

DOWNTOWN OFFICE SPACE

E VAN BUREN AVE @ 3RD ST

BANK OF AMERICA TOWER
222 E VAN BUREN AVE
HARLINGEN, TEXAS 78550



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2018 Population	13,192	64,335	94,644
Daytime Population	18,044	81,811	109,920
Average HH Income	\$40,791	\$56,727	\$58,885

FOR LEASE

Gross \$1.52-\$1.68 PSF

(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE:

420 SF - 16,800 SF

AREA RETAILERS



PROPERTY HIGHLIGHTS

- Class A office space in Downtown Harlingen
- Restricted access parking available
- Handicap accessible
- IMMEDIATE MOVE IN Space available
- Great downtown views



Commercial • Residential • Industrial • Property Management

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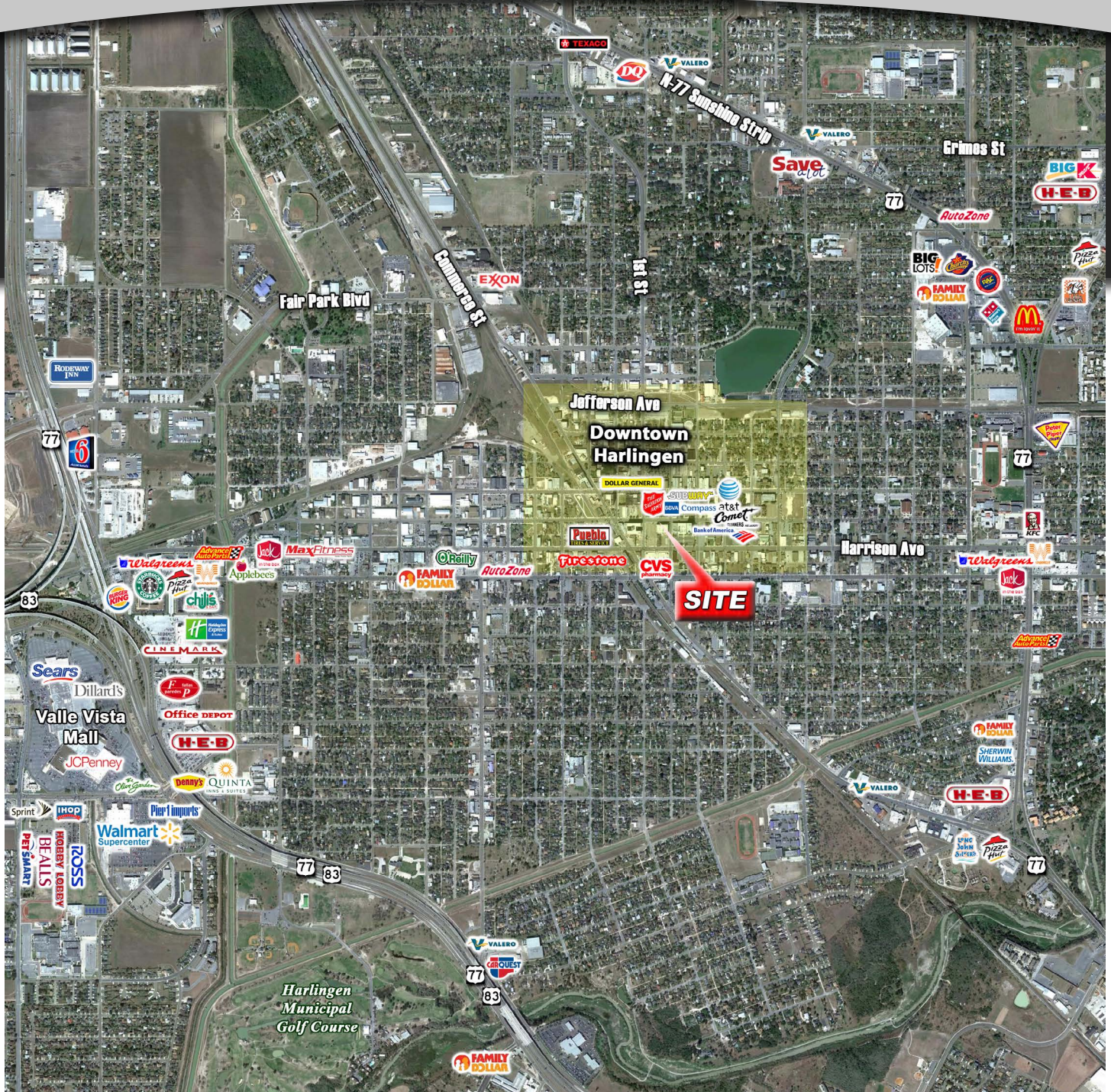
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Population Summary			
2000 Total Population	14,304	56,982	81,985
2010 Total Population	13,260	60,442	88,439
2018 Total Population	13,192	64,335	94,644
2018 Group Quarters	116	806	943
2023 Total Population	13,316	66,574	98,590
2018-2023 Annual Rate	0.19%	0.69%	0.82%
2018 Total Daytime Population	18,044	81,811	109,920
Workers	8,585	39,248	47,445
Residents	9,459	42,563	62,475
Household Summary			
2000 Households	4,444	18,376	26,621
2000 Average Household Size	3.20	3.03	3.02
2010 Households	4,193	19,842	28,989
2010 Average Household Size	3.13	3.00	3.02
2018 Households	4,188	21,199	31,015
2018 Average Household Size	3.12	3.00	3.02
2023 Households	4,229	21,966	32,299
2023 Average Household Size	3.12	2.99	3.02
2018-2023 Annual Rate	0.20%	0.71%	0.81%
2010 Families	3,164	14,863	22,083
2010 Average Family Size	3.66	3.51	3.49
2018 Families	3,138	15,802	23,496
2018 Average Family Size	3.67	3.52	3.52
2023 Families	3,159	16,328	24,408
2023 Average Family Size	3.68	3.53	3.54
2018-2023 Annual Rate	0.13%	0.66%	0.76%
Housing Unit Summary			
2000 Housing Units	5,042	21,138	33,054
Owner Occupied Housing Units	47.8%	52.0%	53.5%
Renter Occupied Housing Units	40.3%	34.9%	27.0%
Vacant Housing Units	11.9%	13.1%	19.5%
2010 Housing Units	4,854	22,541	34,013
Owner Occupied Housing Units	48.2%	50.8%	55.1%
Renter Occupied Housing Units	38.2%	37.3%	30.1%
Vacant Housing Units	13.6%	12.0%	14.8%
2018 Housing Units	4,965	24,423	36,837
Owner Occupied Housing Units	45.3%	47.7%	52.3%
Renter Occupied Housing Units	39.1%	39.1%	31.9%
Vacant Housing Units	15.6%	13.2%	15.8%
2023 Housing Units	5,067	25,535	38,691
Owner Occupied Housing Units	46.0%	48.2%	52.7%
Renter Occupied Housing Units	37.4%	37.8%	30.8%
Vacant Housing Units	16.5%	14.0%	16.5%
Median Household Income			
2018	\$26,703	\$40,171	\$41,152
2023	\$30,104	\$45,694	\$46,912
Median Home Value			
2018	\$66,481	\$87,911	\$91,949
2023	\$73,859	\$100,467	\$111,303
Per Capita Income			
2018	\$13,181	\$19,156	\$19,635
2023	\$14,923	\$21,511	\$22,114
Median Age			
2010	31.8	31.9	33.0
2018	33.2	33.0	33.9
2023	34.7	34.0	34.9



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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.

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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