

**STUART PLACE RD.**  
HARLINGEN, TX 78552

## Single Family Development Opportunity

± 9.77 ACRES



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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 **kw LRGV**  
KELLERWILLIAMS. REALTY  
Brandon & Audrey Team

# PROPERTY SUMMARY

Stuart Place Rd. Harlingen TX 78552

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## PROPERTY DESCRIPTION

Discover nearly 10 acres of level, rectangular land with approximately 340 feet of frontage on highly traveled Stuart Place Road. Just seconds from Expressway 83/I-2, this property is perfectly positioned for a new residential subdivision in one of Harlingen's most convenient growth corridors. City water, sewer, and electricity are all available nearby, reducing development costs and streamlining the build process. The land is surrounded by established neighborhoods including Wildwood, The Villas, Woodland Oaks, Nueces Park, and the Harlingen Country Club, underscoring the strong demand for additional housing in this area. With such close proximity to restaurants, schools, banks, and retail, this tract offers a rare opportunity to create a new community right in the mix of everything Harlingen has to offer.

## PROPERTY HIGHLIGHTS

- Prime Development Potential
- High Growth Area
- Near Restaurants, Schools, and Banks
- Stuart Place Rd has 12655 Vehicles Per Day

## OFFERING SUMMARY

Sale Price:	\$1,250,000	<del>\$1,600,000</del>
Taxes:		\$10,401
Lot Size:		9.77 ACRES
Zoning:		R1 Residential

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households			1915
Total Population	8,384	10,700	11,100
Average HH Income	\$68,600	\$70,200	\$69,000

## FOR SALE | LAND

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# AERIAL

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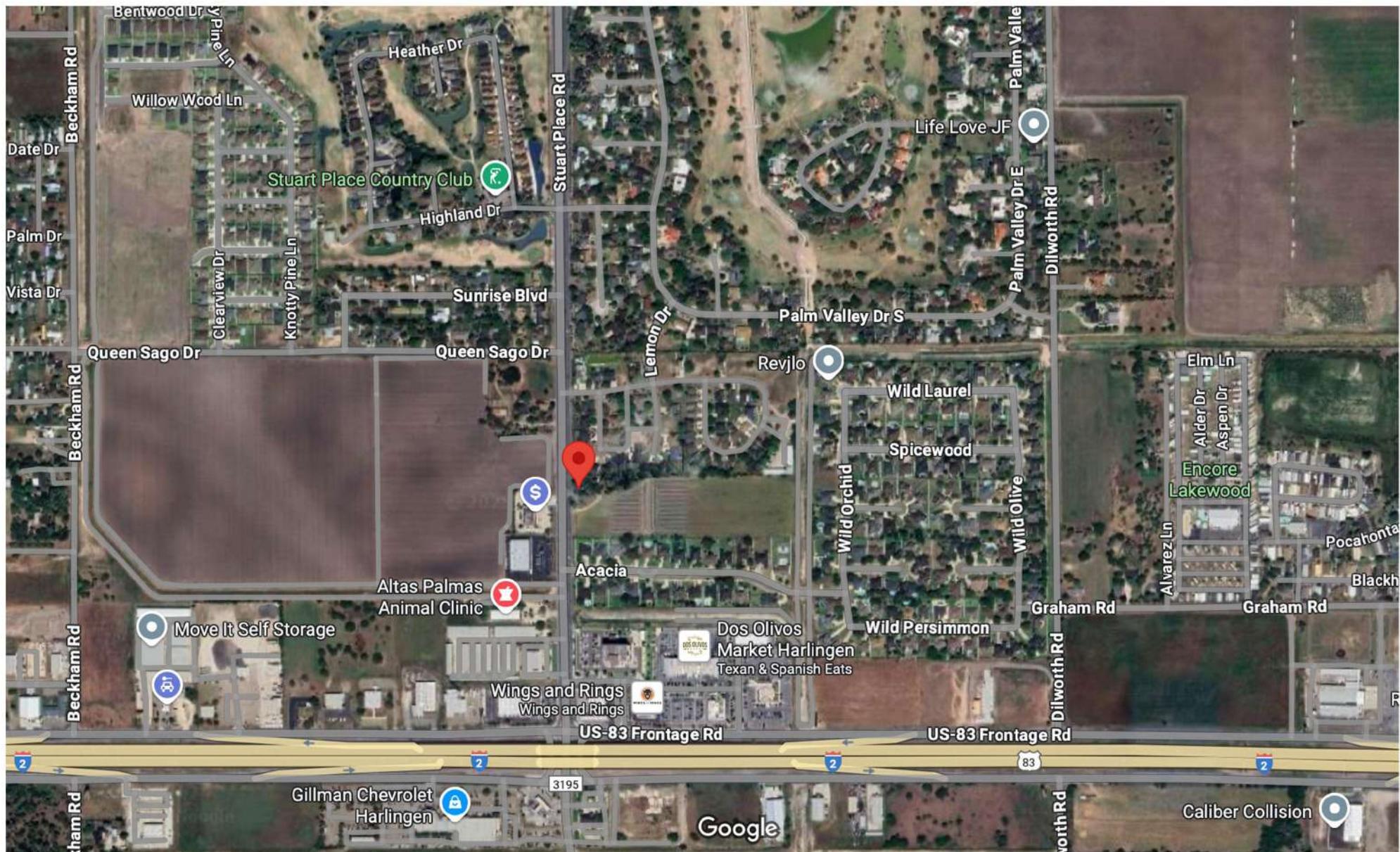
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# AERIAL MAP

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