

1616 N Ed Carey



Presented by
CHRE

1616 N ED Carey Dr, Harlingen, TX 78550



1616 N Ed Carey

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Confidentiality Agreement



Cindy Hopkins, CCIM

chopkins@ccim.net

(956) 778-3255

License: 0508052



CHRE

312 E Harrison

Harlingen, TX 78550

Notes

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Property Details

Former Administrative Offices conveniently located in Harlingen's Medical District. Reception area, waiting room, 3 Individual Offices and Conference Room.

Price: \$12 - \$12.01 /SF/Year

- Adjacent to CVS
- Conveniently Located in Harlingen's Medical Corridor
- Recently renovated offices
- Move-in Condition

View the full listing here: <http://www.crelisting.net/FQV5Qr13Q/?StepID=107>

Total Space Available: N/A	
Rental Rate:	\$12 - \$12.01 /SF/Year
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	4,308 SF
Building Class:	B
Year Built:	1993
Lot Size:	10,946 SF
Zoning Description:	Commercial

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Listing space

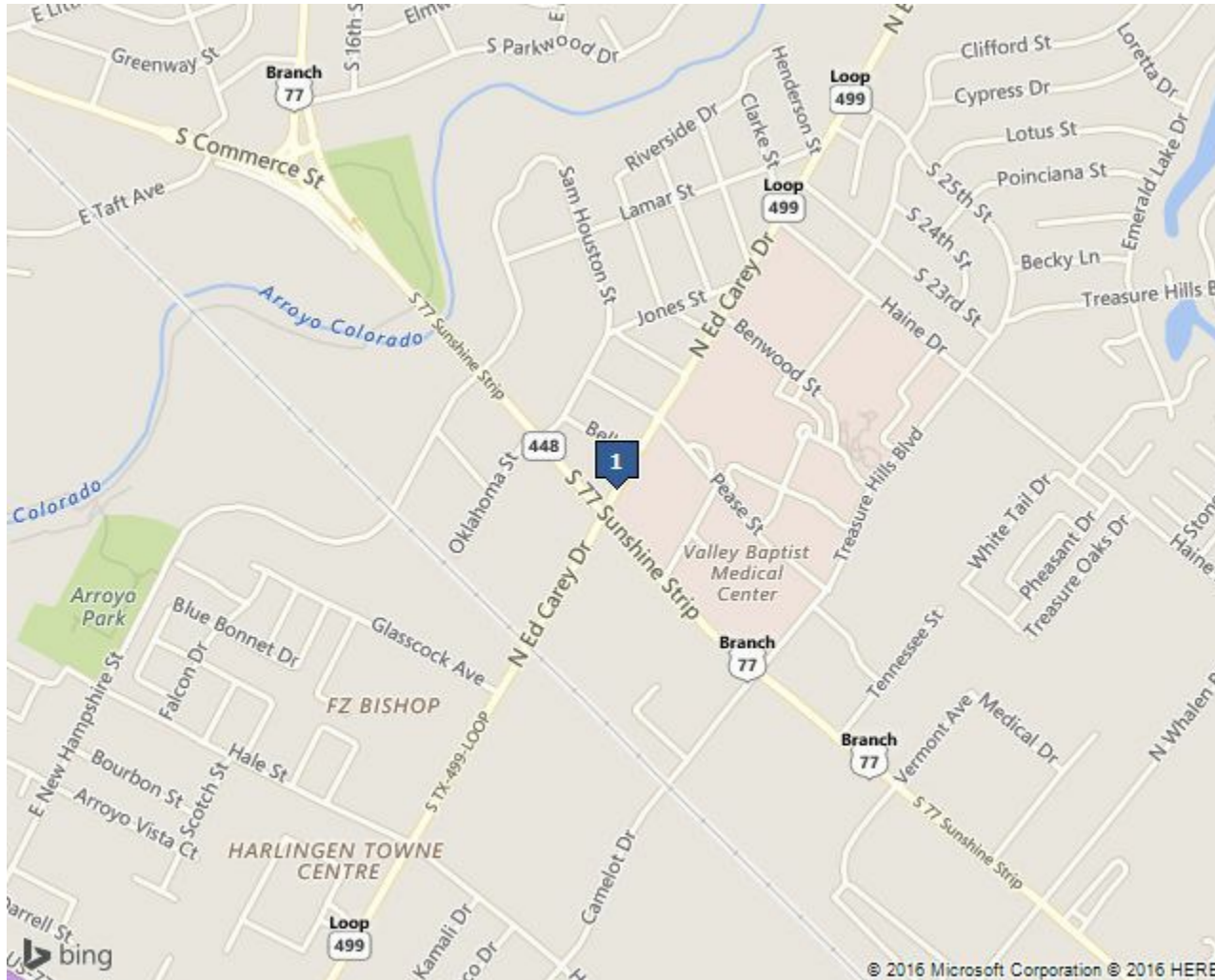
Space 1	Space Available:	1,300 SF
	Rental Rate:	\$12 - \$12.01 /SF/Year
	Space / Lot Type:	Office Building
	Additional Space / Lot Types:	Institutional/Governmental
	Lease Type:	NNN
	Date Available:	Sep 2016
	Lease Term:	36 Months
	No. Parking Spaces:	6
	Pct. Procurement Fee:	3.00%

Former Administrative Offices conveniently located in Harlingen's Medical District

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Location



Location Description

1620 Ed Carey, Harlingen, Texas - in Harlingen's Medical Corridor

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Property Photos



Main Photo



Exterior Photo

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Property Photos



Exterior Photo



Exterior Photo

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Property Photos



Exterior Photo



Exterior Photo

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Property Photos



Interior Photo - Front Entrance



Reception Area/Window

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Property Photos



Hallyway



Reception Desk located behind window

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Property Photos



Hallway to offices and conference



Additional built-in area for Admin

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Property Photos



1 of 3 offices



Hallway and Admin [left]

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Property Photos



2 of 3 offices



2 of 3 offices

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Property Photos



3 of 3 offices



3 of 3 offices

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Property Photos



Exit Door / Extinguisher



Hallway

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Property Photos



Admin Area



Hallway

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Property Photos



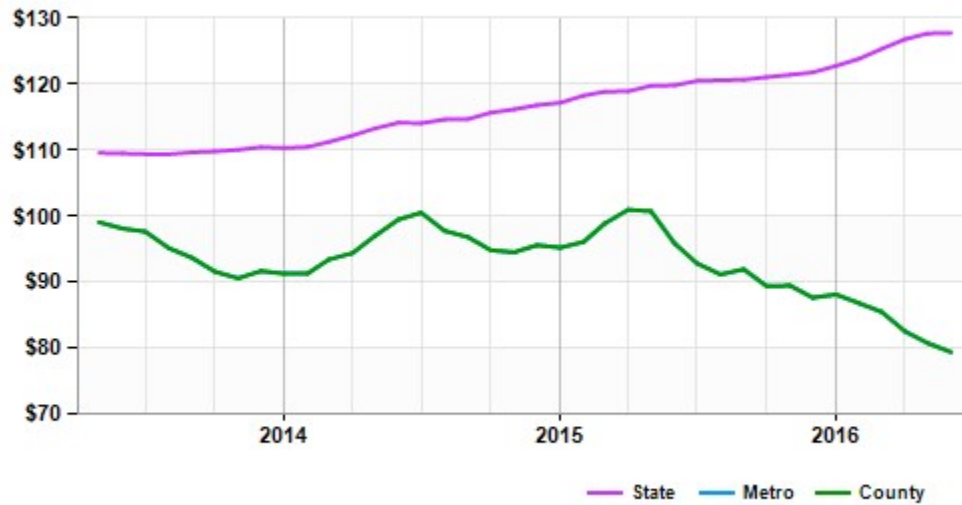
Front area / Reception

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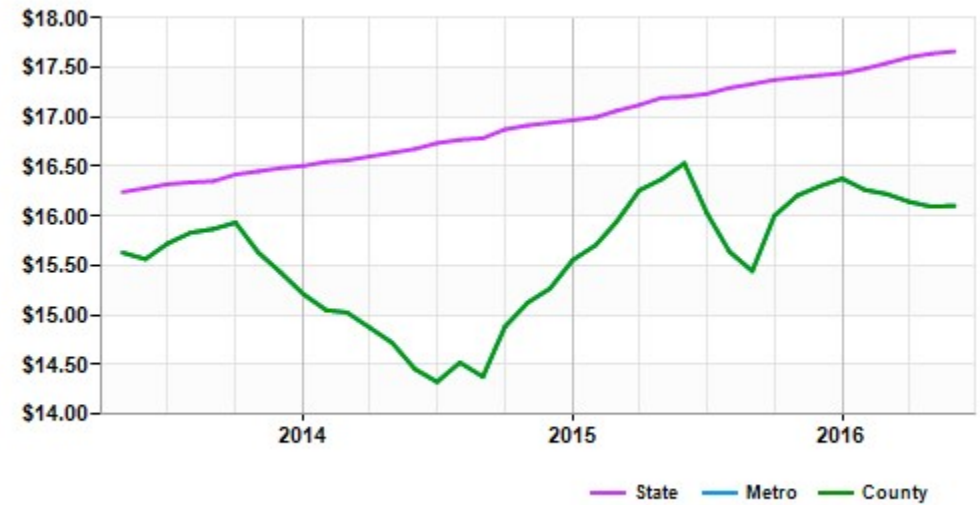
Market Trends

Asking Prices Office for Sale Harlingen, TX (\$/SF)



		Jun 16	vs. 3 mo. prior	Y-O-Y
—	State	\$128	+1.9%	+6.6%
—	Metro	\$79	-7.1%	-17.2%
—	County	\$79	-7.1%	-17.2%

Asking Rent Office for Lease Harlingen, TX (\$/SF/Year)



		Jun 16	vs. 3 mo. prior	Y-O-Y
—	State	\$17.66	+0.7%	+2.7%
—	Metro	\$16.10	-0.7%	-2.6%
—	County	\$16.10	-0.7%	-2.6%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	4,582	24,381	46,058
2015 Female Population	5,190	26,378	49,182
% 2015 Male Population	46.89%	48.03%	48.36%
% 2015 Female Population	53.11%	51.97%	51.64%
2015 Total Population: Adult	7,250	35,801	66,491
2015 Total Daytime Population	13,375	63,648	105,888
2015 Total Employees	7,230	29,133	41,089
2015 Total Population: Median Age	36	33	33
2015 Total Population: Adult Median Age	48	47	47
2015 Total population: Under 5 years	746	4,372	8,316
2015 Total population: 5 to 9 years	713	4,053	7,844
2015 Total population: 10 to 14 years	689	4,157	8,050
2015 Total population: 15 to 19 years	612	3,845	7,338
2015 Total population: 20 to 24 years	753	3,950	7,125
2015 Total population: 25 to 29 years	704	3,273	5,844
2015 Total population: 30 to 34 years	563	2,951	5,637
2015 Total population: 35 to 39 years	578	2,989	5,627
2015 Total population: 40 to 44 years	583	2,942	5,629
2015 Total population: 45 to 49 years	481	2,676	5,243
2015 Total population: 50 to 54 years	580	2,858	5,195
2015 Total population: 55 to 59 years	563	2,692	5,019

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	534	2,561	4,654
2015 Total population: 65 to 69 years	327	2,056	3,990
2015 Total population: 70 to 74 years	245	1,553	3,074
2015 Total population: 75 to 79 years	267	1,435	2,640
2015 Total population: 80 to 84 years	311	1,173	2,054
2015 Total population: 85 years and over	523	1,223	1,961
% 2015 Total population: Under 5 years	7.63%	8.61%	8.73%
% 2015 Total population: 5 to 9 years	7.30%	7.98%	8.24%
% 2015 Total population: 10 to 14 years	7.05%	8.19%	8.45%
% 2015 Total population: 15 to 19 years	6.26%	7.58%	7.70%
% 2015 Total population: 20 to 24 years	7.71%	7.78%	7.48%
% 2015 Total population: 25 to 29 years	7.20%	6.45%	6.14%
% 2015 Total population: 30 to 34 years	5.76%	5.81%	5.92%
% 2015 Total population: 35 to 39 years	5.91%	5.89%	5.91%
% 2015 Total population: 40 to 44 years	5.97%	5.80%	5.91%
% 2015 Total population: 45 to 49 years	4.92%	5.27%	5.51%
% 2015 Total population: 50 to 54 years	5.94%	5.63%	5.45%
% 2015 Total population: 55 to 59 years	5.76%	5.30%	5.27%
% 2015 Total population: 60 to 64 years	5.46%	5.05%	4.89%
% 2015 Total population: 65 to 69 years	3.35%	4.05%	4.19%
% 2015 Total population: 70 to 74 years	2.51%	3.06%	3.23%

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.73%	2.83%	2.77%
% 2015 Total population: 80 to 84 years	3.18%	2.31%	2.16%
% 2015 Total population: 85 years and over	5.35%	2.41%	2.06%
2015 White alone	8,461	43,526	82,192
2015 Black or African American alone	170	680	1,008
2015 American Indian and Alaska Native alone	45	258	461
2015 Asian alone	347	687	994
2015 Native Hawaiian and OPI alone	21	32	48
2015 Some Other Race alone	554	4,505	8,514
2015 Two or More Races alone	174	1,071	2,023
2015 Hispanic	6,533	41,772	80,532
2015 Not Hispanic	3,239	8,987	14,708
% 2015 White alone	86.58%	85.75%	86.30%
% 2015 Black or African American alone	1.74%	1.34%	1.06%
% 2015 American Indian and Alaska Native alone	0.46%	0.51%	0.48%
% 2015 Asian alone	3.55%	1.35%	1.04%
% 2015 Native Hawaiian and OPI alone	0.21%	0.06%	0.05%
% 2015 Some Other Race alone	5.67%	8.88%	8.94%
% 2015 Two or More Races alone	1.78%	2.11%	2.12%
% 2015 Hispanic	66.85%	82.29%	84.56%
% 2015 Not Hispanic	33.15%	17.71%	15.44%

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	4,010	10,761	17,249
2015 Not Hispanic: Black or African American alone	99	355	444
2015 Not Hispanic: American Indian and Alaska Native alone	16	74	118
2015 Not Hispanic: Asian alone	330	462	553
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	4	7
2015 Not Hispanic: Some Other Race alone	8	21	39
2015 Not Hispanic: Two or More Races	37	160	256
% 2015 Not Hispanic: White alone	45.88%	22.38%	19.84%
% 2015 Not Hispanic: Black or African American alone	1.13%	0.74%	0.51%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.18%	0.15%	0.14%
% 2015 Not Hispanic: Asian alone	3.78%	0.96%	0.64%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.01%	0.01%
% 2015 Not Hispanic: Some Other Race alone	0.09%	0.04%	0.04%
% 2015 Not Hispanic: Two or More Races	0.42%	0.33%	0.29%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	9,772	50,759	95,240
2015 Households	3,541	16,672	30,204
Population Change 2010-2015	456	1,462	3,049
Household Change 2010-2015	136	395	759
% Population Change 2010-2015	4.89%	2.97%	3.31%
% Household Change 2010-2015	3.99%	2.43%	2.58%
Population Change 2000-2015	1,032	2,673	8,307
Household Change 2000-2015	361	909	2,677
% Population Change 2000 to 2015	11.81%	5.56%	9.56%
% Household Change 2000 to 2015	11.35%	5.77%	9.72%
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	3,618	18,971	32,954
2015 Occupied Housing Units	3,178	15,762	27,526
2015 Owner Occupied Housing Units	1,693	9,364	17,638
2015 Renter Occupied Housing Units	1,485	6,398	9,888
2015 Vacant Housings Units	439	3,209	5,428
% 2015 Occupied Housing Units	87.84%	83.08%	83.53%

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	53.27%	59.41%	64.08%
% 2015 Renter occupied housing units	46.73%	40.59%	35.92%
% 2000 Vacant housing units	12.13%	16.92%	16.47%
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$38,185	\$32,205	\$33,300
2015 Household Income: Average	\$56,413	\$48,223	\$49,045
2015 Per Capita Income	\$21,540	\$16,104	\$15,707
2015 Household income: Less than \$10,000	432	2,439	4,323
2015 Household income: \$10,000 to \$14,999	283	1,549	2,706
2015 Household income: \$15,000 to \$19,999	307	1,431	2,337
2015 Household income: \$20,000 to \$24,999	300	1,505	2,658
2015 Household income: \$25,000 to \$29,999	165	909	1,718
2015 Household income: \$30,000 to \$34,999	179	1,140	2,060
2015 Household income: \$35,000 to \$39,999	164	734	1,505
2015 Household income: \$40,000 to \$44,999	147	742	1,254
2015 Household income: \$45,000 to \$49,999	211	724	1,122
2015 Household income: \$50,000 to \$59,999	207	971	1,943
2015 Household income: \$60,000 to \$74,999	338	1,561	2,970
2015 Household income: \$75,000 to \$99,999	310	1,139	2,249
2015 Household income: \$100,000 to \$124,999	166	759	1,516
2015 Household income: \$125,000 to \$149,999	111	439	778
2015 Household income: \$150,000 to \$199,999	134	381	608

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	87	249	457
% 2015 Household income: Less than \$10,000	12.20%	14.63%	14.31%
% 2015 Household income: \$10,000 to \$14,999	7.99%	9.29%	8.96%
% 2015 Household income: \$15,000 to \$19,999	8.67%	8.58%	7.74%
% 2015 Household income: \$20,000 to \$24,999	8.47%	9.03%	8.80%
% 2015 Household income: \$25,000 to \$29,999	4.66%	5.45%	5.69%
% 2015 Household income: \$30,000 to \$34,999	5.06%	6.84%	6.82%
% 2015 Household income: \$35,000 to \$39,999	4.63%	4.40%	4.98%
% 2015 Household income: \$40,000 to \$44,999	4.15%	4.45%	4.15%
% 2015 Household income: \$45,000 to \$49,999	5.96%	4.34%	3.71%
% 2015 Household income: \$50,000 to \$59,999	5.85%	5.82%	6.43%
% 2015 Household income: \$60,000 to \$74,999	9.55%	9.36%	9.83%
% 2015 Household income: \$75,000 to \$99,999	8.75%	6.83%	7.45%
% 2015 Household income: \$100,000 to \$124,999	4.69%	4.55%	5.02%
% 2015 Household income: \$125,000 to \$149,999	3.13%	2.63%	2.58%
% 2015 Household income: \$150,000 to \$199,999	3.78%	2.29%	2.01%
% 2015 Household income: \$200,000 or more	2.46%	1.49%	1.51%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$958,091	\$4,474,776	\$8,167,582
2015 Jewelry stores	\$323,490	\$1,474,133	\$2,686,707
2015 Mens clothing stores	\$1,086,355	\$5,037,906	\$9,210,458
2015 Shoe stores	\$1,114,631	\$5,216,460	\$9,559,412

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Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$1,817,974	\$8,396,202	\$15,338,582
2015 Automobile dealers	\$13,709,463	\$62,851,731	\$115,301,973
2015 Automotive parts and accessories stores	\$2,708,970	\$12,514,305	\$22,929,002
2015 Other motor vehicle dealers	\$370,180	\$1,729,164	\$3,164,858
2015 Tire dealers	\$1,210,787	\$5,598,890	\$10,265,278
2015 Hardware stores	\$53,065	\$245,614	\$454,539
2015 Home centers	\$533,213	\$2,452,210	\$4,549,002
2015 Nursery and garden centers	\$646,219	\$2,948,672	\$5,447,899
2015 Outdoor power equipment stores	\$298,644	\$1,390,044	\$2,566,884
2015 Paint andwallpaper stores	\$62,752	\$293,452	\$545,880
2015 Appliance, television, and other electronics stores	\$1,829,887	\$8,406,849	\$15,450,314
2015 Camera andphotographic supplies stores	\$135,133	\$609,406	\$1,118,829
2015 Computer andsoftware stores	\$5,151,486	\$23,828,542	\$43,498,306
2015 Beer, wine, and liquor stores	\$891,578	\$4,113,810	\$7,516,573
2015 Convenience stores	\$4,143,379	\$19,254,605	\$35,128,654
2015 Restaurant Expenditures	\$3,729,144	\$17,201,622	\$31,507,145
2015 Supermarkets and other grocery (except convenience) stores	\$15,051,107	\$70,248,271	\$128,239,014
2015 Furniture stores	\$1,311,434	\$6,027,793	\$11,058,710
2015 Home furnishings stores	\$4,553,238	\$21,042,049	\$38,600,537
2015 General merchandise stores	\$24,019,280	\$110,963,016	\$203,618,617
2015 Gasoline stations with convenience stores	\$12,734,274	\$59,222,489	\$108,349,938

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$9,096,125	\$42,342,180	\$77,547,639
2015 Department stores (excl leased depts)	\$23,695,790	\$109,488,883	\$200,931,910
2015 General merchandise stores	\$24,019,280	\$110,963,016	\$203,618,617
2015 Other health and personal care stores	\$926,349	\$4,244,990	\$7,773,651
2015 Pharmacies and drug stores	\$3,767,407	\$17,464,908	\$31,970,271
2015 Pet and pet supplies stores	\$991,130	\$4,582,644	\$8,414,845
2015 Book, periodical, and music stores	\$146,797	\$663,238	\$1,215,005
2015 Hobby, toy, and game stores	\$437,266	\$2,020,949	\$3,705,955
2015 Musical instrument and supplies stores	\$42,444	\$189,677	\$346,778
2015 Sewing, needlework, and piece goods stores	\$80,571	\$370,569	\$677,829
2015 Sporting goods stores	\$414,060	\$1,887,091	\$3,469,188

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Broker Profile



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License: 0508052



CHRE

48 Los Amigos
Harlingen, TX 78552

Cindy Hopkins, CCIM

CCIM with a diverse background, with over 15 years in the Real Estate Industry. Extensive Market Knowledge, Negotiation Skills and Diverse Client Base. TOP Producer in Sales - 2005/2006/2007/2008 International Presidents Circle 2007 International Diamond Society 2008 15 years of involvement in the Real Estate Industry CCIM CCIM Chapter Member - San Antonio CRS - Commercial Real Estate Specialist ICSC

Current Occupation:	Broker
Education:	San Diego State University Certified Commercial Investment Member Since 2009
Organizations/Associations:	CCIM, National Association of REALTORS, LoopNet, Inc., International Council of Shopping Centers (ICSC)
Honors/Awards:	Top Producer Sales - Coldwell Banker - 2004 - 2009
Website:	http://CHopkinsRealEstate.com