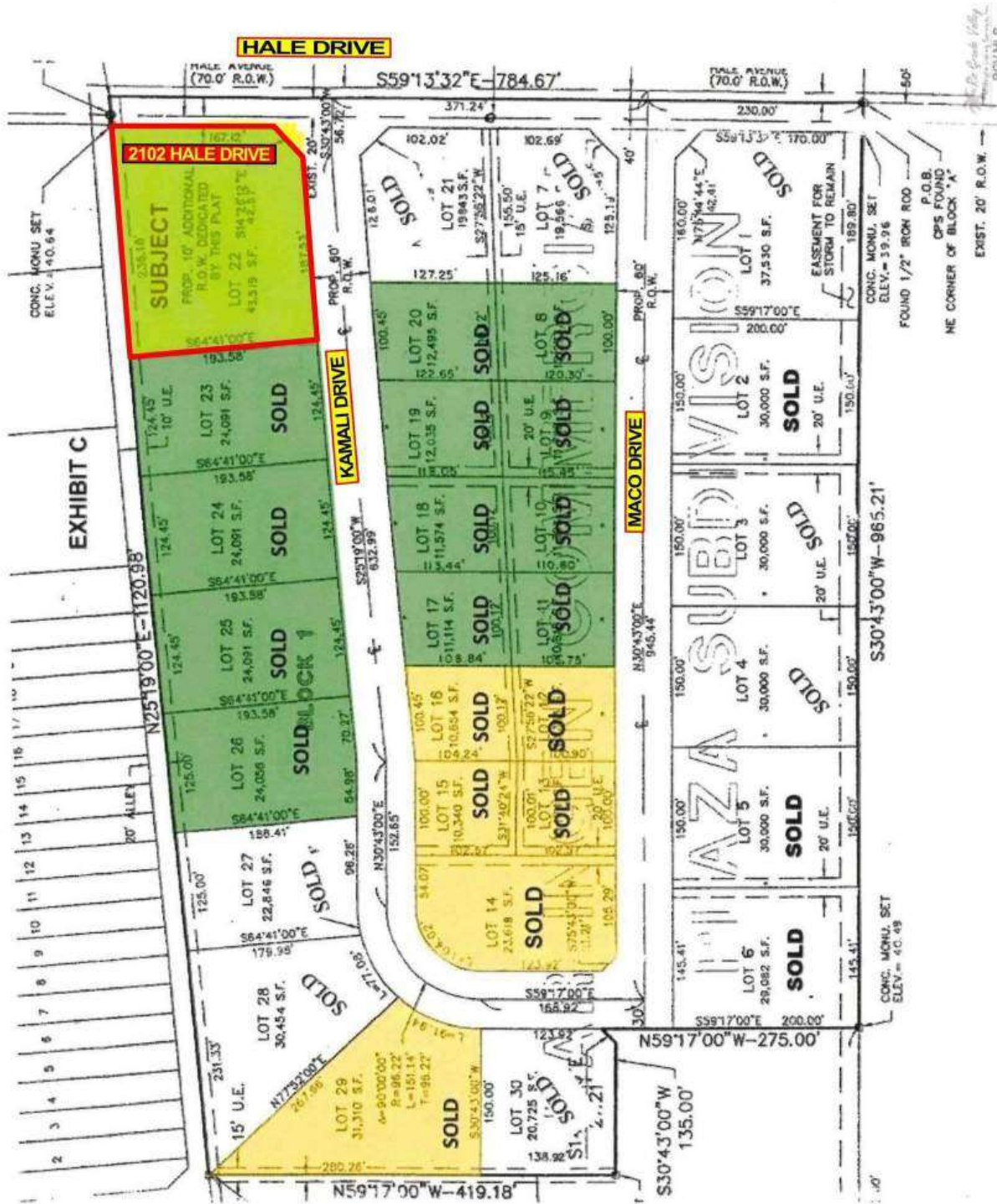
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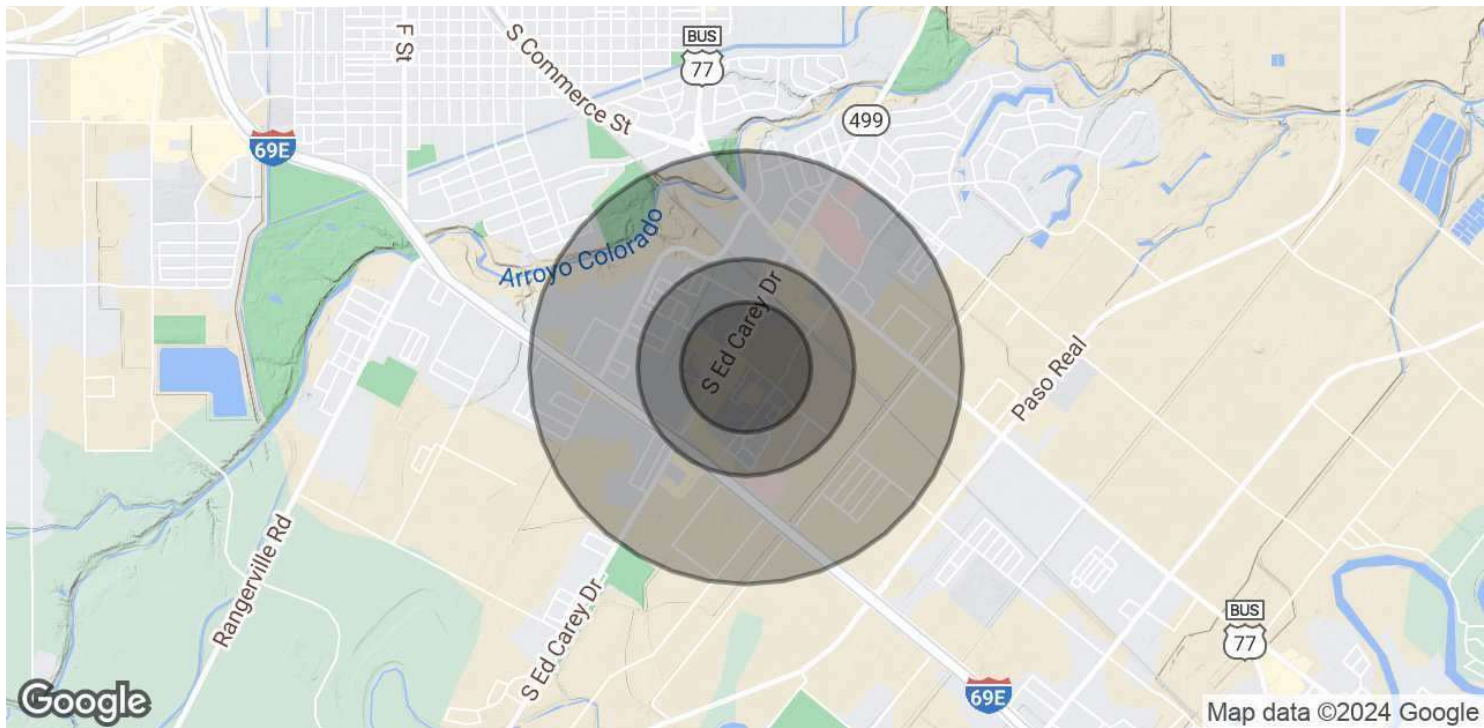




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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	362	1,974	6,736
Average Age	47	43	39
Average Age (Male)	43	40	37
Average Age (Female)	50	45	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	148	725	2,434
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$59,907	\$61,021	\$70,006
Average House Value	\$122,473	\$135,401	\$147,621

*Demographics data derived from AlphaMap*

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DISCLAIMER

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