

Ed Carey Shops



Ed Carey & Hale Ave. | Harlingen TX 78550



Southern Commercial Real Estate Group
414 W. Harrison St. Harlingen Tx. 78550
956.412.7273 | www.screg.net

Lupita-Gutierrez Garza
956.536.9596
Lupita@screg.net

Christian Gutierrez
956.367.5043
Chris@screg.net

Pete Torres
956.536.8994
Ptorres@screg.net

2 Location Overview



LOCATION OVERVIEW

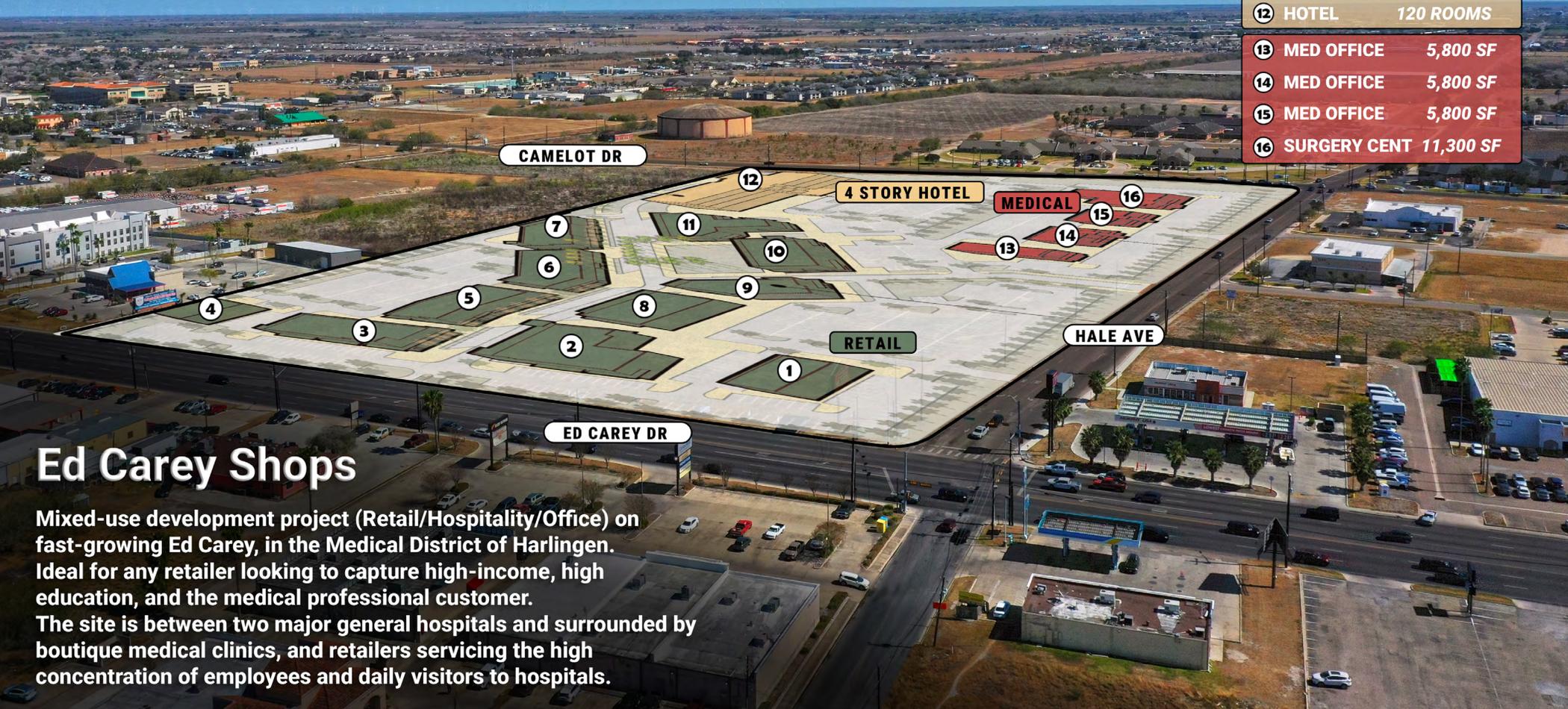
Located at the **southeast corner of Ed Carey Drive and Hale Avenue** in Harlingen's rapidly expanding Medical District, this **mixed-use development** offers excellent visibility and strong retail potential. The project includes **hospitality, office and retail components**, with **pre-leasing now open for retail space and ground-lease opportunities available**.

The site is close to **Valley Baptist Medical Center, Harlingen Medical Center, and the VA Healthcare system**. The surrounding area continues to see strong growth in retail, hospitality, and medical services.

Nearby Retailers: Lowe's, Harbor Freight, Hampton Inn, Charlie Clark Nissan, CVS, Walgreens, Home Depot.

Major Employers: Valley Baptist Medical Center, Harlingen Medical Center, U.S. Border Patrol, VA Healthcare, Su Clínica.

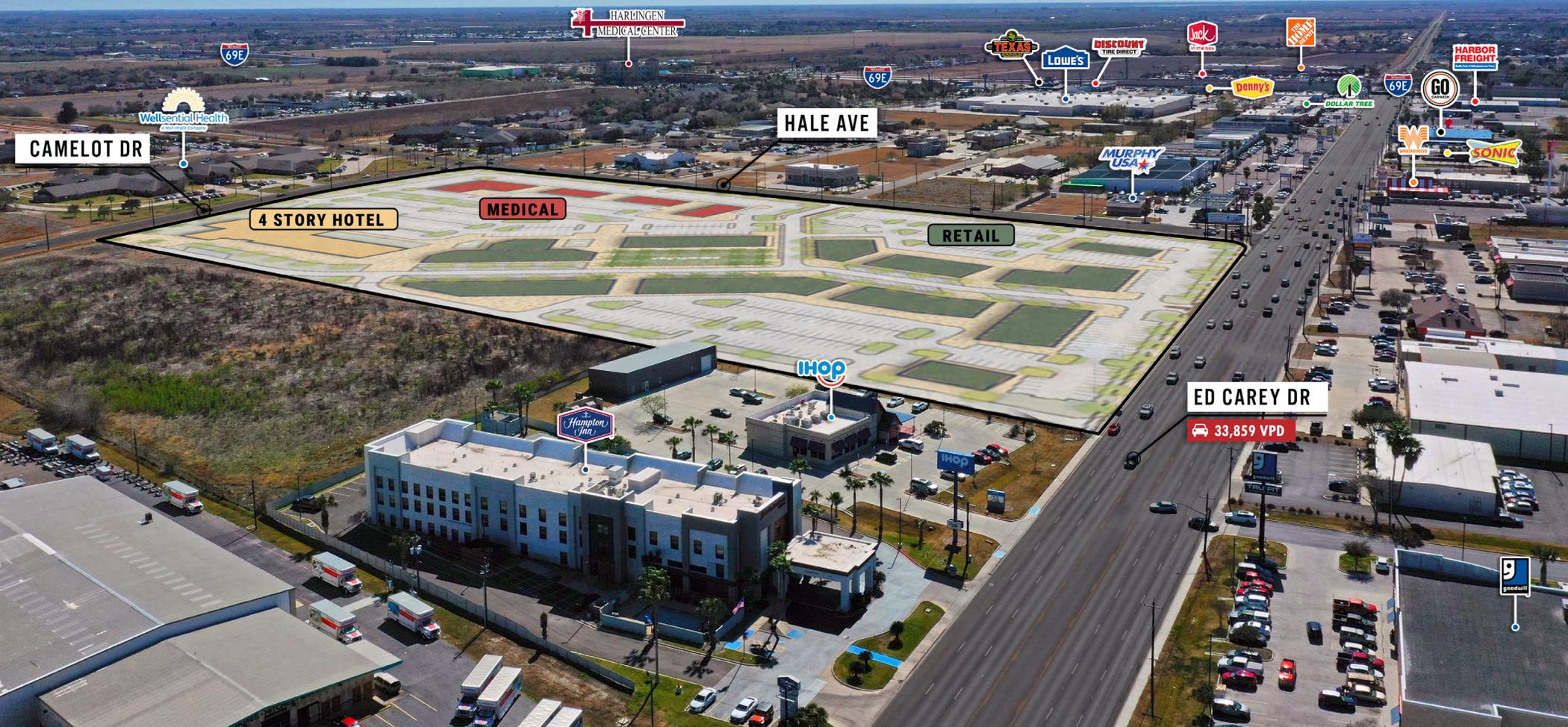
| | | |
|---|--------------|-----------|
| ① | PAD | 4,600 SF |
| ② | RETAIL/REST | 12,200 SF |
| ③ | RETAIL/REST | 10,000 SF |
| ④ | PAD | 4,000 SF |
| ⑤ | RETAIL/REST | 10,600 SF |
| ⑥ | RETAIL/REST | 14,000 SF |
| ⑦ | RETAIL/REST | 13,000 SF |
| ⑧ | RETAIL/REST | 8,800 SF |
| ⑨ | RETAIL/REST | 7,700 SF |
| ⑩ | RETAIL/REST | 11,900 SF |
| ⑪ | RETAIL/REST | 16,700 SF |
| ⑫ | HOTEL | 120 ROOMS |
| ⑬ | MED OFFICE | 5,800 SF |
| ⑭ | MED OFFICE | 5,800 SF |
| ⑮ | MED OFFICE | 5,800 SF |
| ⑯ | SURGERY CENT | 11,300 SF |



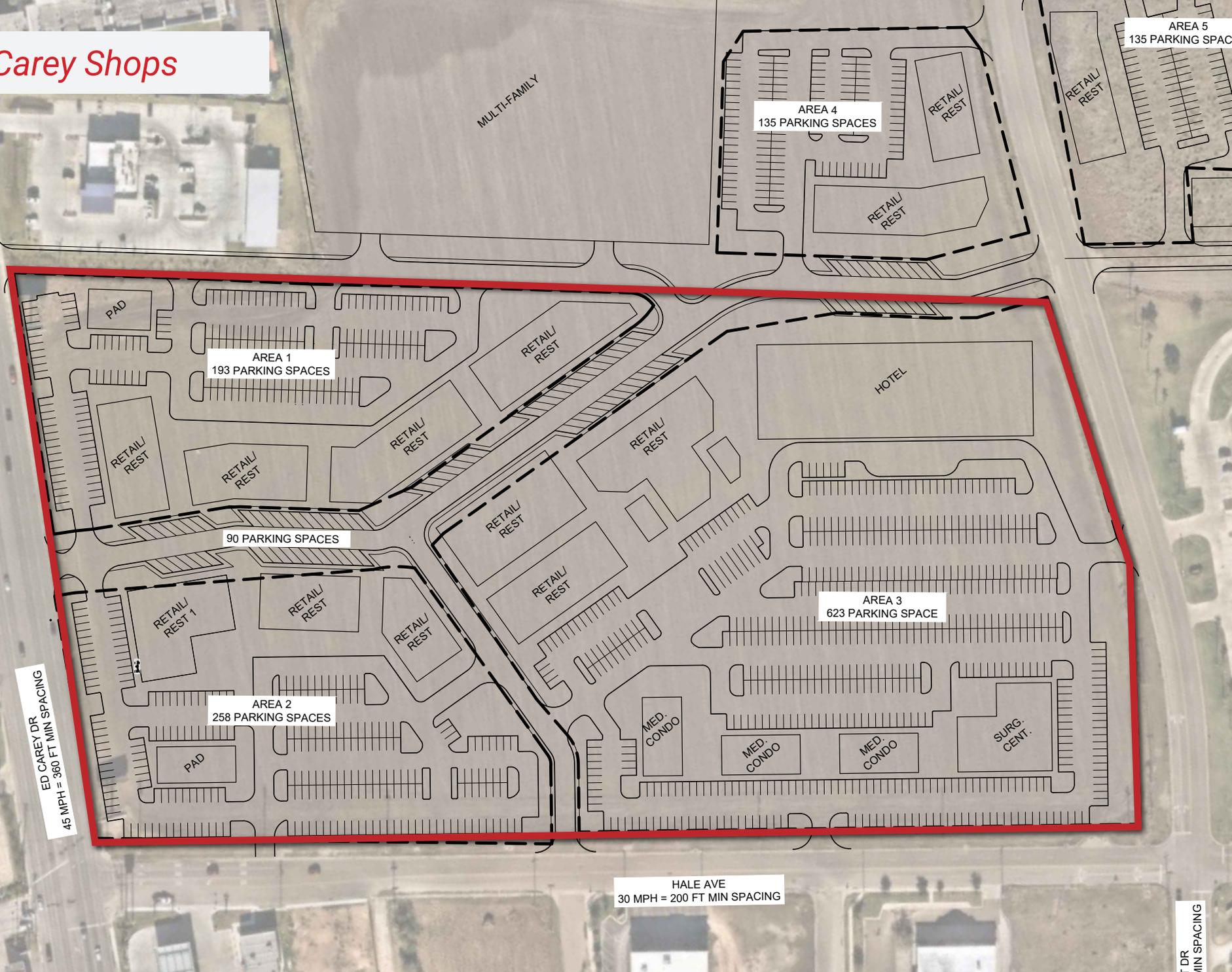
Ed Carey Shops

Mixed-use development project (Retail/Hospitality/Office) on fast-growing Ed Carey, in the Medical District of Harlingen. Ideal for any retailer looking to capture high-income, high education, and the medical professional customer. The site is between two major general hospitals and surrounded by boutique medical clinics, and retailers servicing the high concentration of employees and daily visitors to hospitals.

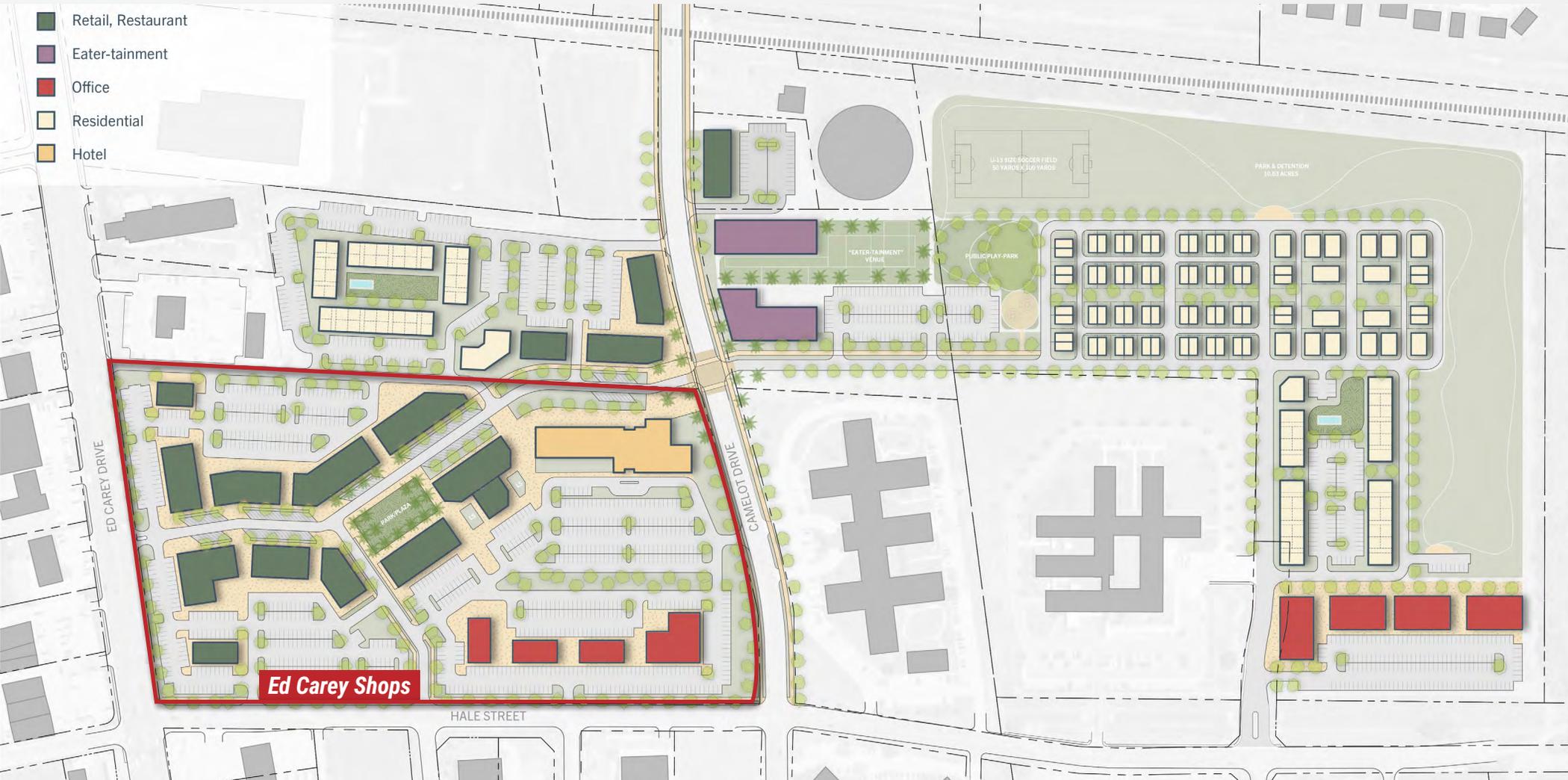
4 Ed Carey Shops



5 Ed Carey Shops



6 Project Organic



Project Organic is a \$93.9 million mixed-use development at the southeast corner of Ed Carey Drive and Hale Avenue in Harlingen, Texas. Covering 70 acres near the city’s medical district, the project combines retail, residential, and hospitality spaces to create a dynamic, thriving community. As part of this larger development, **Ed Carey Shops** offers prime retail opportunities as part of a vibrant, expanding community at the heart of the development.

7 Offering Summary

GLA

±113,500 SF

Lease Rate

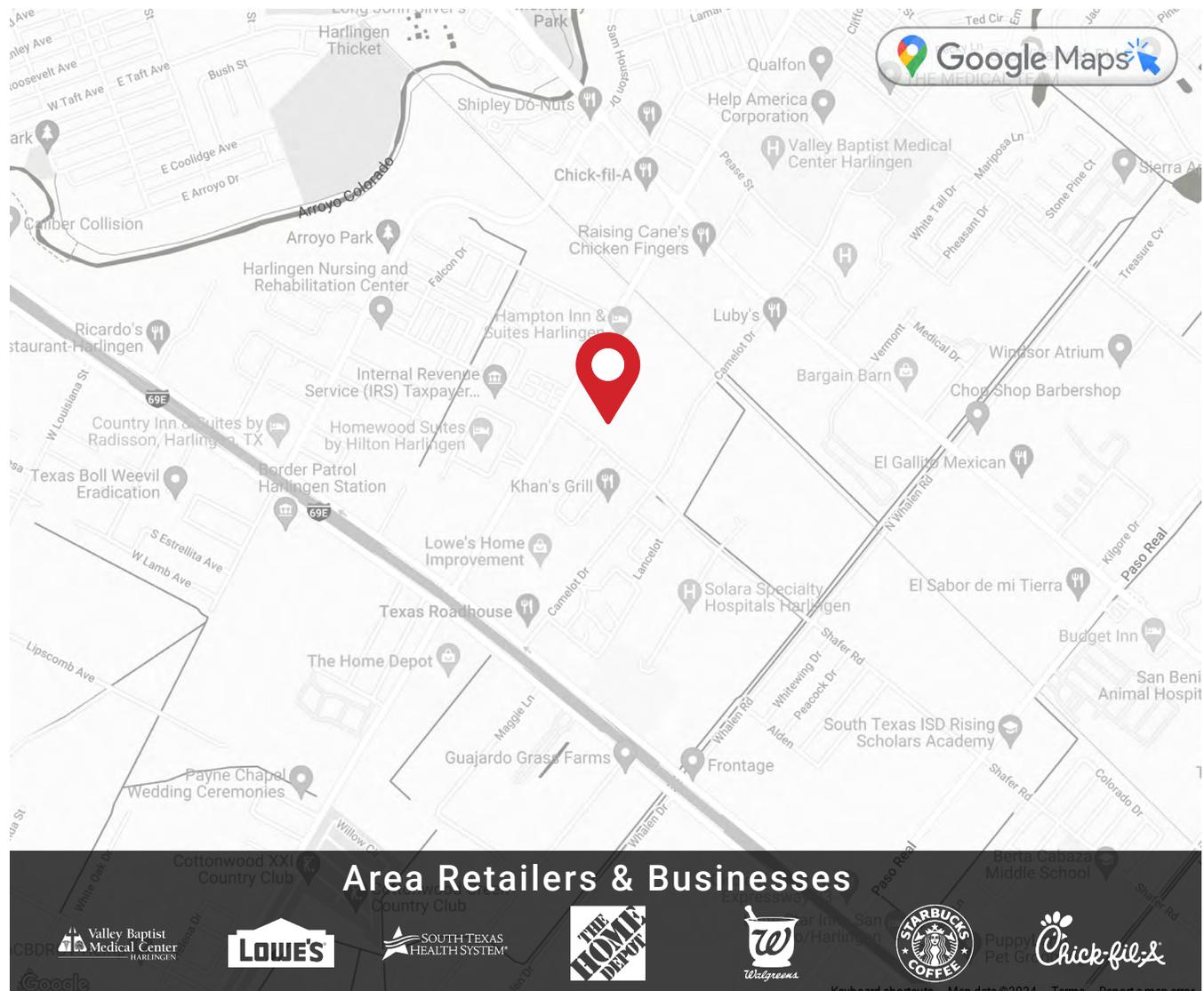
Call for Rates

Lease Type

NNN

Delivery

TBD



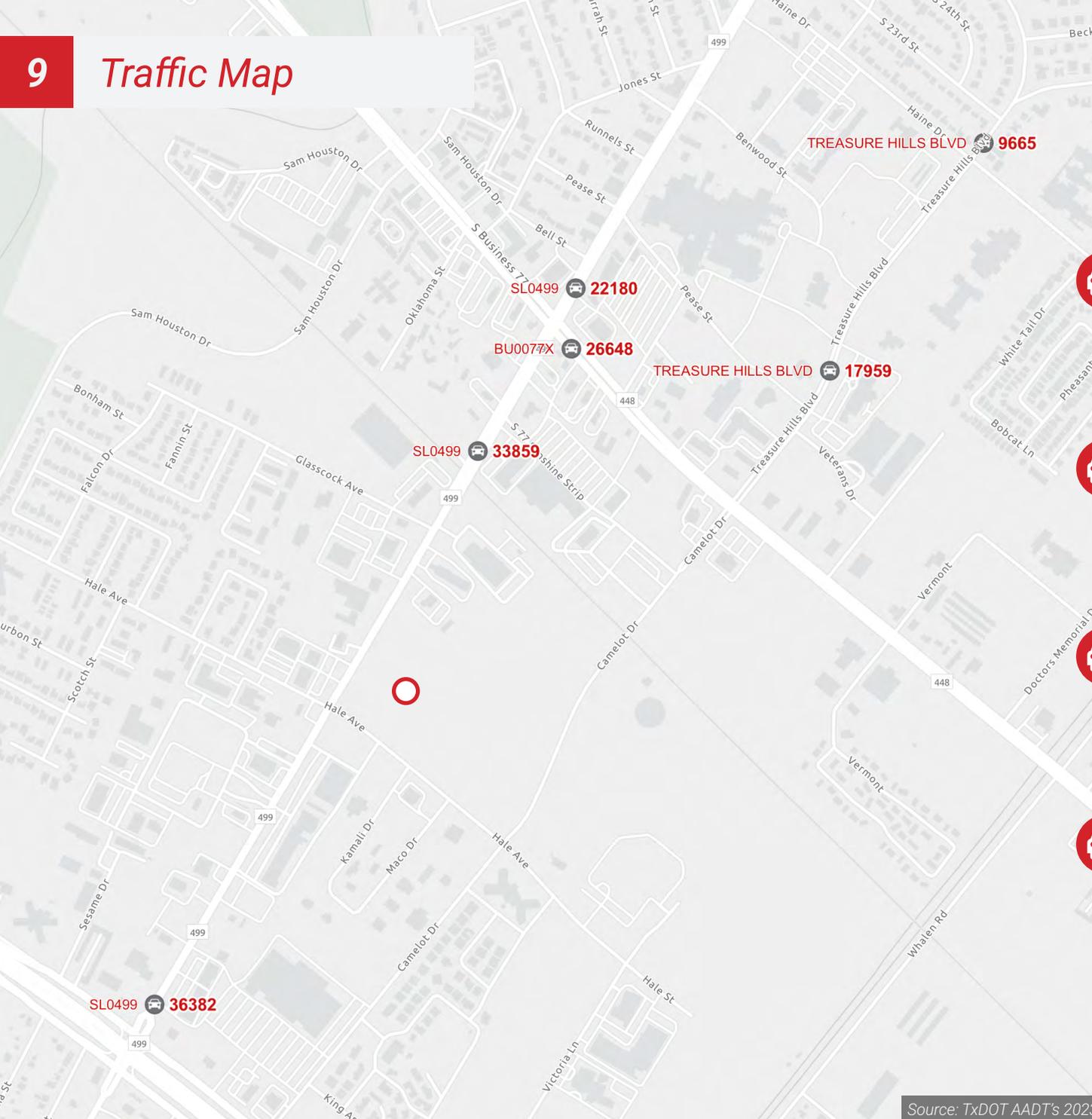
Demographics

| | MILE 1 | MILE 3 | MILE 5 |
|----------------------|----------|----------|----------|
| MEDIAN INCOME | \$41,751 | \$51,512 | \$53,206 |
| POPULATION | 7,599 | 51,847 | 97,033 |

8 Aerial Map



■ Medical
■ Residential



Traffic Counts

Ed Carey & Hale Ave. Harlingen, TX

Ed Carey Dr.

33,859 VPD

Business 77

26,648 VPD

Treasure Hills Blvd.

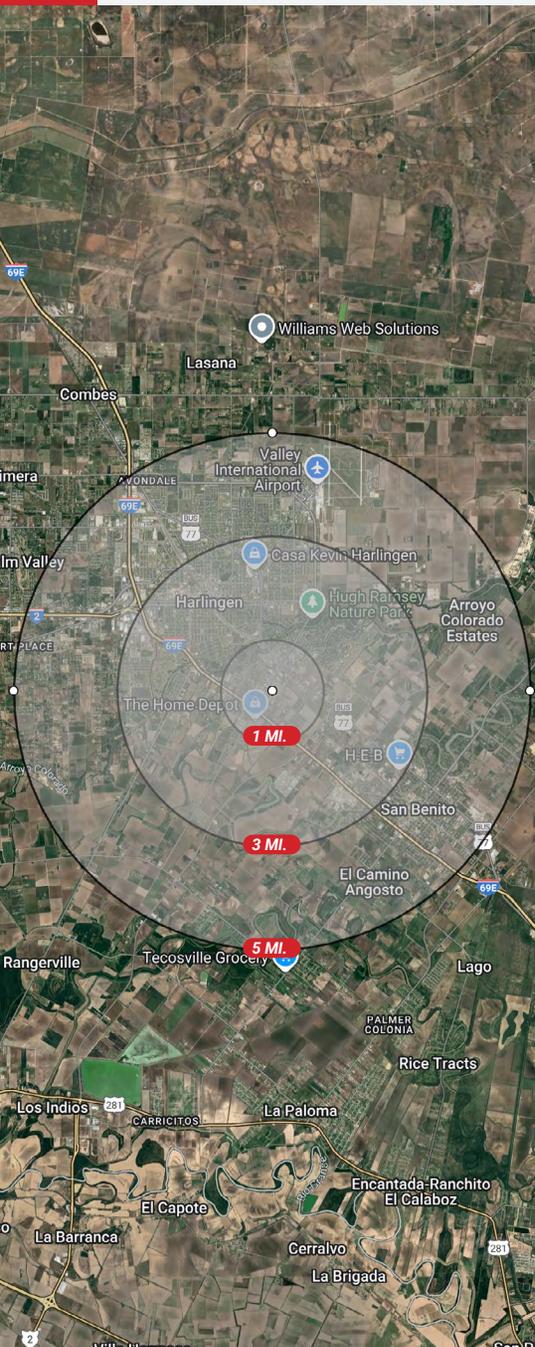
17,959 VPD

Interstate 69E

104,203 VPD

Source: TxDOT AADT's 2023

10 Demographics



1 Mile

KEY FACTS

7,599
2023 Total Population (Esri)

36.4
Median Age

2.6
Average Household Size

\$41,751
Median Household Income

BUSINESS

565
Total Businesses

8,450
Total Employees

INCOME

\$41,751
Median Household Income

\$22,780
Per Capita Income

\$21,691
Median Net Worth

EDUCATION

20%
No High School Diploma

29%
High School Graduate

36%
Some College

15%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

73%
White Collar

15%
Blue Collar

12%
Services

3.9%
Unemployment Rate

3 Miles

KEY FACTS

51,874
2023 Total Population (Esri)

35.8
Median Age

2.7
Average Household Size

\$51,512
Median Household Income

BUSINESS

2,394
Total Businesses

27,349
Total Employees

INCOME

\$51,512
Median Household Income

\$24,744
Per Capita Income

\$67,793
Median Net Worth

EDUCATION

21%
No High School Diploma

29%
High School Graduate

30%
Some College

20%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

62%
White Collar

19%
Blue Collar

19%
Services

4.5%
Unemployment Rate

5 Miles

KEY FACTS

97,033
2023 Total Population (Esri)

35.7
Median Age

2.8
Average Household Size

\$53,206
Median Household Income

BUSINESS

3,321
Total Businesses

39,746
Total Employees

INCOME

\$53,206
Median Household Income

\$25,262
Per Capita Income

\$88,583
Median Net Worth

EDUCATION

21%
No High School Diploma

29%
High School Graduate

29%
Some College

21%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

62%
White Collar

21%
Blue Collar

17%
Services

4.1%
Unemployment Rate



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:
 - 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.

| | | | |
|--|-------------|-------------------|----------------|
| Southern Commercial Real Estate Group | 9010230 | Info@screg.net | (956) 412-7273 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Guadalupe G. Garza | 0412275 | Lupita@screg.net | (956) 536-9596 |
| 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



**SOUTHERN
COMMERCIAL**
REAL ESTATE GROUP

DISCLAIMER

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.

CONTACT US

Lupita-Gutierrez Garza

956.536.9596

Lupita@screg.net

Christian Gutierrez

956.367.5043

Chris@screg.net

Pete Torres

956.536.8994

Ptorres@screg.net

(956) 412-7273 www.screg.net

414 W Harrison Ave. Harlingen TX 78550