



Harlingen Center Harlingen, Texas Anchor: Home Depot

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FOR SALE OR LEASE



PAD SITE SALE PRICE
Call for quote

LEASE SPACE
6,450/sf Available

LEASE RATE
Call for rates

TERM
Minimum 5 year primary term

FINISH OUT
TBD

Location/

SEC of Ed Carey and Highway 77,
Harlingen, TX

Traffic Counts/

Ed Carey: 26,000 cpd
Hwy 77: 67,000 cpd

2007 Average Daily Traffic Counts

Facts/

Lowe's & Texas Roadhouse recently opened
across the street

On & Off Ramp directly adjacent to property

Demographics 2017/	3mi	5mi	7mi
Population	52,227	96,236	123,688
Avg. HH Income (\$)	49,522	49,580	52,121
Number of HH	17,606	31,434	39,874



This property is subject to price change, prior sale or withdrawal from the market at any time. this is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.

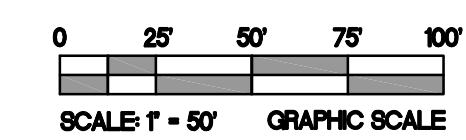


RETAIL CENTER
U.S. 83 @ FM 801
HARLINGEN, TEXAS



281.668.3400
FAX: 281.668.3450
www.propertycommerce.com

21103 CIMARRON PKWY
KATY, TX 77450
PH: 713.819.2030
www.razorsharpsys.com



**SITE DEVELOPMENT
PLAN**



Harlingen Center
Harlingen, Texas
Anchor: Home Depot



Harlingen Center

Description	S BUSINESS 77 AT N ED CAREY DR, HARLINGEN, TX, 78550: Radius Analysis Area Group: Radius 3.0 mile(s)		S BUSINESS 77 AT N ED CAREY DR, HARLINGEN, TX, 78550: Radius Analysis Area Group: Radius 5.0 mile(s)		S BUSINESS 77 AT N ED CAREY DR, HARLINGEN, TX, 78550: Radius Analysis Area Group: Radius 7.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	54,084		99,917		128,772	
2017 Estimate	52,227		96,236		123,688	
2010 Census	51,025		93,578		119,598	
2000 Census	49,075		88,446		107,993	
Growth 2017 - 2022		3.56%		3.83%		4.11%
Growth 2010 - 2017		2.36%		2.84%		3.42%
Growth 2000 - 2010		3.97%		5.80%		10.75%
Households						
2022 Projection	18,450		32,992		41,854	
2017 Estimate	17,606		31,434		39,874	
2010 Census	16,746		29,835		37,869	
2000 Census	15,762		27,823		33,976	
Growth 2017 - 2022		4.79%		4.96%		4.97%
Growth 2010 - 2017		5.13%		5.36%		5.30%
Growth 2000 - 2010		6.25%		7.23%		11.46%
Family Households						
2022 Projection	13,641		25,203		32,400	
2017 Estimate	13,038		24,036		30,894	
2010 Census	12,430		22,846		29,379	
2000 Census	11,925		21,726		26,802	
Growth 2017 - 2022		4.63%		4.85%		4.87%
Growth 2010 - 2017		4.89%		5.21%		5.16%
Growth 2000 - 2010		4.23%		5.16%		9.61%

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	Total	%	Total	%	Total	%
Pop-Facts Population Quick Facts						
2017 Est. Population by Age	52,227		96,236		123,688	
Age 0 - 4	4,505	8.63%	8,392	8.72%	10,519	8.50%
Age 5 - 9	4,105	7.86%	7,672	7.97%	9,705	7.85%
Age 10 - 14	4,285	8.20%	7,999	8.31%	10,231	8.27%
Age 15 - 17	2,534	4.85%	4,749	4.93%	6,131	4.96%
Age 18 - 20	2,324	4.45%	4,388	4.56%	5,661	4.58%
Age 21 - 24	3,008	5.76%	5,655	5.88%	7,310	5.91%
Age 25 - 34	6,657	12.75%	11,893	12.36%	14,953	12.09%
Age 35 - 44	6,144	11.76%	11,335	11.78%	14,304	11.56%
Age 45 - 54	5,508	10.55%	10,313	10.72%	13,555	10.96%
Age 55 - 64	5,201	9.96%	9,480	9.85%	12,498	10.10%
Age 65 - 74	4,183	8.01%	7,624	7.92%	10,060	8.13%
Age 75 - 84	2,516	4.82%	4,668	4.85%	6,155	4.98%
Age 85 and over	1,256	2.41%	2,068	2.15%	2,607	2.11%
Age 16 and over	38,504	73.72%	70,619	73.38%	91,229	73.76%
Age 18 and over	36,798	70.46%	67,424	70.06%	87,104	70.42%
Age 21 and over	34,474	66.01%	63,037	65.50%	81,443	65.85%
Age 65 and over	7,956	15.23%	14,360	14.92%	18,823	15.22%
2017 Est. Median Age	33.0		32.8		33.2	
2017 Est. Average Age	36.1		35.9		36.2	

2017 Est. Population by Single-Classification Race	52,227		96,236		123,688	
White Alone	45,322	86.78%	83,828	87.11%	108,003	87.32%
Black or African American Alone	729	1.40%	1,107	1.15%	1,302	1.05%
American Indian and Alaska Native Alone	269	0.51%	467	0.48%	600	0.48%
Asian Alone	732	1.40%	1,080	1.12%	1,252	1.01%
Native Hawaiian and Other Pacific Islander Alone	32	0.06%	50	0.05%	60	0.05%
Some Other Race Alone	4,141	7.93%	7,870	8.18%	10,241	8.28%
Two or More Races	1,002	1.92%	1,834	1.91%	2,231	1.80%

2017 Est. Population by Ethnicity (Hispanic or Latino)	52,227		96,236		123,688	
Hispanic or Latino	43,665	83.61%	82,145	85.36%	104,283	84.31%
Not Hispanic or Latino	8,562	16.39%	14,091	14.64%	19,405	15.69%

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	Total	%	Total	%	Total	%

2017 Est. Population by Sex	52,227		96,236		123,688	
Male	25,149	48.15%	46,535	48.36%	59,938	48.46%
Female	27,078	51.85%	49,701	51.64%	63,750	51.54%

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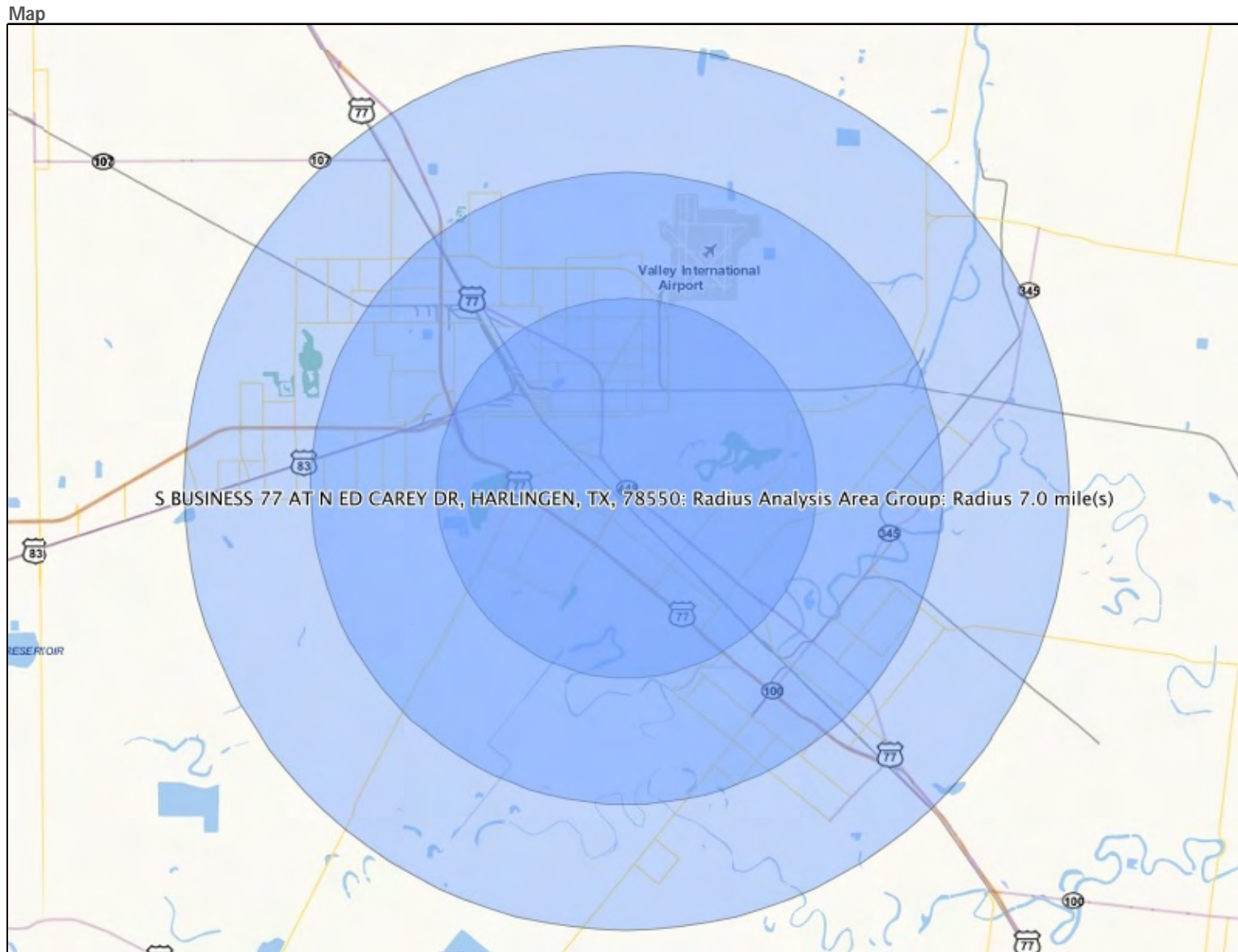
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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	17,606		31,434		39,874	
Income < \$15,000	4,240	24.08%	7,467	23.75%	8,834	22.15%
Income \$15,000 - \$24,999	2,891	16.42%	4,894	15.57%	5,955	14.93%
Income \$25,000 - \$34,999	2,109	11.98%	3,910	12.44%	5,007	12.56%
Income \$35,000 - \$49,999	2,373	13.48%	3,930	12.50%	5,016	12.58%
Income \$50,000 - \$74,999	2,634	14.96%	4,889	15.55%	6,346	15.91%
Income \$75,000 - \$99,999	1,226	6.96%	2,462	7.83%	3,385	8.49%
Income \$100,000 - \$124,999	836	4.75%	1,593	5.07%	2,134	5.35%
Income \$125,000 - \$149,999	510	2.89%	1,070	3.40%	1,428	3.58%
Income \$150,000 - \$199,999	459	2.61%	756	2.40%	1,064	2.67%
Income \$200,000 - \$249,999	156	0.89%	228	0.73%	341	0.85%
Income \$250,000 - \$499,999	137	0.78%	192	0.61%	303	0.76%
Income \$500,000+	36	0.20%	44	0.14%	62	0.16%
2017 Est. Average Household Income	\$49,522		\$49,580		\$52,121	
2017 Est. Median Household Income	\$32,929		\$33,584		\$35,423	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$32,712		\$33,718		\$35,702	
Black or African American Alone	\$32,092		\$42,479		\$43,778	
American Indian and Alaska Native Alone	\$28,495		\$30,161		\$30,697	
Asian Alone	\$46,141		\$62,592		\$68,019	
Native Hawaiian and Other Pacific Islander Alone	\$14,999		\$18,336		\$19,077	
Some Other Race Alone	\$29,009		\$24,925		\$27,659	
Two or More Races	\$51,551		\$35,177		\$35,031	
Hispanic or Latino	\$30,684		\$31,758		\$33,173	
Not Hispanic or Latino	\$43,104		\$42,971		\$46,312	
2017 Est. Households by Household Type	17,606		31,434		39,874	
Family Households	13,038	74.06%	24,036	76.47%	30,894	77.48%
Nonfamily Households	4,568	25.94%	7,398	23.53%	8,980	22.52%
2017 Est. Group Quarters Population	877		1,135		1,203	
2017 Est. Households by Household Size	17,606		31,434		39,874	
1-person	4,003	22.74%	6,516	20.73%	7,887	19.78%

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	Total	%	Total	%	Total	%
2-person	4,884	27.74%	8,711	27.71%	11,172	28.02%
3-person	3,033	17.23%	5,350	17.02%	6,718	16.85%
4-person	2,582	14.66%	4,771	15.18%	6,094	15.28%
5-person	1,611	9.15%	3,089	9.83%	3,977	9.97%
6-person	856	4.86%	1,668	5.31%	2,216	5.56%
7-or-more-person	637	3.62%	1,329	4.23%	1,810	4.54%
2017 Est. Average Household Size	2.92		3.03		3.07	

2017 Est. HHs by Type by Presence of Own Children	13,038		24,036		30,894	
Married-Couple Family, own children	3,750	28.76%	7,263	30.22%	9,610	31.11%
Married-Couple Family, no own children	4,499	34.51%	8,560	35.61%	11,501	37.23%
Male Householder, own children	510	3.91%	869	3.62%	1,082	3.50%
Male Householder, no own children	544	4.17%	945	3.93%	1,136	3.68%
Female Householder, own children	2,182	16.73%	3,632	15.11%	4,259	13.79%
Female Householder, no own children	1,553	11.91%	2,766	11.51%	3,307	10.70%

Harlingen Center



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

