

Harlingen Pad Sites

EXPWY 83/77, NW OF ED CAREY DR.

HARLINGEN, TX 78550



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	6,951	50,237	100,719
Daytime Population	10,325	67,299	116,780
Average HH Income	\$73,129	\$65,665	\$67,330

FOR SALE

\$13.00 - \$15.00 PSF

AVAILABLE

Pad 1: 57,873 SF

Pad 2: 63,918 SF

PROPERTY HIGHLIGHTS

- Located on Expressway 83/77, Just North of Ed Carey Dr.
- Surrounded by Hotels and National Retailers, Including Home Depot & Lowes

TRAFFIC COUNTS

Expwy 83/77/I-69: 96,777 VPD

Ed Carey: 37,390 VPD

(TXDOT)

AREA RETAILERS



Listing Agent: Sergio A. Adame, CCIM

Broker/Owner

sergio@apirealtor.com

956.412.1412

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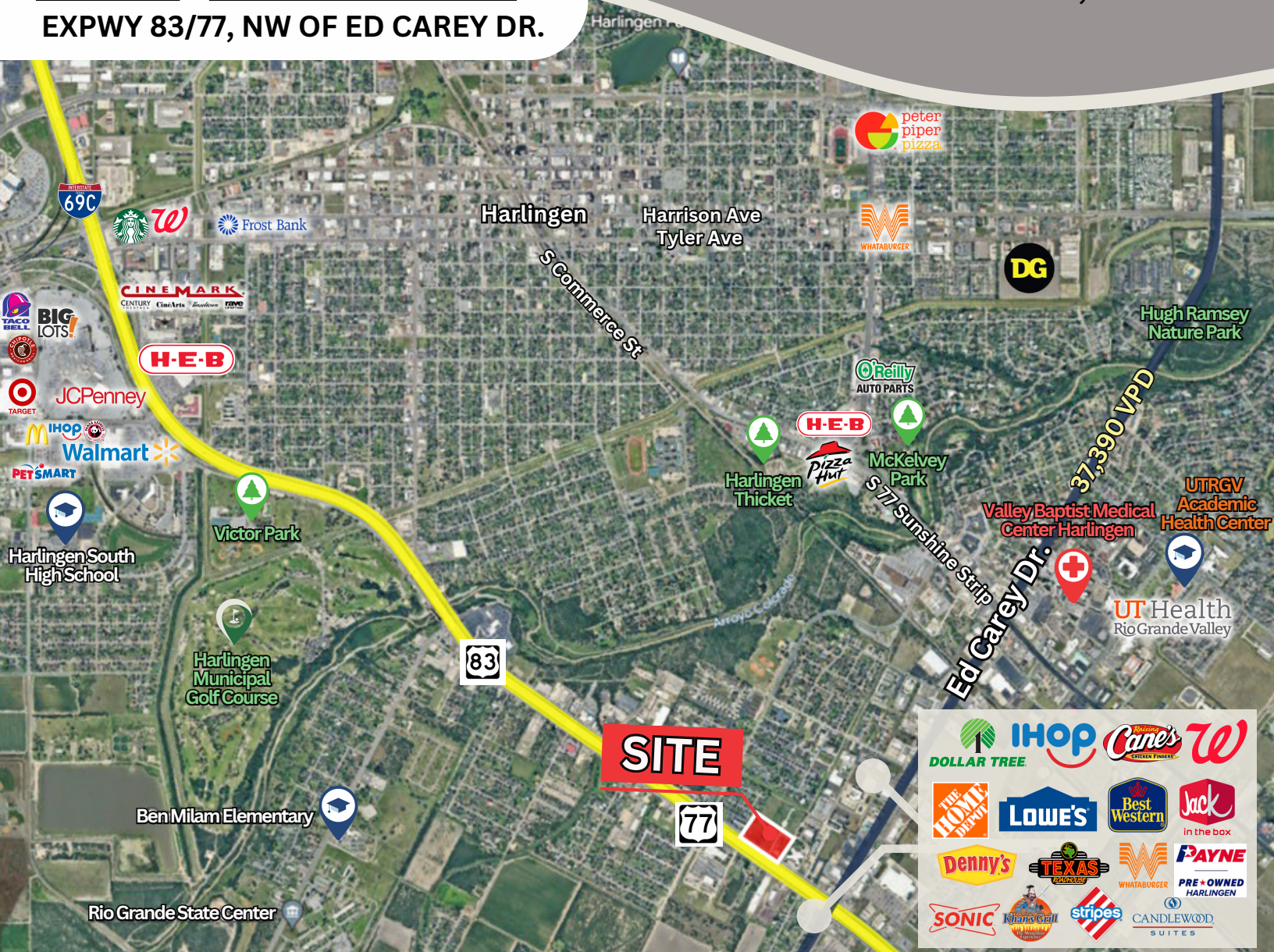
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UT Health
Rio Grande Valley

Walmart

H-E-B

 **API REAL ESTATE**
Commercial • Residential • Industrial • Property Management

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,038	47,608	94,817
2020 Total Population	6,745	49,774	99,639
2020 Group Quarters	272	669	956
2023 Total Population	6,951	50,237	100,719
2023 Group Quarters	274	669	956
2028 Total Population	6,914	49,992	100,877
2023-2028 Annual Rate	-0.11%	-0.10%	0.03%
2023 Total Daytime Population	10,325	67,299	116,780
Workers	6,504	36,951	54,364
Residents	3,821	30,348	62,416
Household Summary			
2010 Households	1,973	15,523	30,432
2010 Average Household Size	2.92	3.02	3.08
2020 Total Households	2,448	17,245	34,068
2020 Average Household Size	2.64	2.85	2.90
2023 Households	2,501	17,526	34,782
2023 Average Household Size	2.67	2.83	2.87
2028 Households	2,544	17,746	35,441
2028 Average Household Size	2.61	2.78	2.82
2023-2028 Annual Rate	0.34%	0.25%	0.38%
2010 Families	1,432	11,550	23,322
2010 Average Family Size	3.48	3.54	3.57
2023 Families	1,760	12,650	25,893
2023 Average Family Size	3.26	3.39	3.39
2028 Families	1,786	12,803	26,372
2028 Average Family Size	3.19	3.33	3.33
2023-2028 Annual Rate	0.29%	0.24%	0.37%
Housing Unit Summary			
2000 Housing Units	1,712	17,802	34,180
Owner Occupied Housing Units	47.8%	49.8%	53.7%
Renter Occupied Housing Units	40.2%	33.0%	29.0%
Vacant Housing Units	12.0%	17.2%	17.3%
2010 Housing Units	2,135	17,756	35,391
Owner Occupied Housing Units	45.0%	49.9%	54.4%
Renter Occupied Housing Units	47.4%	37.5%	31.6%
Vacant Housing Units	7.6%	12.6%	14.0%
2020 Housing Units	2,625	19,445	38,537
Vacant Housing Units	6.7%	11.3%	11.6%
2023 Housing Units	2,678	19,850	39,562
Owner Occupied Housing Units	38.1%	46.8%	52.8%
Renter Occupied Housing Units	55.3%	41.5%	35.1%
Vacant Housing Units	6.6%	11.7%	12.1%
2028 Housing Units	2,723	20,092	40,208
Owner Occupied Housing Units	39.2%	47.8%	53.8%
Renter Occupied Housing Units	54.2%	40.5%	34.3%
Vacant Housing Units	6.6%	11.7%	11.9%
Median Household Income			
2023	\$51,825	\$46,311	\$47,635
2028	\$55,228	\$51,957	\$52,995
Median Home Value			
2023	\$146,995	\$107,852	\$111,255
2028	\$199,282	\$162,637	\$167,620
Per Capita Income			
2023	\$24,499	\$22,943	\$23,177
2028	\$28,026	\$26,206	\$26,569
Median Age			
2010	29.6	32.0	32.1
2023	30.7	33.8	33.9
2028	30.1	34.8	35.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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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.

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.

API Real Estate	534881	info@apire.us	956.412.1412
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sergio A. Adame	534881	sergio@apire.us	956.412.1412
Designated Broker of Firm	License No.	Email	Phone
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