



For Sale

Land

25 Acres | \$1,400,000

# Harlingen North Business Center Subdivision

25 Acres on Interstate 69, AKA Expressway 77  
Harlingen, Texas

## Property Highlights

- Great Exposure, over 592' of Interstate frontage
- City water and sewer
- Multiple fire hydrants
- Two entrances on Interstate 69-E and one via Commerce St.

## Property Description

The image above depicts the location of a 25 acre tract which has frontage on Interstate 69 E (aka Exp 77) and access to Commerce Street to the east. The I-69 E and I-2 (aka Exp 83) interchange is 2.15 miles south. The Interstate frontage is divided into two segments, one is 592' with two paved curbed and guttered entrances and another section to the south is 115'. The property is currently subdivided into 60 commercial lots with an average size of 12,003 sf, and is known as Harlingen Business Center Subdivision. The property is bisected by three curb and guttered asphalt streets with drainage, city water and sewer and has multiple fire hydrants. The property is located in the Center of the Rio Grande Valley (RGV), in the City of Harlingen.

### OFFERING SUMMARY

Sale Price	\$1,400,000
Lot Size	25.0 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	11,186	\$32,981
3 Miles	54,351	\$48,095
5 Miles	85,370	\$49,675

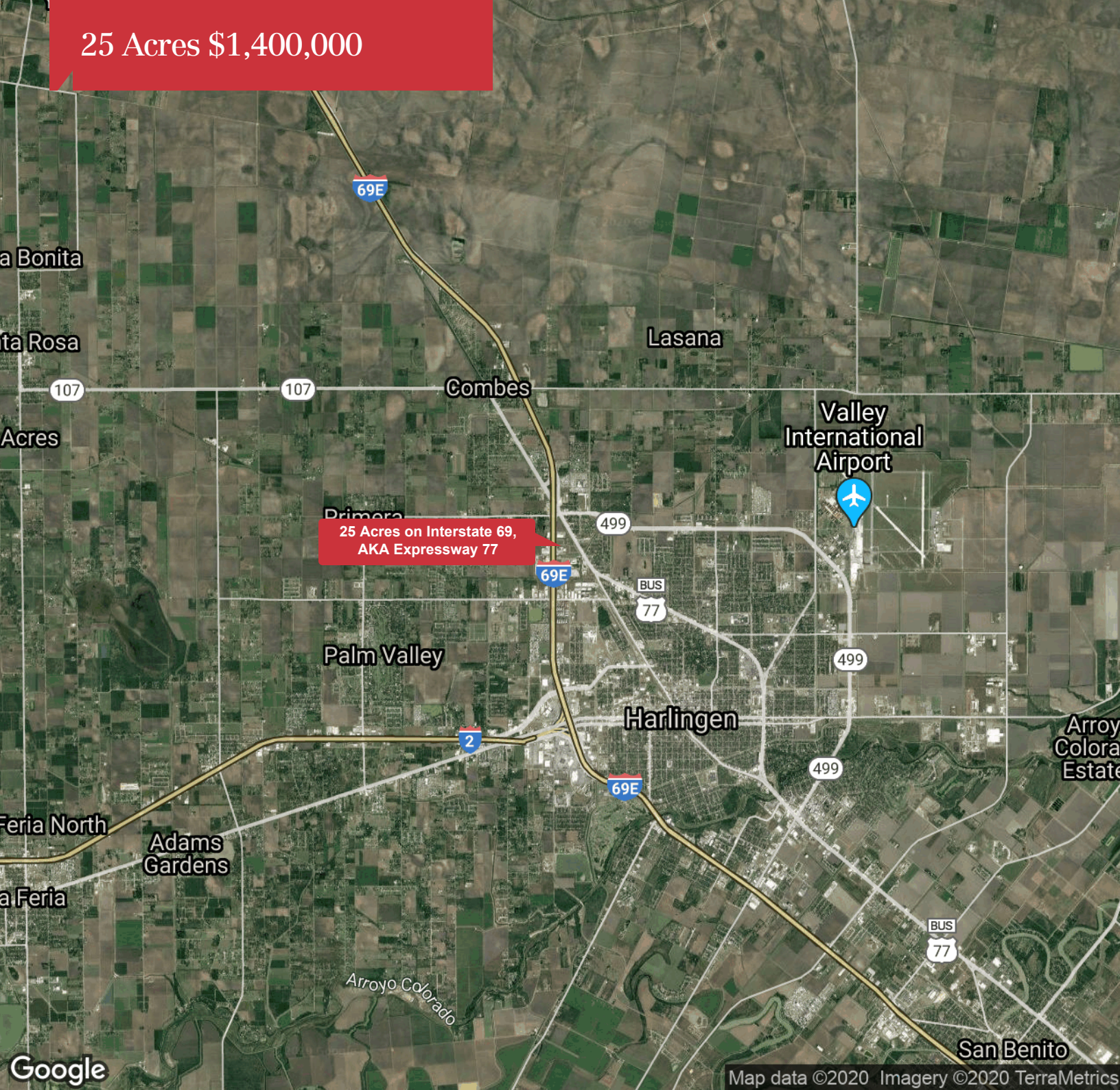
For more information

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25 Acres \$1,400,000



### LOCATION DESCRIPTION

The property is well located on the north bound frontage of Expressway 77, aka Interstate 69-E, just 2.15 miles north of the interchange of Interstate 69-E and Interstate 2 (aka Exp.83). Use the Wilson Rd. exit from the N and the S.Houston is 300 miles north, Brownsville is 21 miles south and McAllen is 37 miles west. The region is known as Rio Grande Valley (RGV) it is the 5th fastest growing MSA in Texas and is at the crossroads of international commerce with 14 international bridges, a deep water port and 6 US Airports. It caters to a consumer market of over 2.3 million within a 50 mile radius and 10 million within a 200 mile radius. This is just the beginning of the many unique characteristics that make Harlingen a true investment opportunity.



## 2 Countries, 1 Region, Many Choices.



Move your goods rapidly to consumers - 14 International Bridges, 1 Deepwater Seaport, 6 U.S. Airports

Located at the southernmost tip of Texas, and bordering Mexico along the Rio Grande River, the Rio Grande Valley offers an ideal location for companies seeking access to Mexico and the U.S. South and Midwest markets. The Rio Grande Valley offers many choices for global business location and generous economic development incentives.

With a dynamic young laborforce, great weather, low cost of living and plenty of recreational activities year round, the Rio Grande Valley is an ideal location for companies looking to expand or relocate.



[www.RioSouthTexas.com](http://www.RioSouthTexas.com)

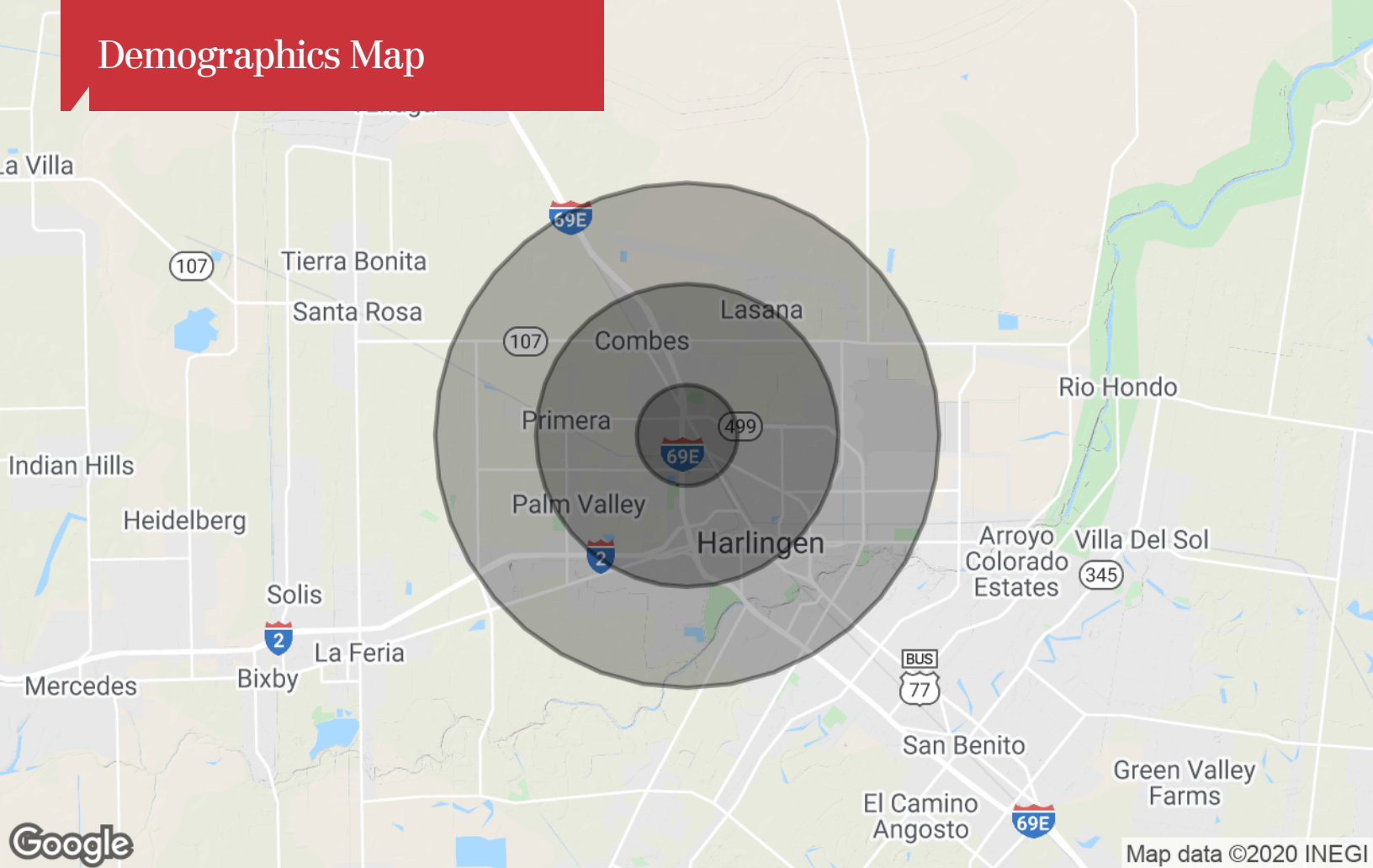
### Members:

Alamo EDC  
Brownsville Chamber of Commerce  
Brownsville Community Improvement Corporation  
Brownsville Public Utilities Board  
Cameron County RMA  
City of Brownsville  
City of Edinburg  
City of South Padre Island CVB  
City of Sullivan EDC  
Edinburg EDC  
Harlingen EDC  
Hidalgo County  
Hidalgo County RMA  
Hidalgo EDC  
McAllen EDC  
McAllen Chamber of Commerce  
Peñitas EDC  
Port of Brownsville  
Primera EDC  
RGV Partnership  
South Texas College/ NAAMREI  
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# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,186	54,351	85,370
MEDIAN AGE	32.9	34.2	33.6
MEDIAN AGE (MALE)	30.2	33.0	32.3
MEDIAN AGE (FEMALE)	35.7	35.9	35.4

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,660	18,127	27,927
# OF PERSONS PER HH	3.1	3.0	3.1
AVERAGE HH INCOME	\$32,981	\$48,095	\$49,675
AVERAGE HOUSE VALUE	\$74,346	\$75,006	\$86,095

\* 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 coincidental 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>NAI RIO GRANDE VALLEY</b>	<b>426545</b>	<b>mikeb@nairgv.com</b>	<b>(956)451-5596</b>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 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)

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Harlingen, Texas

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For More Information:



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