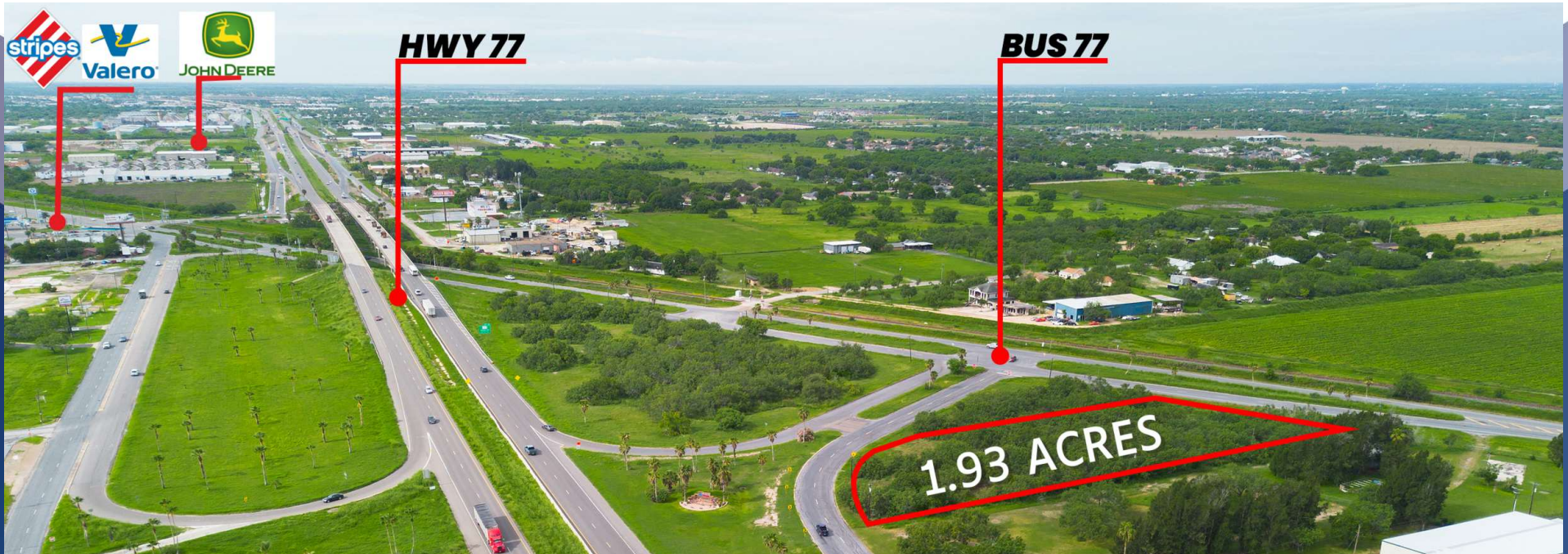


SALE

1.93 ACRES @ EXP. 77, HARLINGEN, TX 78550

0 EXP 77 Harlingen, TX 78550



SALE PRICE

\$295,000

Dalia Fernandez

(956) 490-5863

TX #765368

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COMMERCIAL
IMPACT PROPERTIES**

SALE

1.93 ACRES 0 EXP. 77, HARLINGEN, TX 78550

0 EXP 77 Harlingen, TX 78550



PROPERTY DESCRIPTION

Development Opportunity!

This 1.93-acre site is strategically located with excellent visibility and accessibility along US-77 Business frontage, offering unparalleled exposure to one of the region's most traveled highways. Positioned at the end of the exit ramp off Interstate 69E (Exp 77), the property provides convenient access for traffic heading to the airport. With frontage on the east, south, and west sides, it is a prime location for various commercial developments. Whether you're considering auto, truck, or trailer sales, light equipment sales, or office/storage space for service industries, this property presents immense potential in a high-traffic area with significant growth prospects. Its versatile location and layout make it ideal for multiple business models, ensuring maximum utilization of the space. Note: Development, use, and zoning are subject to city and governmental authorities' approval. Verification of development, use, and zoning is the buyer's responsibility.

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	1.93 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	300	1,514	2,916
Total Population	809	4,679	9,110
Average HH Income	\$74,478	\$70,008	\$74,141

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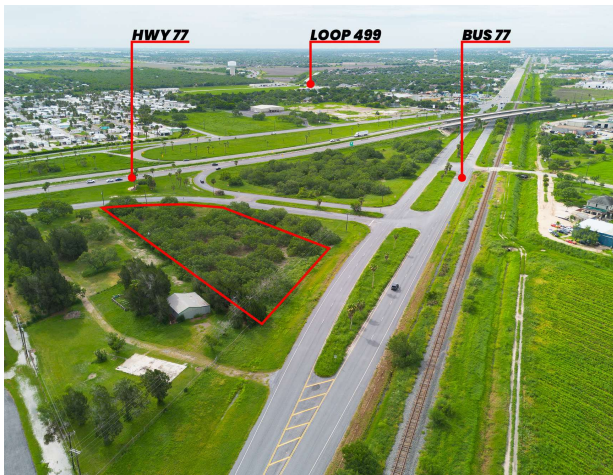


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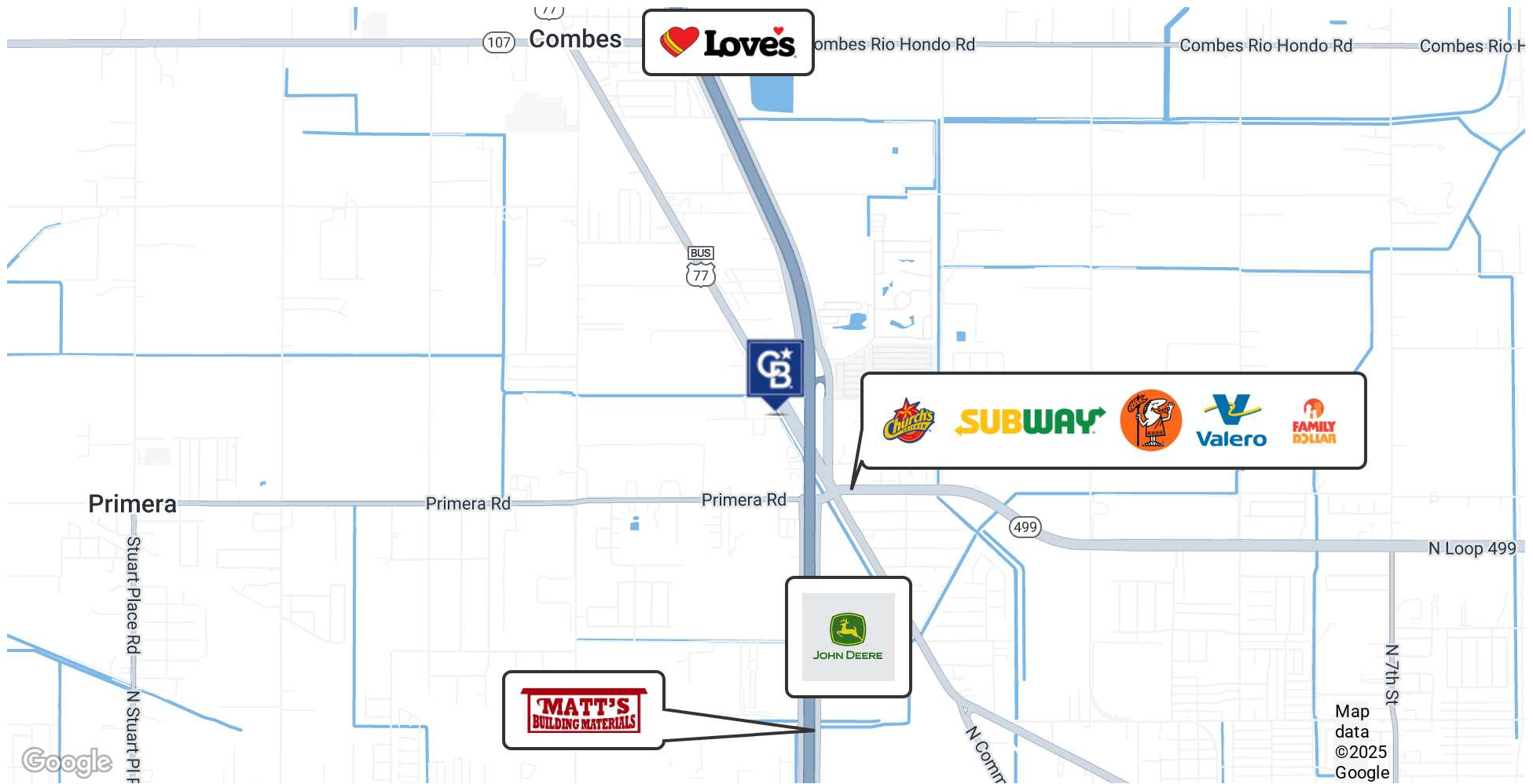


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LOCATION

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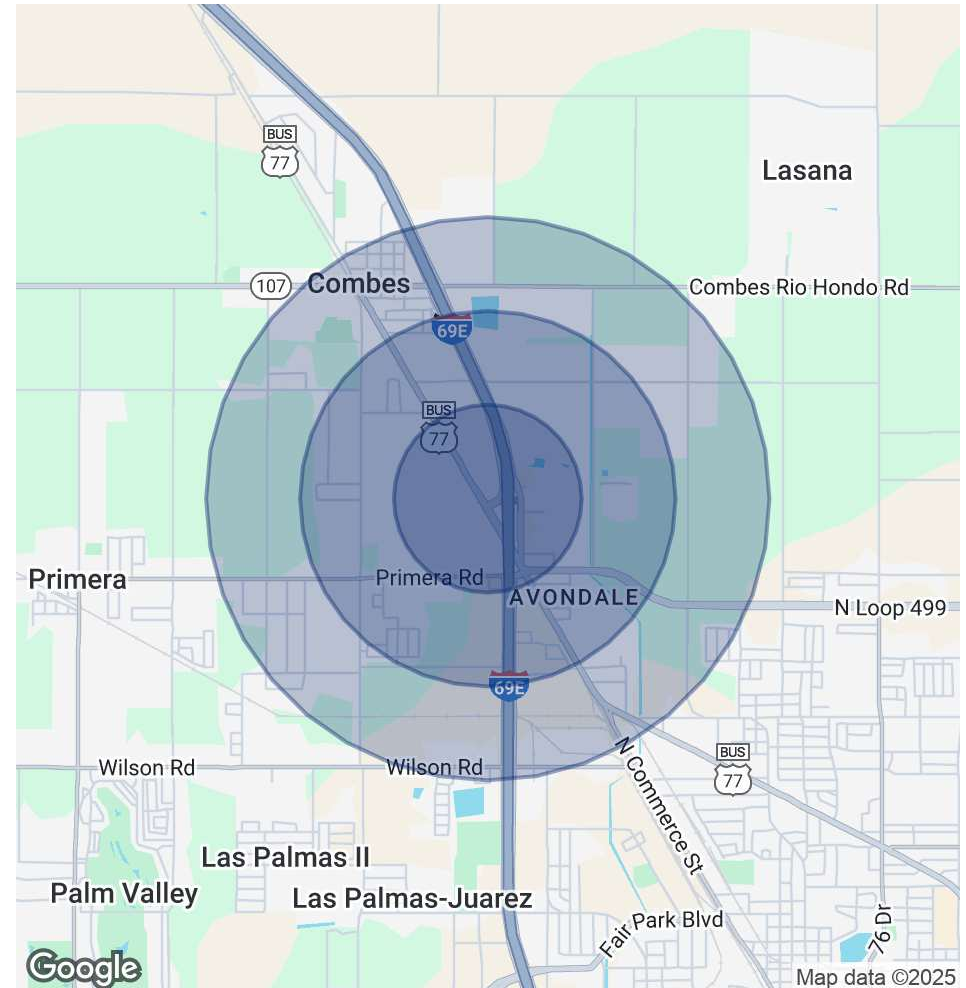
1.93 ACRES 0 EXP. 77, HARLINGEN, TX 78550

0 EXP 77 Harlingen, TX 78550

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	809	4,679	9,110
Average Age	45	39	38
Average Age (Male)	44	38	37
Average Age (Female)	46	40	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	300	1,514	2,916
# of Persons per HH	2.7	3.1	3.1
Average HH Income	\$74,478	\$70,008	\$74,141
Average House Value	\$131,895	\$134,555	\$141,033

Demographics data derived from AlphaMap



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