

HARLINGEN, TX -FORMER FAMILY DOLLAR

FOR SALE/LEASE

110 South Rangerville Road Harlingen, TX 78552



SALE PRICE \$964,000
LEASE RATE \$12.00/SF/yr
NNN \$2.85/SF/yr (Estimated)

Max Lerma
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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

110 SOUTH RANGERVILLE ROAD

Harlingen, TX 78552



PROPERTY DESCRIPTION

The property features approximately 9,270 square feet of commercial building area on 1.21 acres, offering strong functionality for retail, service, showroom, distribution, or owner-user. Positioned along South Rangerville Rd near Expressway access, surrounding area includes nearby access to major retail destinations such as Walmart Supercenter, Valle Vista Mall, H-E-B, Target, and other established commercial users, supporting strong visibility and consumer traffic in the area.

PROPERTY HIGHLIGHTS

- Within minutes of Walmart Supercenter, H-E-B, Target, Valle Vista Mall, Ross, PetSmart, and other major retailers that help support consistent area traffic.
- Located just off the expressway, the property offers convenient access for future commercial users.
- Approximately 9,270 square feet of existing building area that may be adapted for end-user.

OFFERING SUMMARY

Sale Price:	\$964,000
Lease Rate:	\$12.00/SF/yr
NNN:	\$2.85/SF/yr (Estimated)
Available SF:	9,270 SF
Lot Size:	1.21 Acres
Building Size:	9,270 SF
Market:	Harlingen
Submarket:	Rio Grande Valley

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COLDWELL BANKER
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AERIAL FACING NORTH 110 SOUTH RANGERVILLE ROAD

Harlingen, TX 78552



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**COLDWELL BANKER
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AERIAL FACING SOUTH

110 SOUTH RANGERVILLE ROAD

Harlingen, TX 78552



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TOP VIEW AERIAL

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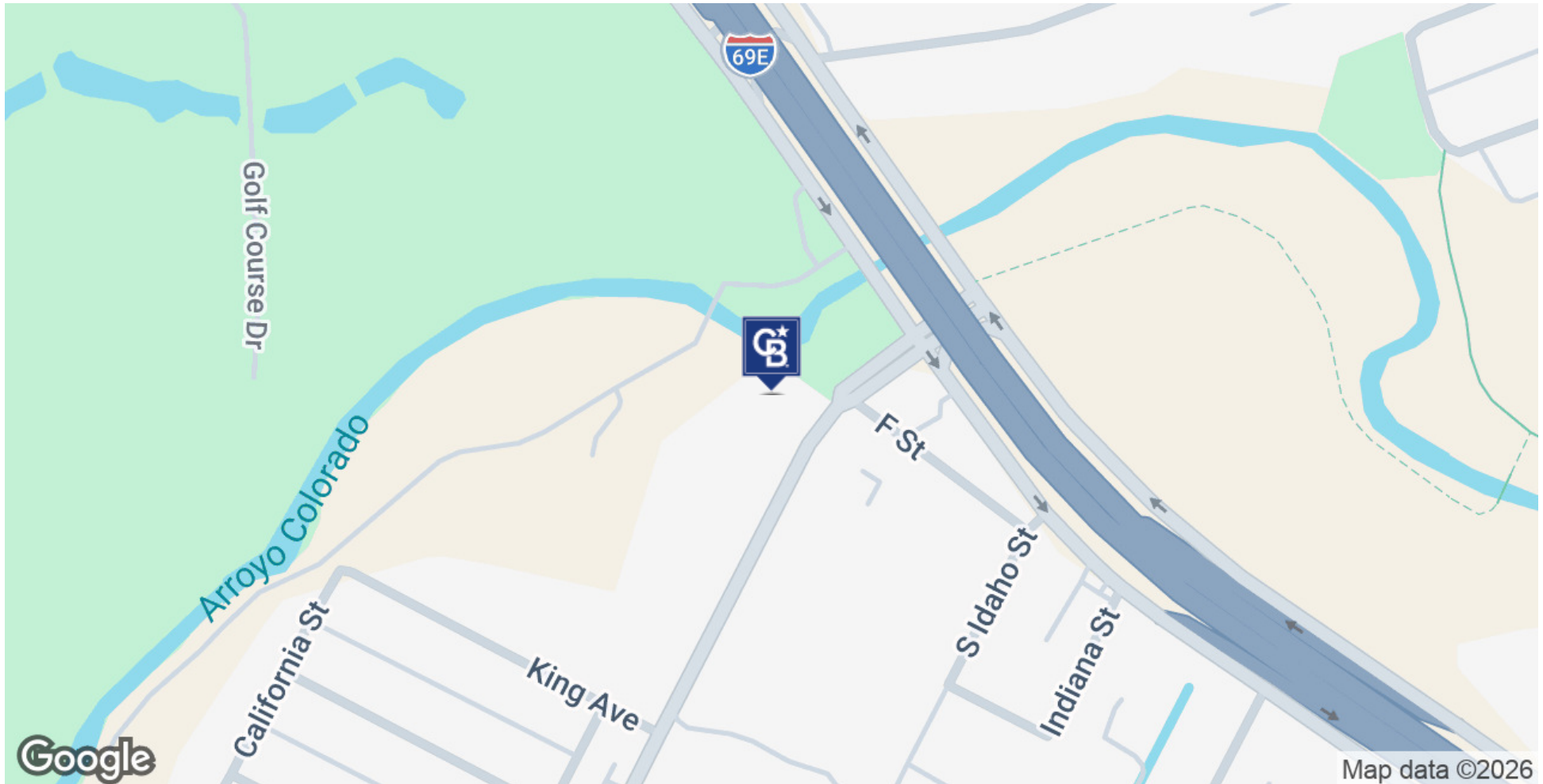


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LOCATION MAP

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DEMOGRAPHICS

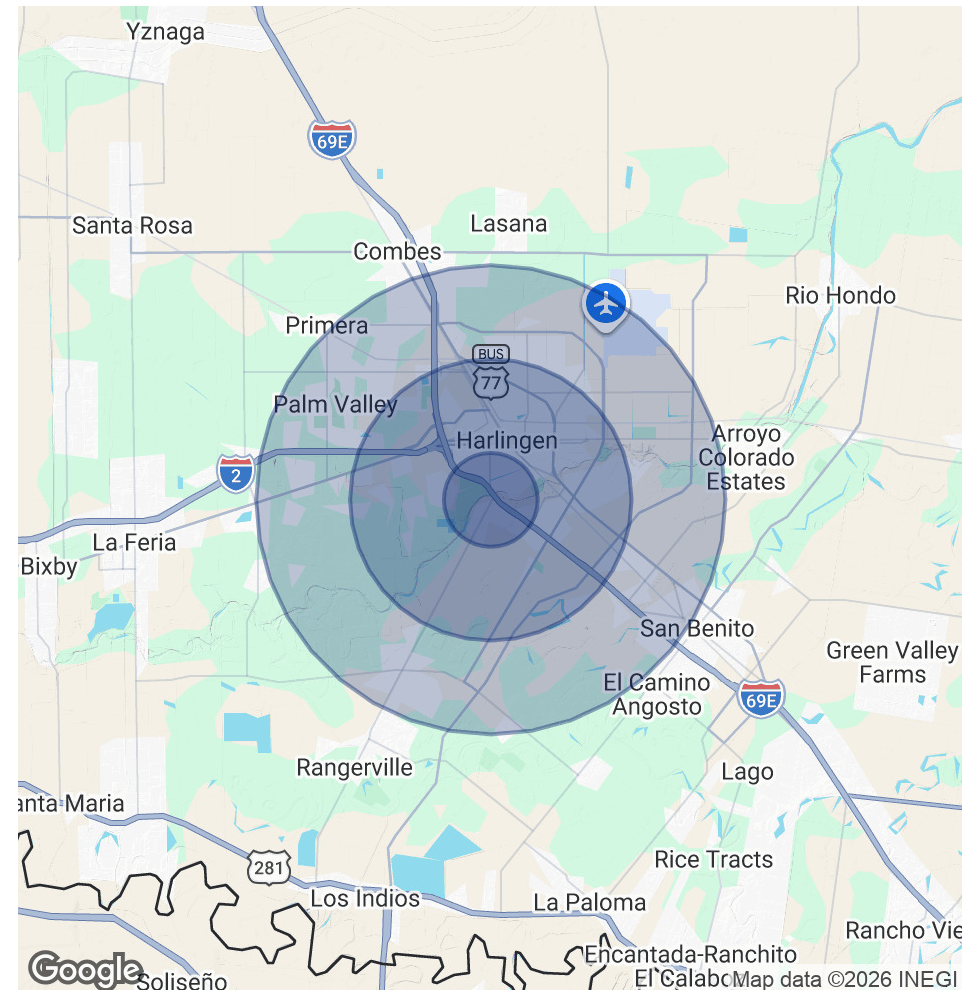
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,388	53,405	97,640
Average Age	31	34.3	34.7
Average Age (Male)	31	33	33.2
Average Age (Female)	32	36.7	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,884	19,100	33,997
# of Persons per HH	3.3	2.8	2.9
Average HH Income	\$56,855	\$66,774	\$72,001
Average House Value	\$89,592	\$123,305	\$141,145

2023 American Community Survey (ACS)



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