

±6.49 AC For Sale



SITE



RIO HONDO RD

 **3,216 VPD**

LOOP 499

 **10,845 VPD**



Loop 499 | Harlingen TX 78550



Southern Commercial Real Estate Group
414 W. Harrison St. Harlingen Tx. 78550
956.412.7273 | www.screg.net

Lupita-Gutierrez Garza
956.536.9596
Lupita@screg.net

Christian Gutierrez
956.367.5043
Chris@screg.net

Pete Torres
956.536.8994
Ptorres@screg.net

2 Property Overview



RIO HONDO RD

3,216 VPD

LOOP 499

10,845 VPD



For Sale

PROPERTY OVERVIEW

± 6.49-acre parcel on Loop 499 available for sale! This property offers an exceptional opportunity for institutional development. With its prime location near major highways, this expansive property is ideal for educational, healthcare, or government facilities looking to establish a presence in one of South Texas' most dynamic cities. Harlingen's central location, along with its rapidly growing infrastructure and population, makes this site a strategic investment for serving the needs of the expanding local community.

PROPERTY HIGHLIGHTS

- Ideal for institutional development
- High visibility & easy access
- ± 1 Mile away from Valley International Airport, TSTC, Marine Military Academy

3 Offering Summary

Lot Size

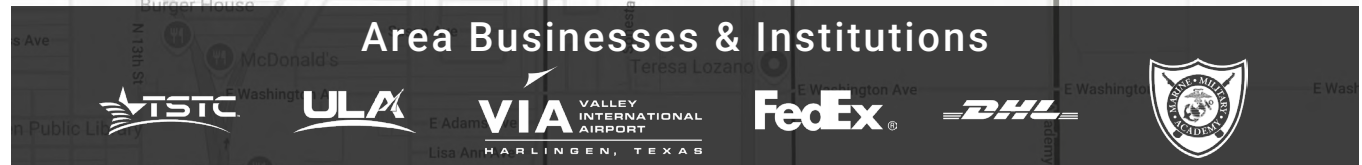
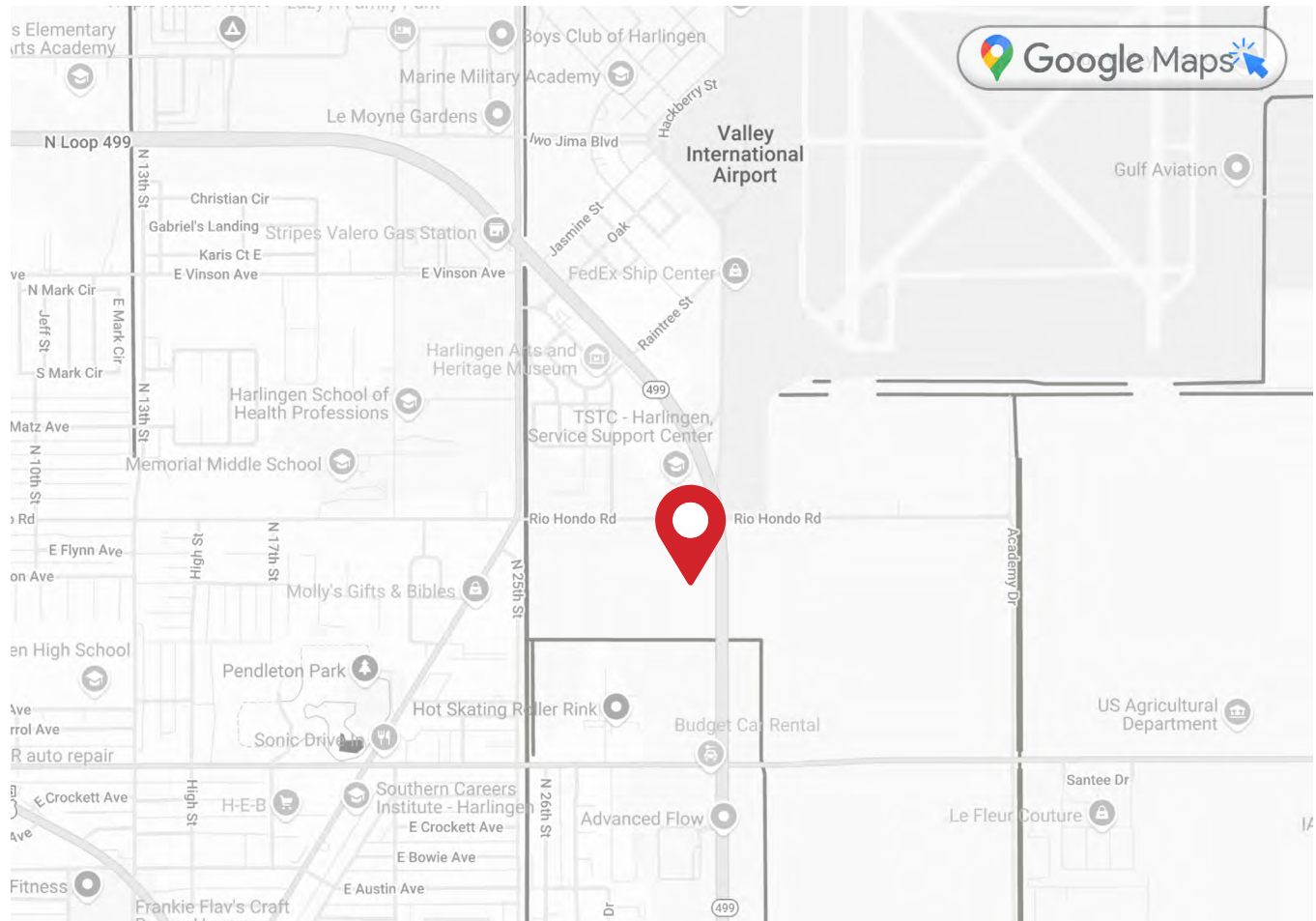
±6.49 AC

Asking

\$1,131,500

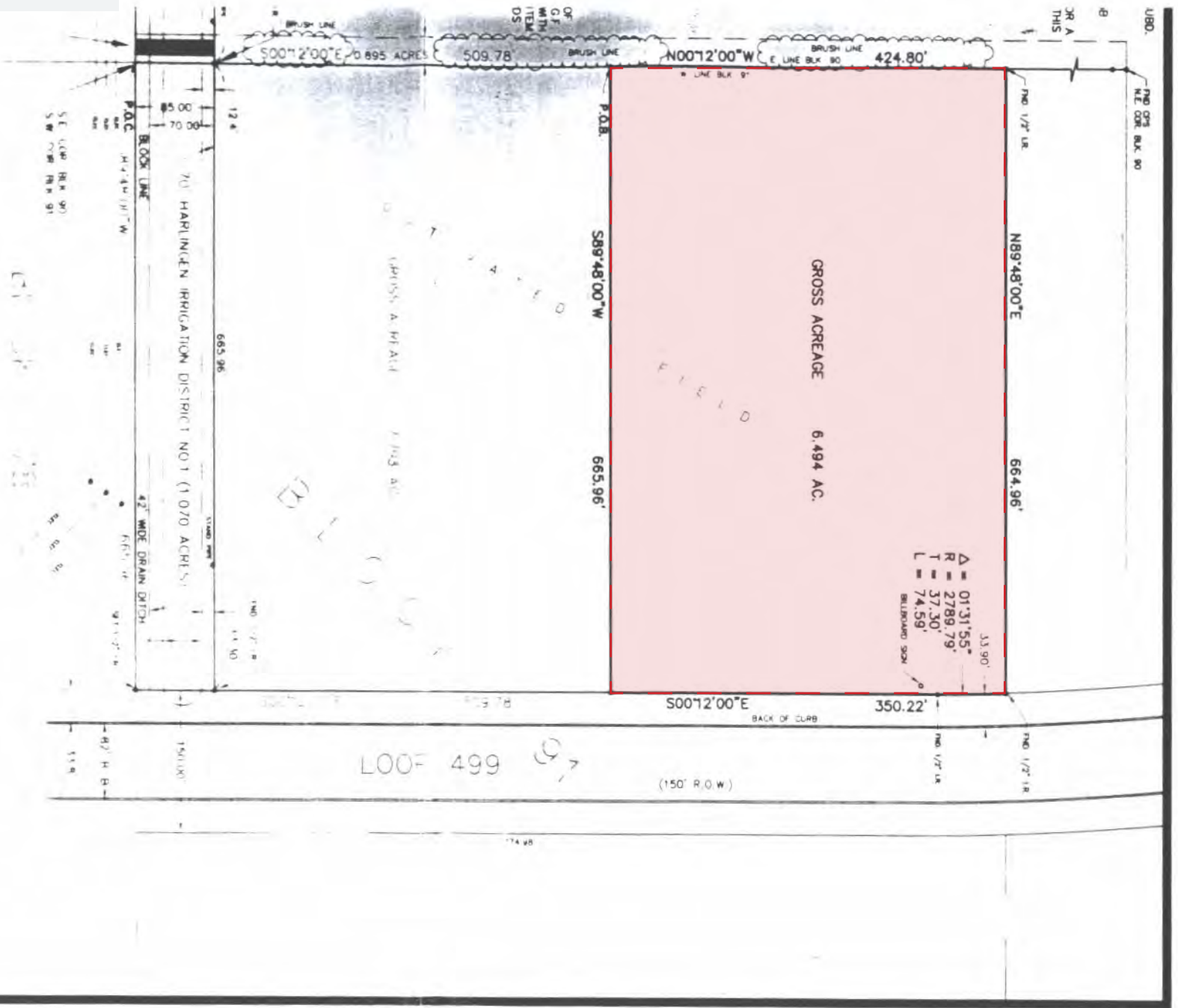
Market

Harlingen



Demographics

	MILE 1	MILE 3	MILE 5
MEDIAN INCOME	\$56,626	\$52,937	\$52,179
POPULATION	5,266	41,843	80,282



SURVEY MAP OF
 A 6.494 ACRE TRACT OF LAND MORE OR LESS, SITUATED IN AND A PART OF BLOCK 91, HARLINGEN LAND AND WATER COMPANY SUBDIVISION, HARLINGEN, CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF CAMERON COUNTY, TEXAS
 SCALE: 1"=100'
 NOVEMBER 10, 2000

$\Delta = 01^{\circ}31'55''$
 $R = 2789.79'$
 $T = 37.30'$
 $L = 74.59'$
 BALANCED 90%

PROFESSIONAL LAND SURVEYOR
 NO HEREBY CERTIFIED FROM RESEARCH AND FIELD EXAMINATION AND THAT AS BEEN GIVEN TO
 DATE



MARTIN, BROWN & PEREZ
 Engineering & Surveying Inc.

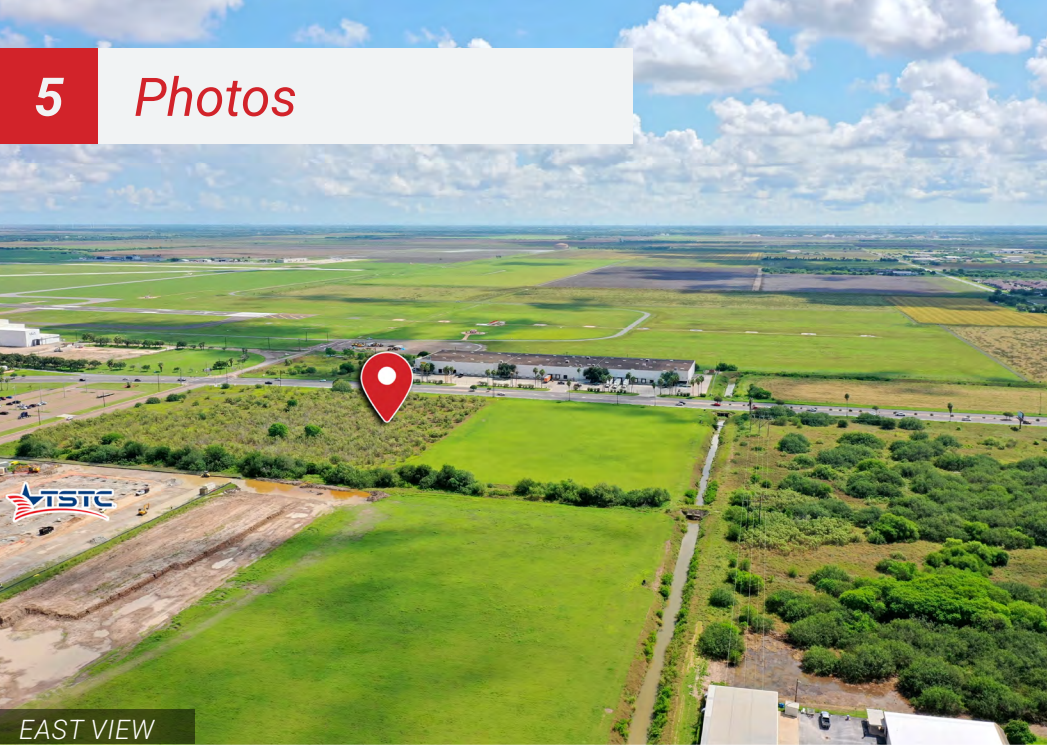
JOB NO. 8338-0

221 E. Renner P.O. Box 1388 Harlingen, TX 78551 (956) 428-6014 Fax 412-1837

We obtained the information above from sources we believe to be reliable. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All information should be verified by user prior to purchase or lease.



5 Photos



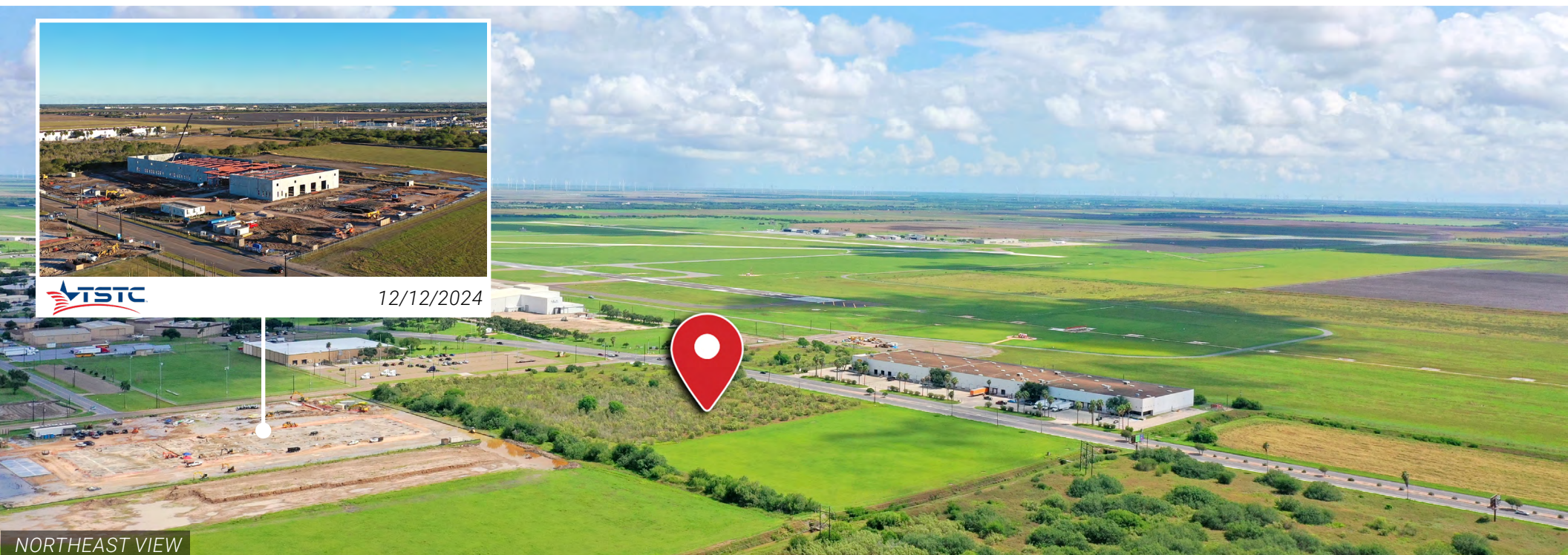
EAST VIEW



NORTHEAST VIEW

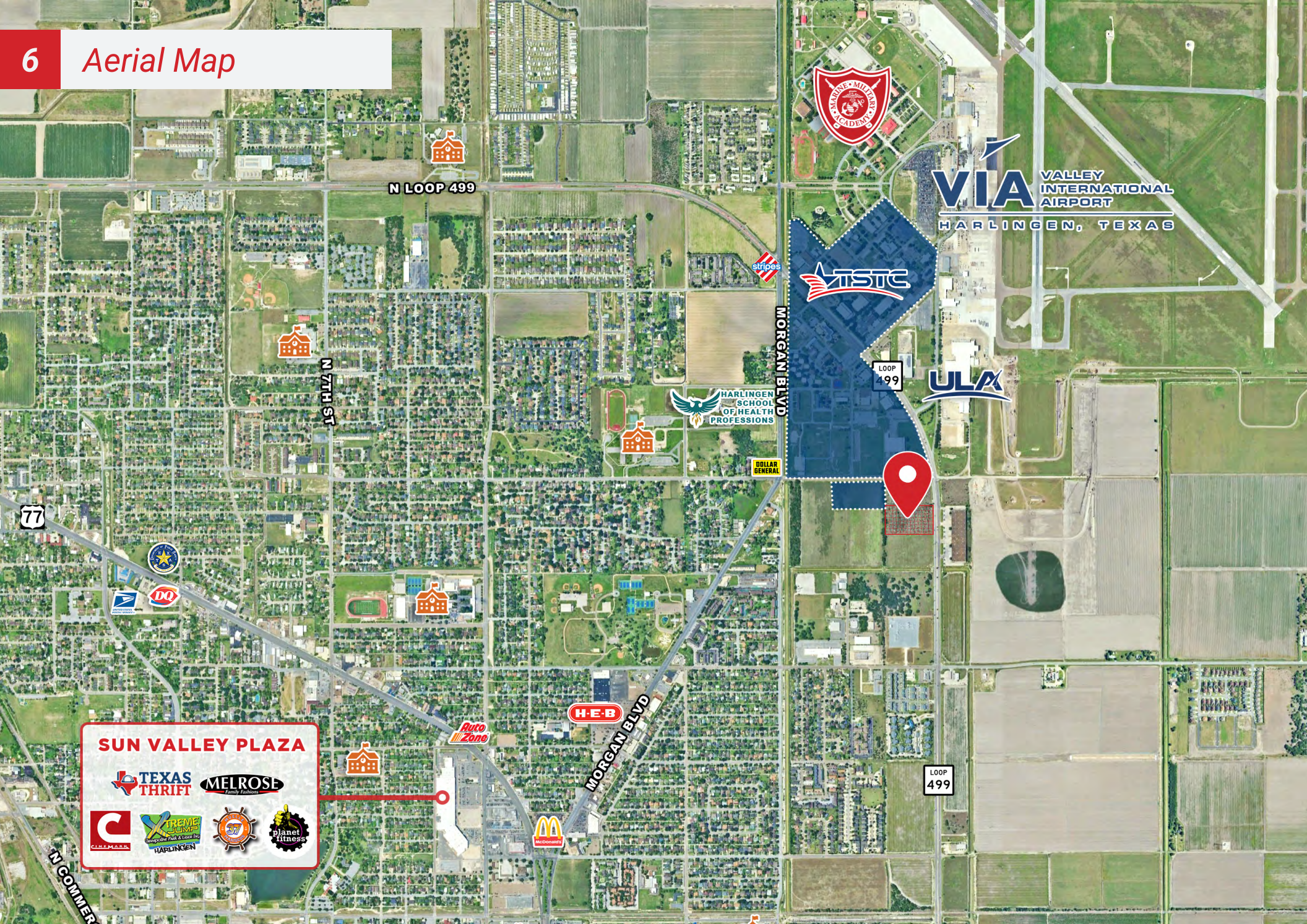


12/12/2024

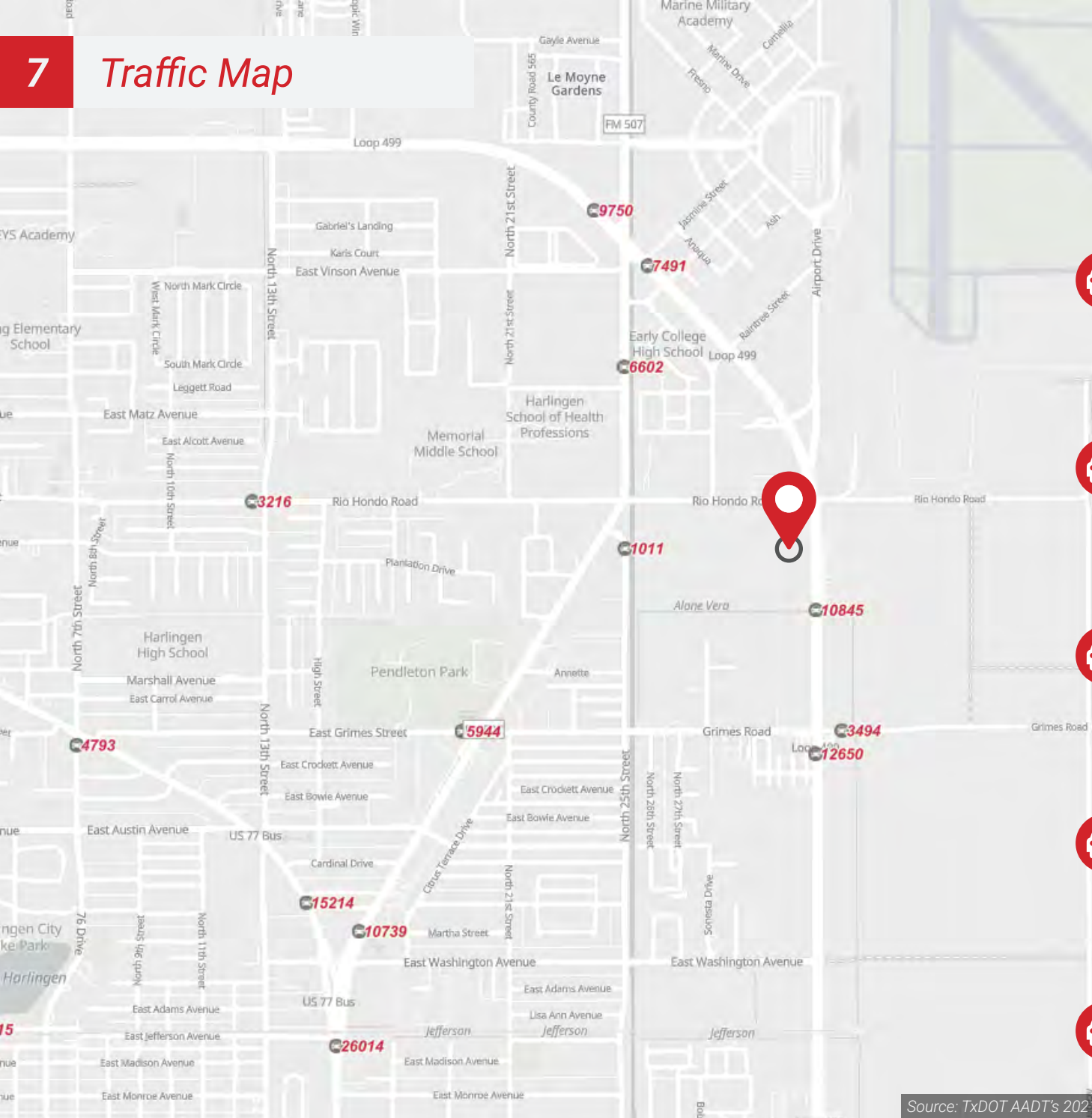


NORTHEAST VIEW

6 Aerial Map




7 Traffic Map




Traffic Counts

Loop 499 Harlingen, TX

Loop 499

 10,845 VPD

Grimes Rd.

 3,494 VPD


N 25 St.

 1,011 VPD

Morgan Blvd.

 10,739 VPD

Business 77

 4,793 VPD

Source: TxDOT AADT's 2021

8 Demographics



1 Mile

KEY FACTS

5,266
2023 Total Population (Esri)

33.5
Median Age

2.5
Average Household Size

\$56,626
Median Household Income

BUSINESS

82
Total Businesses

995
Total Employees

INCOME

\$56,626
Median Household Income

\$27,141
Per Capita Income

\$30,411
Median Net Worth

EDUCATION

5%
No High School Diploma

31%
High School Graduate

30%
Some College

33%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

69%
White Collar

15%
Blue Collar

16%
Services

2.8%
Unemployment Rate

3 Miles

KEY FACTS

41,843
2023 Total Population (Esri)

35.3
Median Age

2.8
Average Household Size

\$52,937
Median Household Income

BUSINESS

1,790
Total Businesses

19,171
Total Employees

INCOME

\$52,937
Median Household Income

\$25,653
Per Capita Income

\$72,929
Median Net Worth

EDUCATION

18%
No High School Diploma

29%
High School Graduate

29%
Some College

24%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

65%
White Collar

18%
Blue Collar

17%
Services

4.5%
Unemployment Rate

5 Miles

KEY FACTS

80,282
2023 Total Population (Esri)

35.8
Median Age

2.8
Average Household Size

\$52,179
Median Household Income

BUSINESS

2,995
Total Businesses

36,302
Total Employees

INCOME

\$52,179
Median Household Income

\$23,803
Per Capita Income

\$84,344
Median Net Worth

EDUCATION

20%
No High School Diploma

29%
High School Graduate

30%
Some College

20%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

62%
White Collar

21%
Blue Collar

17%
Services

4.1%
Unemployment Rate



Information About Brokerage Services

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

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential 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.

Southern Commercial Real Estate Group	9010230	Info@screg.net	(956) 412-7273
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Guadalupe G. Garza	0412275	Lupita@screg.net	(956) 536-9596
Designated Broker of Firm	License No.	Email	Phone
Christian Gutierrez	582038	Chris@screg.net	(956) 367-5043
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pedro F. Torres Jr.	699448	Ptorres@screg.net	(956) 536-8994
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



**SOUTHERN
COMMERCIAL**
REAL ESTATE GROUP

DISCLAIMER

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CONTACT US

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956.536.9596

Lupita@screg.net

Christian Gutierrez

956.367.5043

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Pete Torres

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