

# HARLINGEN CORNERS PAD SITES

W LINCOLN AVE., HARLINGEN, TX 78552



## LAND FOR SALE

For More Information:

**RANDY SUMMERS, CCIM**

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisequity.com

**DAVIS**  
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101

Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD

Boerne, TX 78006

davisequity.com

# FOR SALE • HARLINGEN CORNERS PAD SITES

W Lincoln Ave., Harlingen, TX 78552

**DAVIS**  
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101  
Weslaco, TX 78596  
602 BOERNE STAGE AIRFIELD  
Boerne, TX 78006  
[davis-equity.com](http://davis-equity.com)

## Executive Summary



### OFFERING SUMMARY

Sale Price: \$478,170 - \$535,788

Lot Size: 1.07-2.05 acres

Price / SF: \$6.00-\$9.00 / SF

### PROPERTY OVERVIEW

3 lots ranging from 1.22 Acres to 2.05 Acres. Prime retail location.

### PROPERTY HIGHLIGHTS

- Excellent location.
- 3 lots

### For More Information: RANDY SUMMERS, CCIM

VP/Associate Broker/Sales Manager  
956.969.8648  
[rsummers@davis-equity.com](mailto:rsummers@davis-equity.com)



# FOR SALE • HARLINGEN CORNERS PAD SITES

W Lincoln Ave., Harlingen, TX 78552

**DAVIS**  
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101  
Weslaco, TX 78596  
602 BOERNE STAGE AIRFIELD  
Boerne, TX 78006  
[davisquity.com](http://davisquity.com)

## Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,079	44,094	80,236
Median age	37.1	35.3	34.3
Median age (Male)	36.5	33.8	32.8
Median age (Female)	38.1	37.2	36.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,660	14,468	26,283
# of persons per HH	3.1	3.0	3.1
Average HH income	\$52,035	\$46,034	\$50,814
Average house value	\$45,928	\$69,226	\$84,409

\* Demographic data derived from 2010 US Census

**For More Information:**  
**RANDY SUMMERS, CCIM**

VP/Associate Broker/Sales Manager  
956.969.8648  
[rsummers@davisquity.com](mailto:rsummers@davisquity.com)

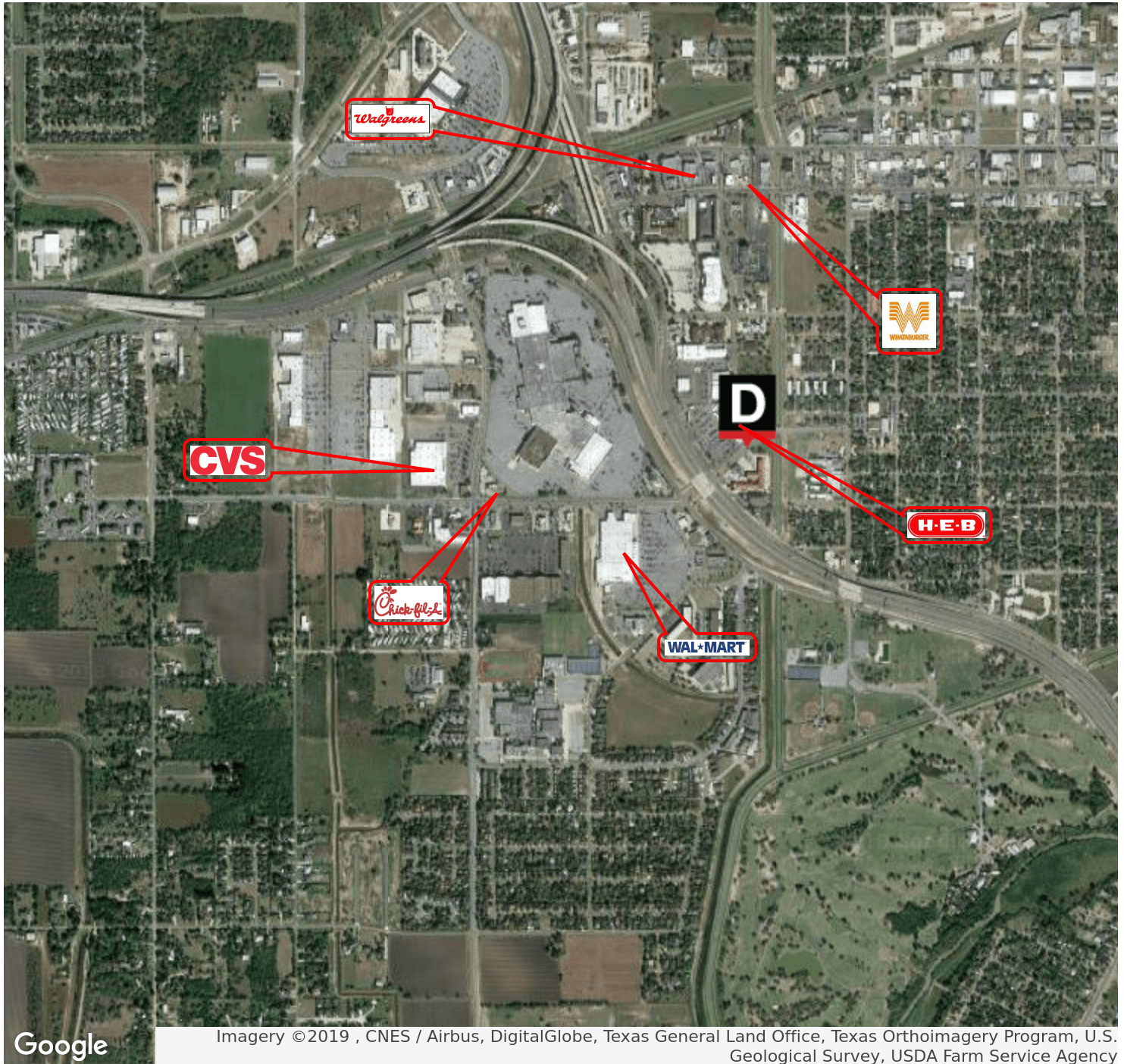
# FOR SALE • HARLINGEN CORNERS PAD SITES

W Lincoln Ave., Harlingen, TX 78552

**DAVIS**  
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101  
Weslaco, TX 78596  
602 BOERNE STAGE AIRFIELD  
Boerne, TX 78006  
[davis-equity.com](http://davis-equity.com)

## Retailer Map



Google

Imagery ©2019, CNES / Airbus, DigitalGlobe, Texas General Land Office, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

**For More Information:**  
**RANDY SUMMERS, CCIM**

VP/Associate Broker/Sales Manager  
956.969.8648  
[rsummers@davis-equity.com](mailto:rsummers@davis-equity.com)

# FOR SALE • HARLINGEN CORNERS PAD SITES

W Lincoln Ave., Harlingen, TX 78552

---

## Company Disclosure Statement

**DAVIS**  
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101  
Weslaco, TX 78596  
602 BOERNE STAGE AIRFIELD  
Boerne, TX 78006  
[davisequity.com](http://davisequity.com)

This information contained in the following Investment Summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Davis Equity Realty and should not be made available to any other person or entity without the written consent of Broker. This Investment Summary has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

**For More Information:**  
**RANDY SUMMERS, CCIM**

VP/Associate Broker/Sales Manager  
956.969.8648  
[rsummers@davisequity.com](mailto:rsummers@davisequity.com)





## 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.

#### Davis Equity Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	(956)969-8648 Phone
<b>Dale L Davis</b> Designated Broker of Firm	<b>0216551</b>	<b>daled@davisequity.com</b>	<b>(956)969-8648</b>
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)

IABS 1-0 Date