

**ADAMS ST**  
HARLINGEN, TX 78552

**PRIME LAND FOR SALE**



W Lincoln Ave

7.62 AC

S Palm Ct/Dr

Tucker Rd

FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

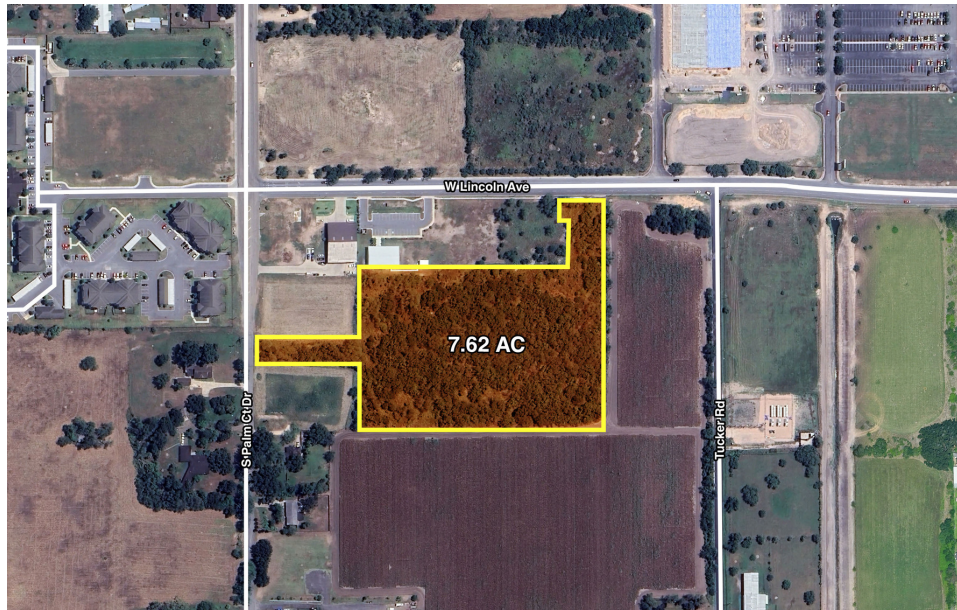
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# PROPERTY SUMMARY

ADAMS ST | HARLINGEN, TX 78552



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at Adams St, Harlingen, TX. This 7.63-acre property offers ample space for development, making it an attractive prospect for Land and Office investors. With its proximity to major transportation routes, high visibility, and accessibility, this property presents a compelling opportunity for development in a rapidly growing market. Its location in the thriving Harlingen area and close proximity to essential amenities further enhance its appeal, positioning it as a strategic investment for those seeking to capitalize on the potential of this dynamic market.

## PROPERTY HIGHLIGHTS

- Prime location in the thriving Harlingen area
- Ample space for multifamily development
- Proximity to major transportation routes
- High visibility and accessibility for tenants
- Potential for significant ROI in a growing market
- Close to essential amenities for tenant convenience

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,495,000
<b>Lot Size:</b>	7.62 Acres
<b>Taxes:</b>	\$4,299
<b>Zoning:</b>	M-2 Multi-Family, Residential
<b>Traffic Count:</b>	Lincoln Ave: 8,455 VPD

## FOR SALE | LAND

**Disclaimer:** The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

# DEMOGRAPHICS MAP & REPORT

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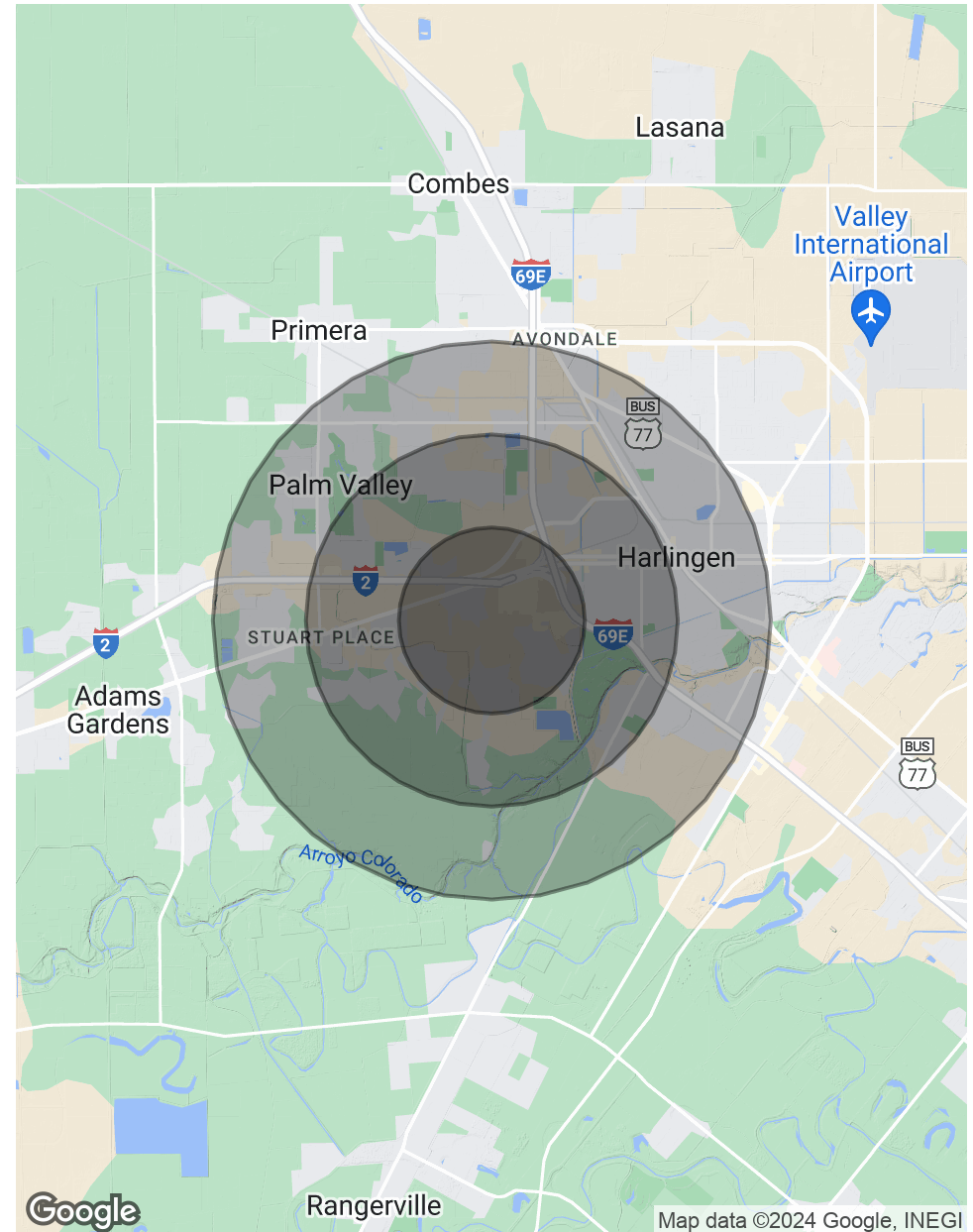
## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,291	15,020	28,213
Average Age	45.8	38.9	36.5
Average Age (Male)	48.9	40.1	38.0
Average Age (Female)	50.1	42.7	38.2

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,472	6,051	11,227
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$84,029	\$68,924	\$60,798
Average House Value	\$137,068	\$139,895	\$124,700

2020 American Community Survey (ACS)



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# REGIONAL MAP

ADAMS ST | HARLINGEN, TX 78552



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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