

FREESTANDING, HARLINGEN LOCATION

AVAILABLE

1305 W Tyler Ave Harlingen, TX 78551



LEASE RATE

Subject to Offer

LEASE TYPE

Net

LEASE TERM

Negotiable

Daniel Galvan, SIOR, CCIM

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Jacob Galvan

956 363 1179

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY SUMMARY

1305 W TYLER AVE

Harlingen, TX 78550



PROPERTY DESCRIPTION

Situated on a bustling street, 1305 W. Tyler Avenue, a remarkable freestanding building nestled in the heart of Harlingen, Texas. This versatile property offers an exceptional opportunity for various commercial endeavors. Boasting a prime location, this standalone building enjoys high visibility and accessibility, making it an ideal investment for businesses seeking prominence and convenience.

PROPERTY HIGHLIGHTS

- Proximity to Shopping, Entertainment, and Dining
- Excellent Access to Interstate I-2 & I-69
- Freestanding
- All of Part

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.64 AC
Building Size:	4,160 SF
VPD:	19,043
County:	Cameron
Market:	Rio Grade Valley
Submarket:	Harlingen
Zoning:	CO

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AERIAL

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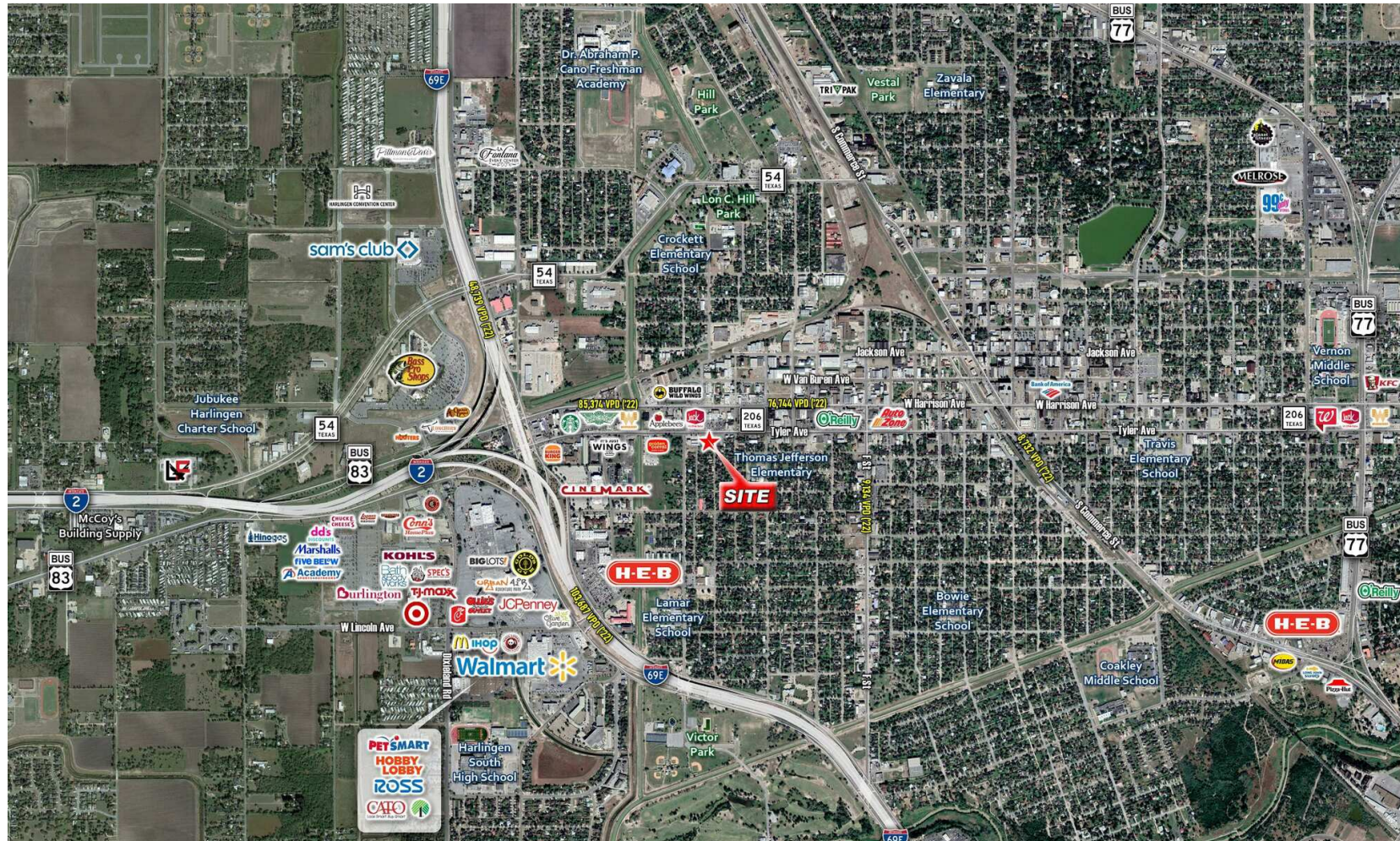


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AERIAL MAP

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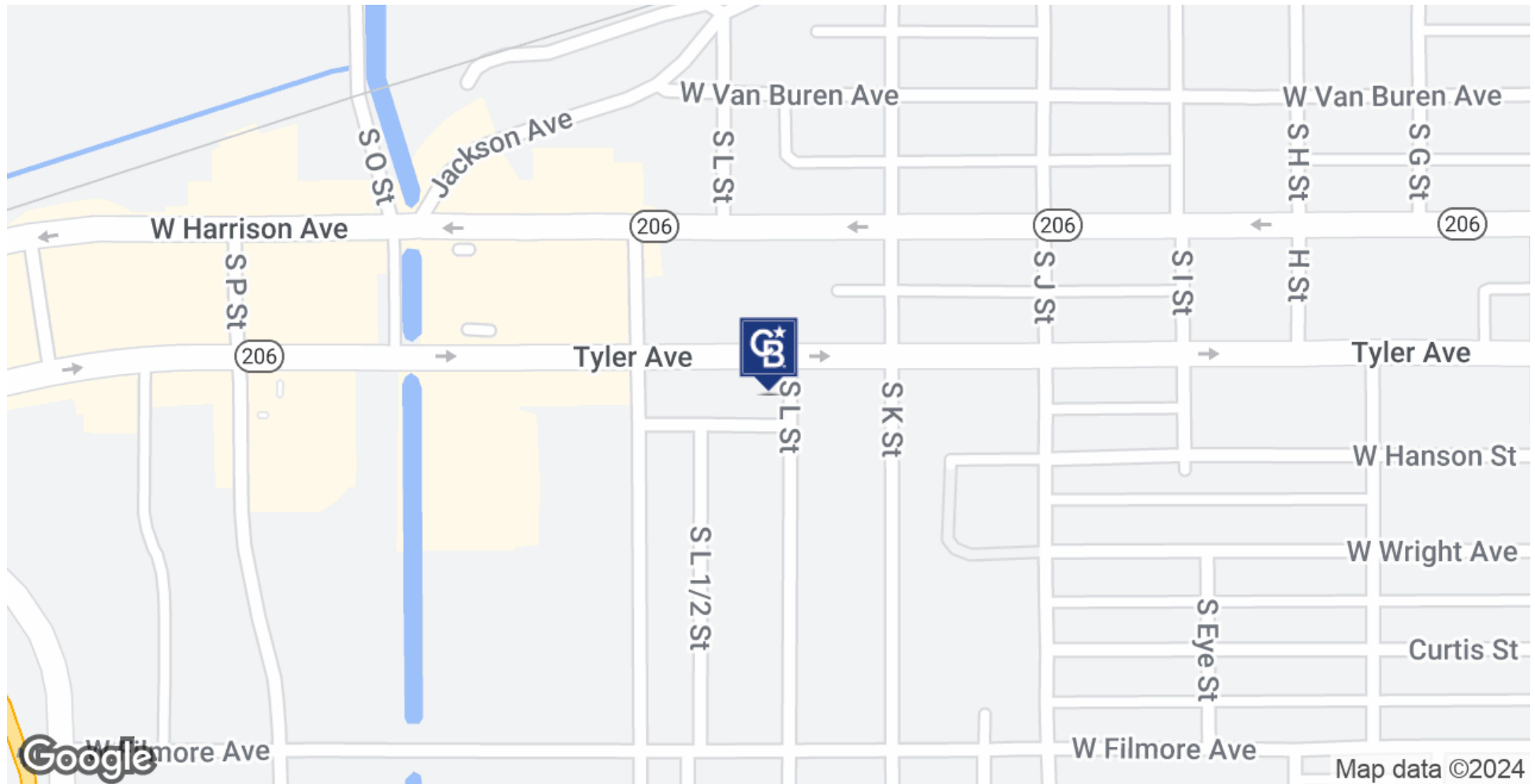


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LOCATION MAP

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DEMOGRAPHICS

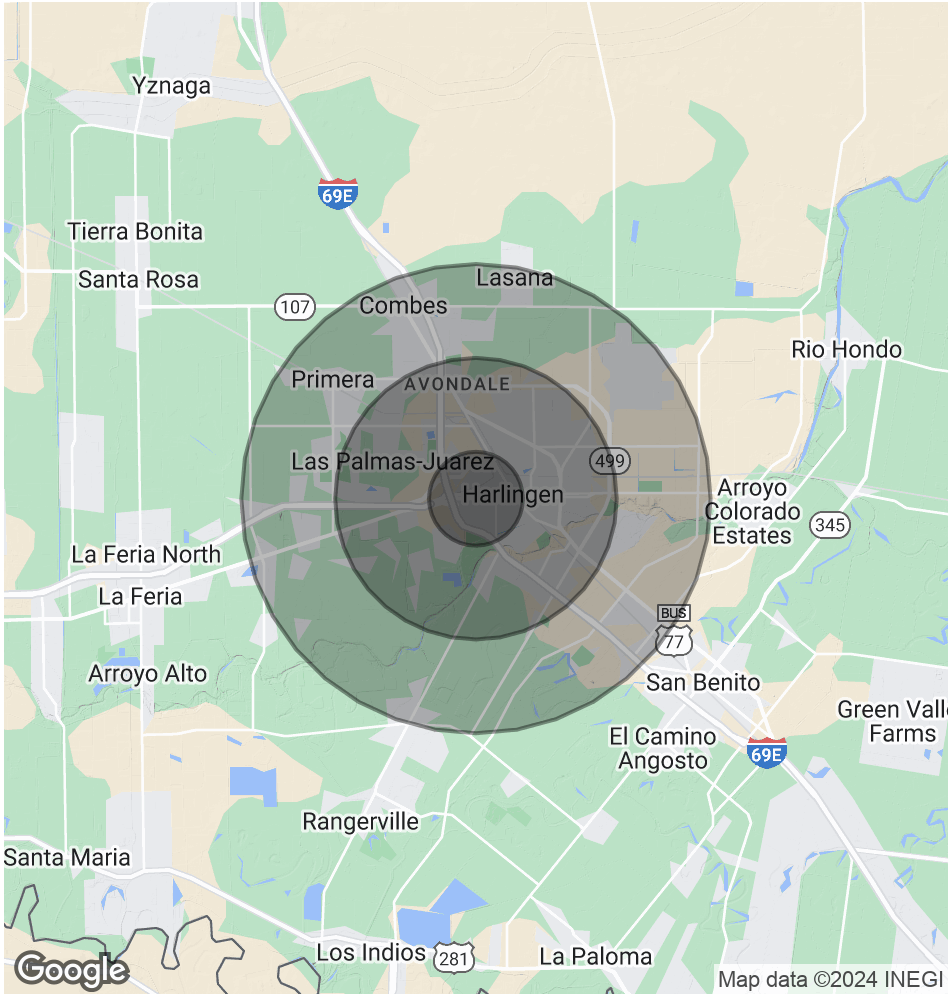
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,398	61,085	89,467
Average Age	34.1	31.4	33.2
Average Age (Male)	29.9	30.7	33
Average Age (Female)	38.5	34.1	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,240	23,434	34,607
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$36,841	\$47,012	\$50,709
Average House Value	\$61,087	\$94,887	\$100,479

* Demographic data derived from 2020 ACS - US Census



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