

For Sale

Land

10.898 Acres | \$824,900

## 10 Acres Interstate 69E (Exp 77-83) at Ed Carey Dr. Exit ramp

Prime Development site  
Harlingen, Texas 78550

### Property Description

This property is located at the Ed Carey Drive exit ramp from Interstate 69 E (Exp. 77/83), the exit to Valley Baptist Medical Center, Harlingen Medical Center, University of Texas Medical School, the 430K sf Veterans Admin. Health Care Center, Valley International Airport, Lows and Home Depot. The property has about 330' of frontage on the south bound frontage road of Interstate 69 E, aka Expressway 77/83 with a depth of approximately 1300' and about 330' of frontage on Lamb Street. Municipal utilities are directly available to the subject including electricity, telephone, municipal water, and sanitary sewer service. There is a 16" water line and a 12" gravity sewer line along Interstate 69 E, both are provided by the City of Harlingen Waterworks Department. To the north on Interstate 69E are Bass Pro, Sams Club and the recently completed Convention Center, numerous restaurants, the State of Texas Travel Information Center and a regional mall. Brownsville/Matamoros is 16 miles south, McAllen/Reynosa is 35 miles west and Houston is about 375 miles north. This region is known as the Rio Grande Valley (RGV), it is one of the largest trade corridors in the world. With ten international bridges to MX, two water ports three airports catering to commercial air carriers and soon to be home to Space-X's launch site. The RGV caters to a consumer market of over 2.3 million people within a 50 mile radius and 10 million people within a 200 mile radius. This area is a true investment opportunity.

### Property Highlights

- Great Exposure
- Access from Frontage Rd
- Access from Lamb Ave
- Water and Sewer to site
- Fast growing area
- Traffic 99K to 88K VPD
- Zoned General Retail



For more information

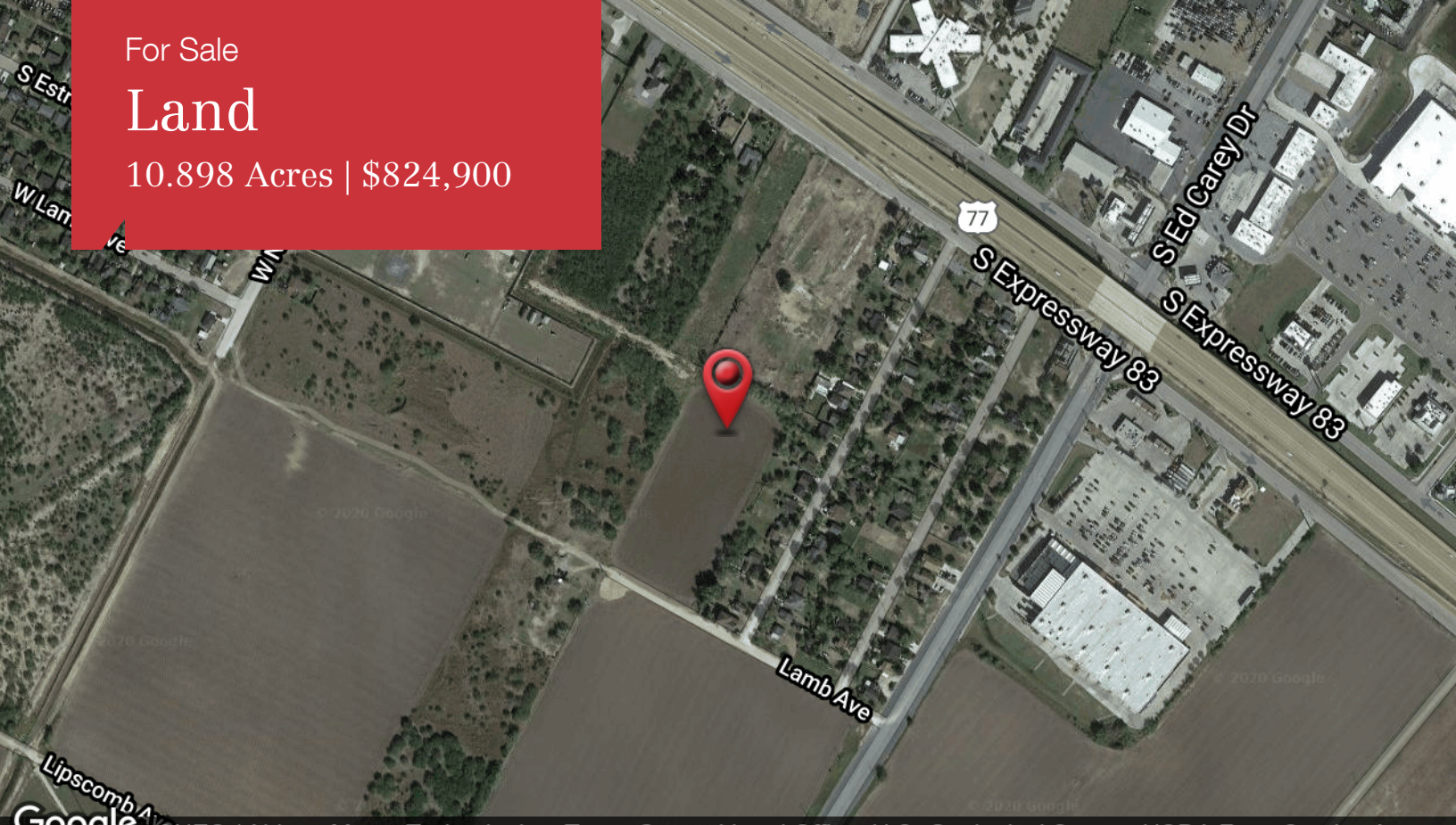
**Eric Ziehe, CCIM, Broker**

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ericz@nairgv.com

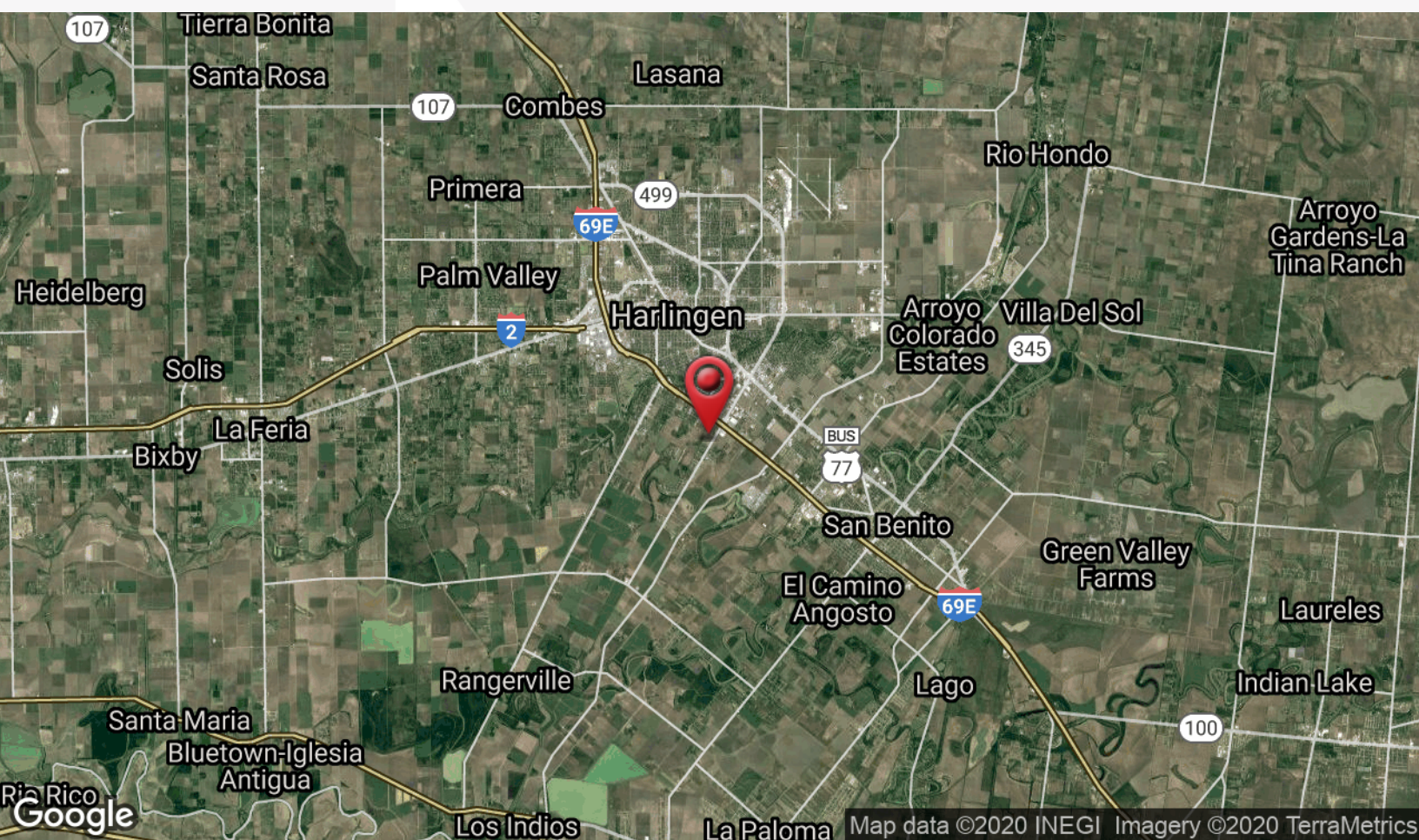
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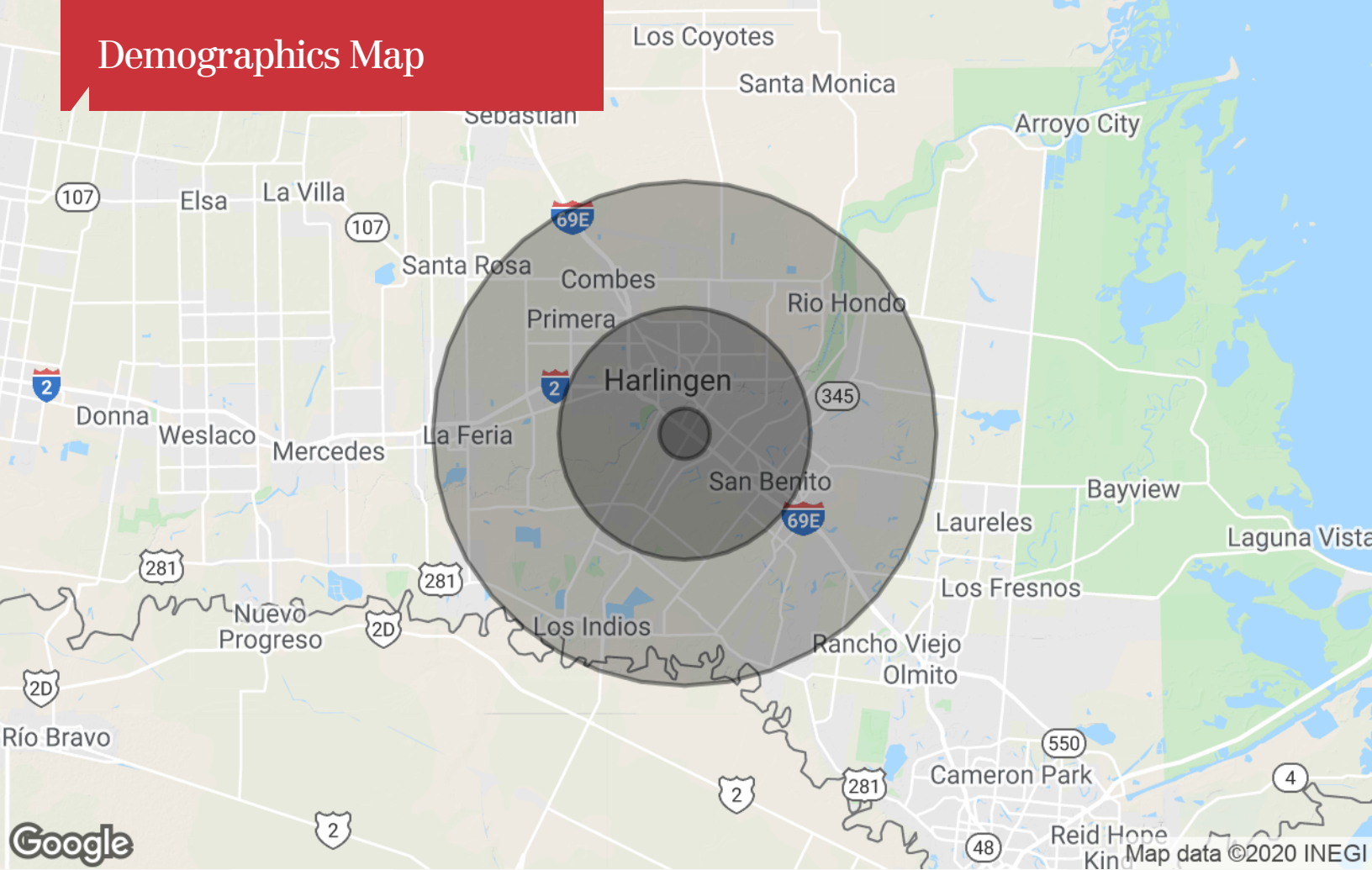


Google, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2020 INEGI Imagery ©2020 TerraMetrics

# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	7,225	84,163	145,814
MEDIAN AGE	32.2	33.4	32.8
MEDIAN AGE (MALE)	32.2	32.3	31.3
MEDIAN AGE (FEMALE)	32.9	35.0	34.6

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,413	27,072	45,184
# OF PERSONS PER HH	3.0	3.1	3.2
AVERAGE HH INCOME	\$62,289	\$46,211	\$48,539
AVERAGE HOUSE VALUE	\$107,128	\$79,812	\$87,363

\* Demographic data derived from 2010 US Census



## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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.

<b>MICHAEL J BLUM CO.dba NAI RIO GRANDE VALLEY</b>	<b>525989</b>	<b>mikeb@nairgv.com</b>	<b>(956)994-8900</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>NAI RIO GRANDE VALLEY</b>	<b>525989</b>	<b>mikeb@nairgv.com</b>	<b>(956)451-5596</b>
Designated Broker of Firm	License No.	Email	Phone
<b>MICHAEL J. BLUM</b>	<b>426545</b>	<b>mikeb@nairgv.com</b>	<b>(956)451-5596</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>ERIC ZIEHE</b>	<b>411781</b>	<b>ERICZ@NAIRGV.COM</b>	<b>(956)495-9851</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

# 10 Acres Interstate 69E (Exp 77-83)

4522 S Expressway 77  
Harlingen, Texas 78550

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For More Information:



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