

# HARLINGEN PAD SITES

NWQ OF EXPY 83/77 & ED CAREY DR

ON EXPY 83/77, NW OF ED CAREY DR  
HARLINGEN, TEXAS 78550



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	6,630	49,676	101,767
Daytime Population	9,119	62,165	114,152
Average HH Income	\$57,791	\$55,796	\$56,244

**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 in Harlingen, Texas
- Surrounded by hotels and national retailers including Home Depot & Lowe's

## TRAFFIC COUNTS

Expy 83/77/I-69: 78,082 VPD  
Ed Carey: 37,565 VPD  
(TXDOT 2021)

## AREA RETAILERS



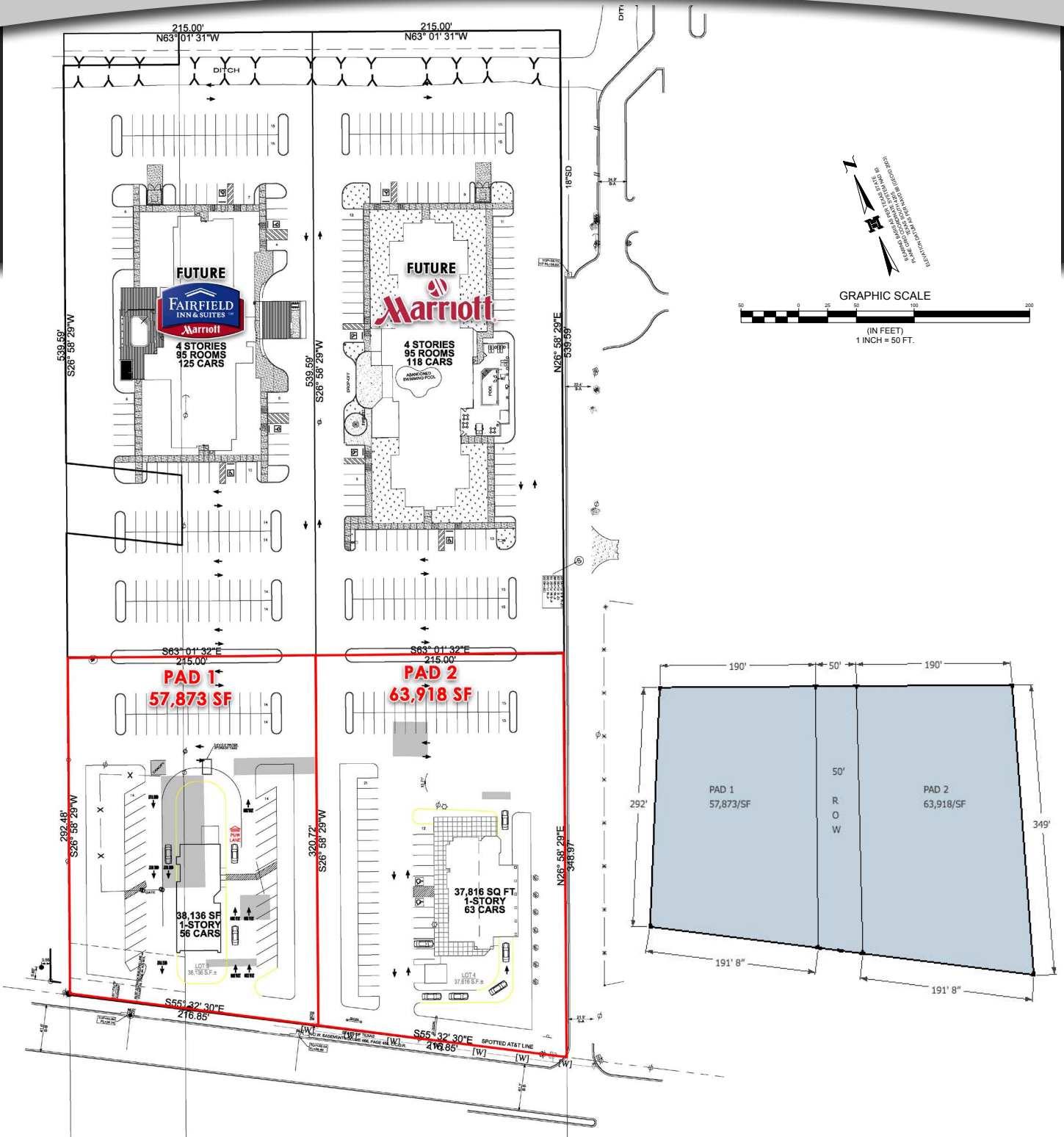
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earthvision  
Focused. Relevant. Results.

Aerial Date: January 2016  
Google Earth

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

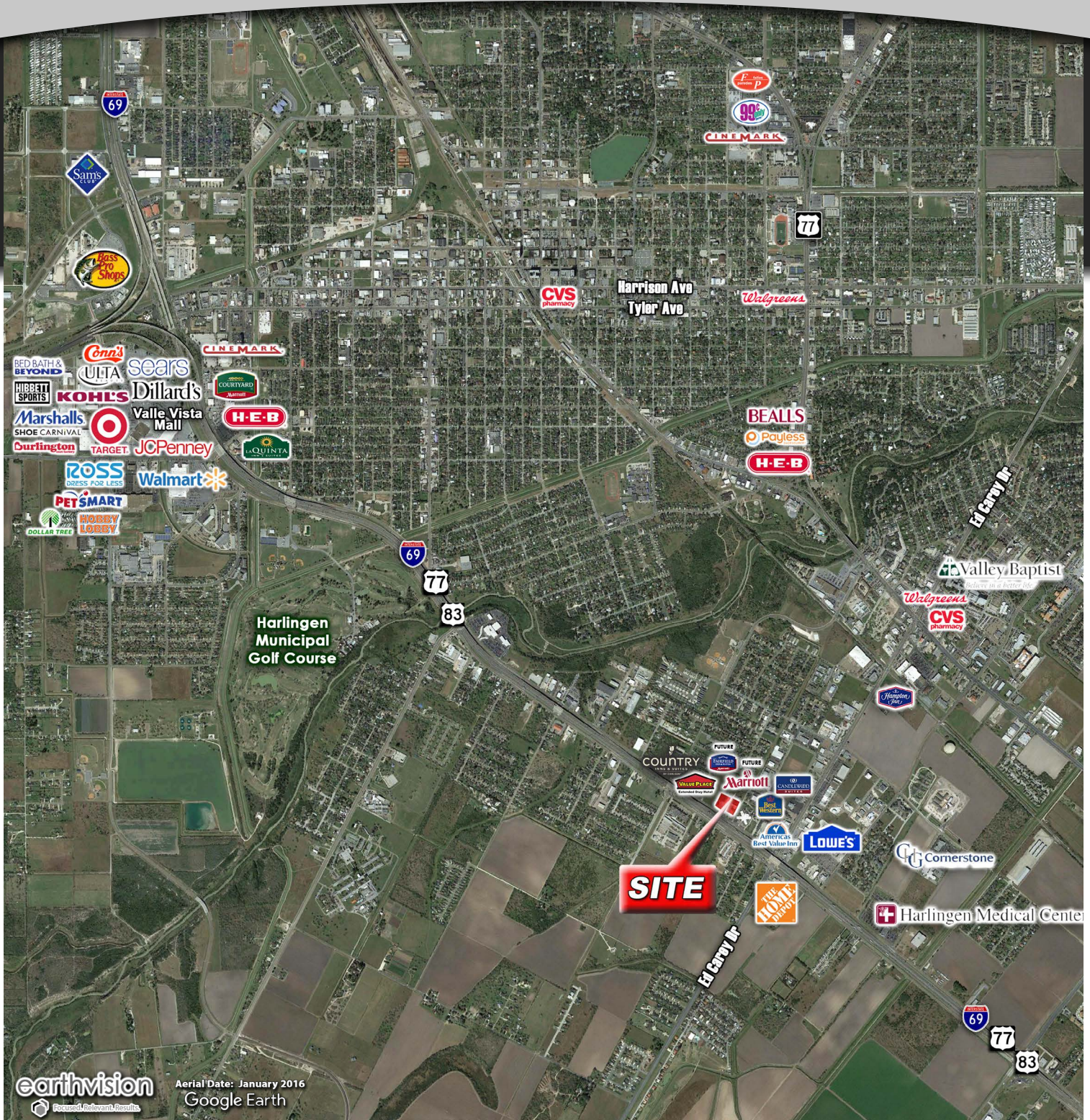
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<b>Population Summary</b>			
2000 Total Population	4,473	45,001	89,644
2010 Total Population	5,951	46,782	95,364
2021 Total Population	6,630	49,676	101,767
2021 Group Quarters	314	703	892
2026 Total Population	6,904	51,012	104,568
2021-2026 Annual Rate	0.81%	0.53%	0.54%
2021 Total Daytime Population	9,119	62,165	114,152
Workers	4,841	30,198	48,531
Residents	4,278	31,967	65,621
<b>Household Summary</b>			
2000 Households	1,464	14,637	28,364
2000 Average Household Size	2.82	3.01	3.11
2010 Households	1,935	15,330	30,440
2010 Average Household Size	2.90	3.00	3.10
2021 Households	2,167	16,311	32,688
2021 Average Household Size	2.91	3.00	3.09
2026 Households	2,263	16,763	33,642
2026 Average Household Size	2.91	3.00	3.08
2021-2026 Annual Rate	0.87%	0.55%	0.58%
2010 Families	1,394	11,371	23,305
2010 Average Family Size	3.47	3.52	3.59
2021 Families	1,560	11,992	24,776
2021 Average Family Size	3.49	3.54	3.59
2026 Families	1,629	12,295	25,421
2026 Average Family Size	3.49	3.54	3.59
2021-2026 Annual Rate	0.87%	0.50%	0.52%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,680	17,670	34,297
Owner Occupied Housing Units	47.8%	49.7%	53.6%
Renter Occupied Housing Units	39.3%	33.2%	29.1%
Vacant Housing Units	12.9%	17.2%	17.3%
2010 Housing Units	2,106	17,505	35,450
Owner Occupied Housing Units	45.0%	50.0%	54.2%
Renter Occupied Housing Units	46.9%	37.5%	31.7%
Vacant Housing Units	8.1%	12.4%	14.1%
2021 Housing Units	2,393	19,050	38,744
Owner Occupied Housing Units	43.7%	46.0%	50.8%
Renter Occupied Housing Units	46.9%	39.6%	33.6%
Vacant Housing Units	9.4%	14.4%	15.6%
2026 Housing Units	2,521	19,791	40,301
Owner Occupied Housing Units	44.9%	46.7%	51.4%
Renter Occupied Housing Units	44.9%	38.0%	32.1%
Vacant Housing Units	10.2%	15.3%	16.5%
<b>Median Household Income</b>			
2021	\$40,227	\$37,853	\$39,085
2026	\$43,944	\$41,717	\$43,656
<b>Median Home Value</b>			
2021	\$96,996	\$82,466	\$86,137
2026	\$187,162	\$135,260	\$160,965
<b>Per Capita Income</b>			
2021	\$17,684	\$18,319	\$18,148
2026	\$19,500	\$20,234	\$20,232
<b>Median Age</b>			
2010	30.3	32.1	32.1
2021	30.7	33.0	33.4
2026	30.9	34.0	34.6



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