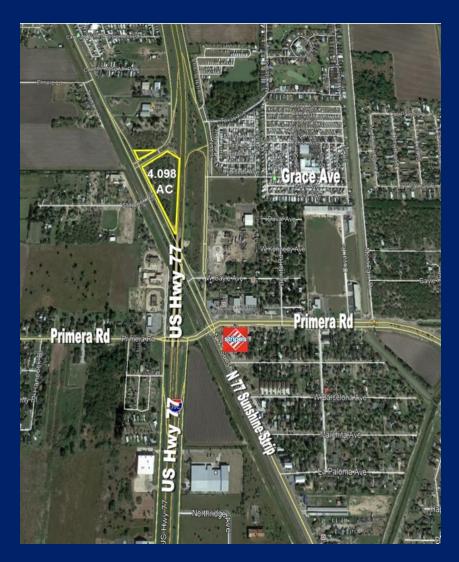


\$400,000

AVAILABLE SPACE 4.098 +/- Acres



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FOR SALE

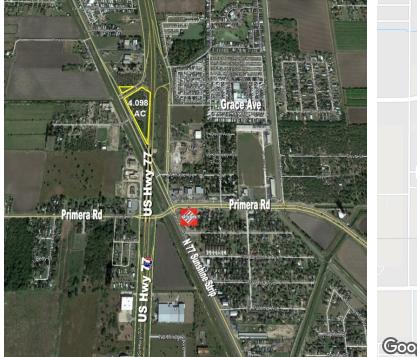
DEVELOPMENT LAND

Daniel Galvan, SIOR, CCIM 956 451 2983 dgalvan@cbcworldwide.com Michael Pacheco 956 739 5172 michael.pacheco@cbcworldwide.com

COLDWELL BANKER COMMERCIAL RIO GRANDE VALLEY 508 E Dove Ave, McAllen, TX 78504 956.631.1322



0 US Highway 77, Harlingen, TX 78550





OFFERING SUMMARY

Sale Price:	\$400,000		
Lot Size:	4.089 +/- Acres		
Zoning:	Commercial		
Market:	Rio Grande Valley		
Submarket:	Harlingen		
CBCWORLDWIDE.COM			

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PROPERTY OVERVIEW

This 4 +/- AC site is located in the fast growing market of North Harlingen. Boasting over 600 ft. of US-77 Business frontage gives easy accessibility and visibility to US Highway 77. US Highway 77 remains a major thoroughfare through the city of Harlingen.

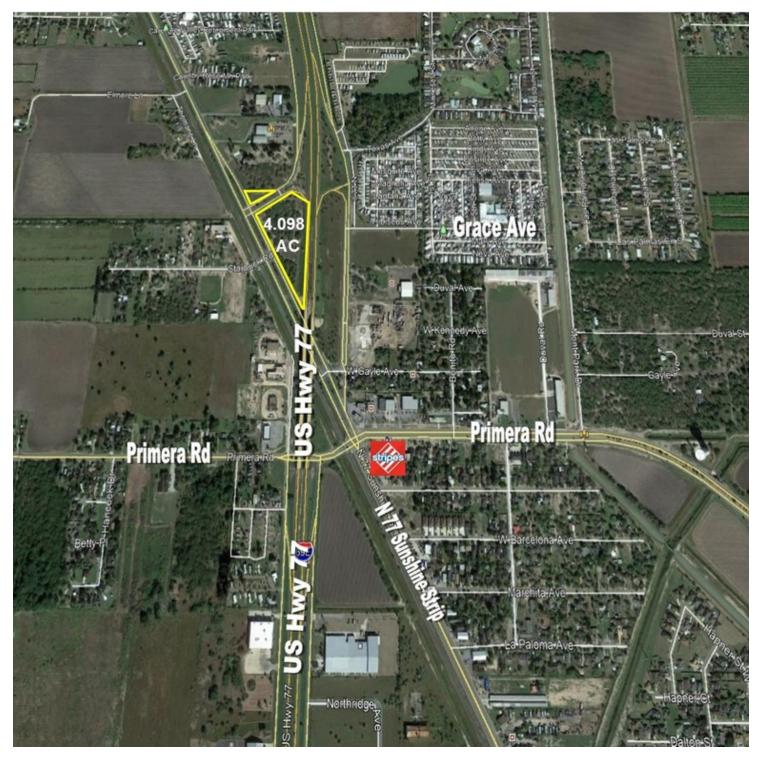
PROPERTY HIGHLIGHTS

- Ideal for Development
- Easy Accessibility & Visibility to US Highway 77
- Fast Growing Market





0 US Highway 77 , Harlingen, TX 78550



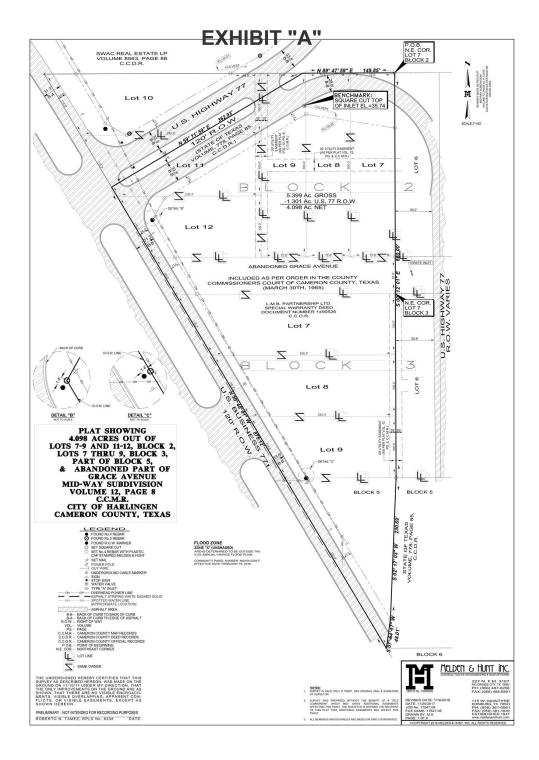
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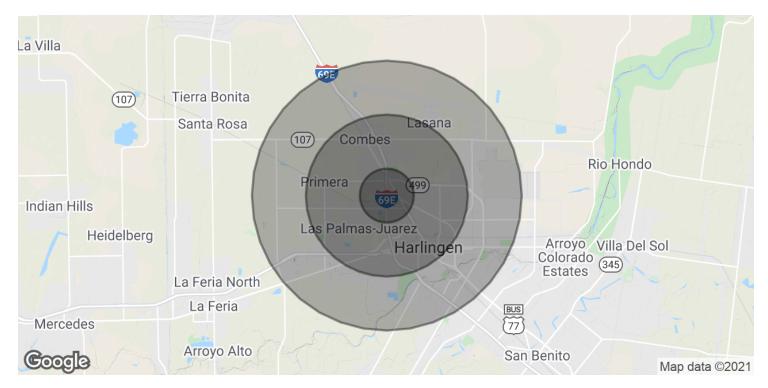
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0 US Highway 77 , Harlingen, TX 78550



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,024	41,962	71,834
Average age	35.2	34.4	34.1
Average age (Male)	32.2	32.2	32.6
Average age (Female)	38.9	37.0	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,645	13,819	23,512
# of persons per HH	3.1	3.0	3.1
Average HH income	\$42,077	\$47,346	\$49,464
Average house value	\$52,284	\$79,400	\$80,683

* Demographic data derived from 2010 US Census

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