

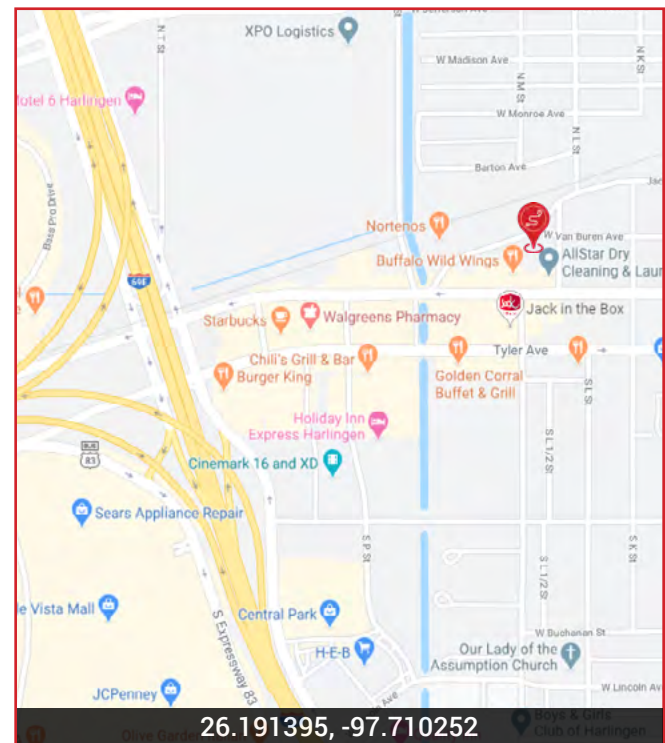


PROPERTY OVERVIEW

750 SF of retail or office space located in the Holsum Bakery retail development. Building is existing with finish out. Join Buffalo Wild Wings, Blanquita's Restaurant, and All-Star Cleaners.

PROPERTY HIGHLIGHTS

- 33,000 VPD on Harrison Ave.
- Anchored by Buffalo Wild Wings
- Themed Retail Development
- Ample parking
- Ideal for insurance office, mobile phone store, small shop retail users



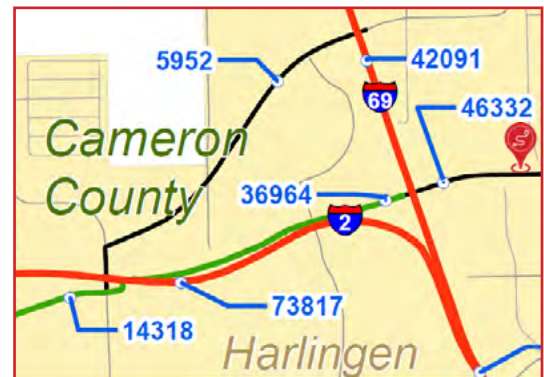
26.191395, -97.710252


OFFERING SUMMARY

Total SF	36,466 SF
Available SF	750 SF
Lease Rate	\$15 SF/YR
NNN	Est. \$3.50 SF/YR
Zoning	General Retail
Market	Harlingen

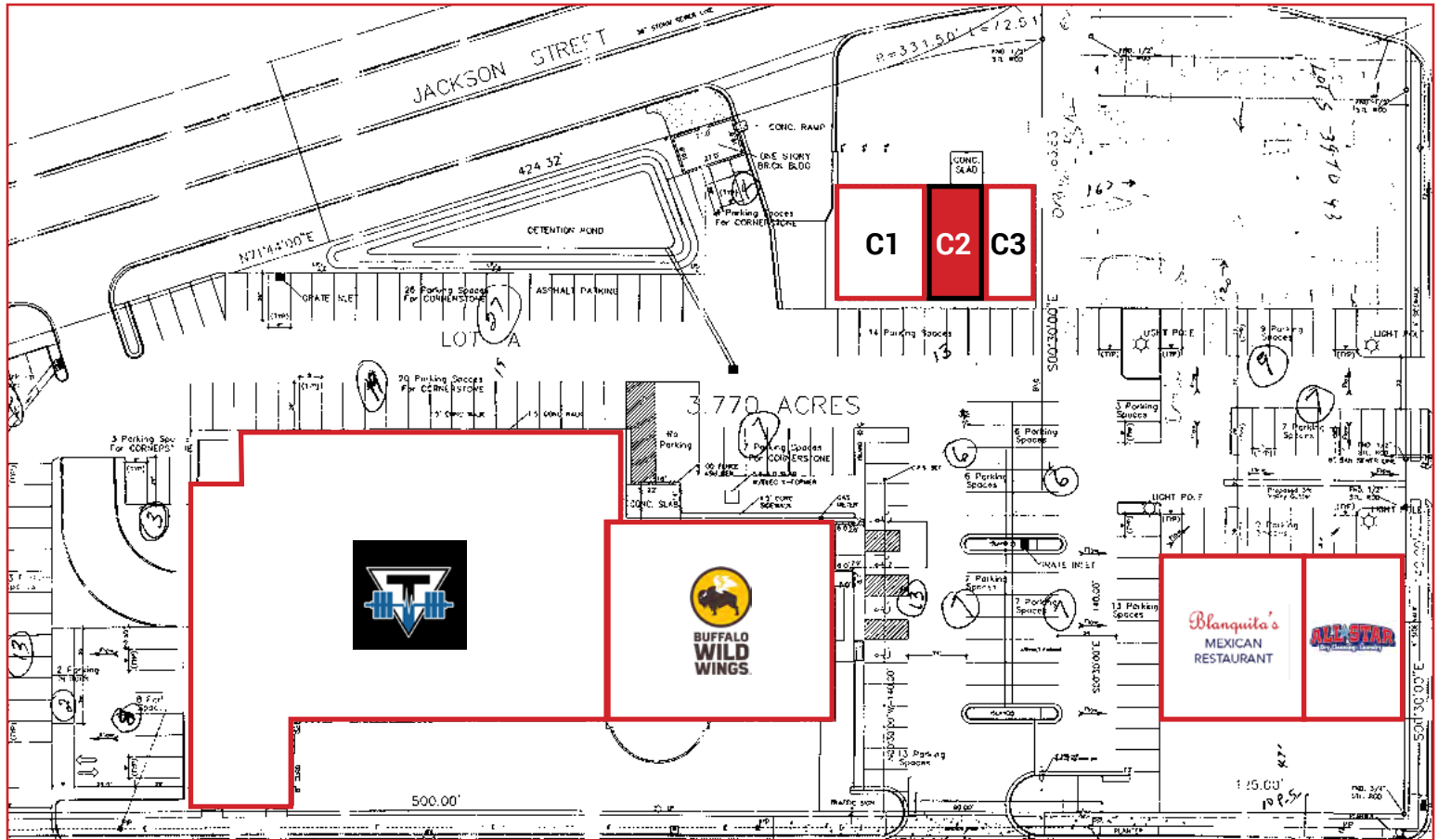
DEMOGRAPHICS

	MILE 1	MILE 3	MILE 5
 AVERAGE INCOME	\$23,474	\$37,315	\$41,221
 POPULATION	8,589	65,616	94,972


AREA RETAILERS & BUSINESSES

TRAFFIC COUNTS

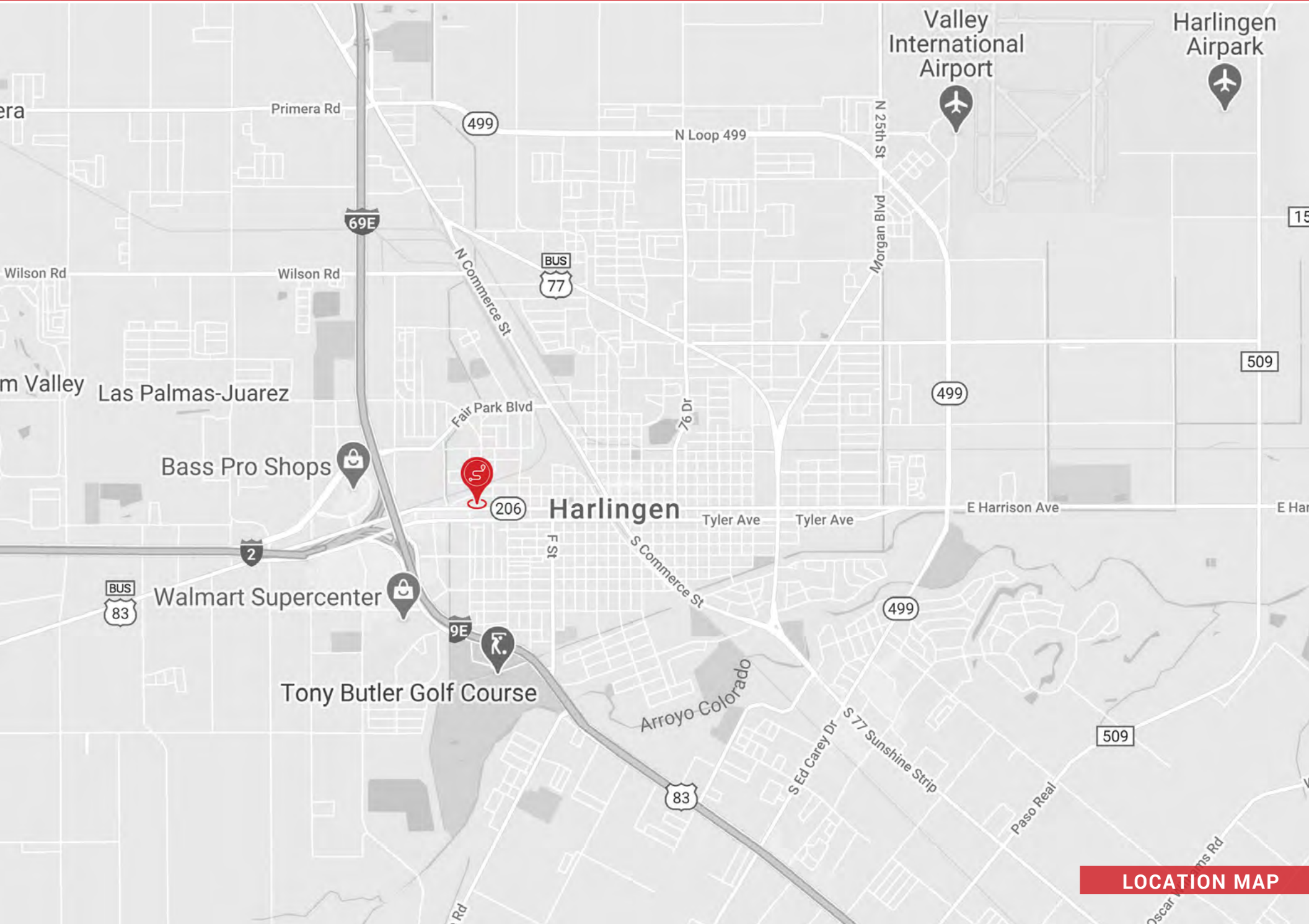
 W HARRISON	46,332 VPD
 I-69	42,091 VPD



☐ UNAVAILABLE ☒ AVAILABLE

Suite	Space Type	Unit Size	Tenant Name	Lease Type	Lease Rate SF/YR
C1	Retail	2,200	The House Club	NNN	-
C2	Retail	750	Vacant	NNN	\$15.00
C3	Retail	750	Hair Salon	NNN	-
A	Retail	22,000	TONE UP Gym	NNN	-
D	Restaurant	7,066	Buffalo Wild Wings	NNN	-
B1	Restaurant	2,200	Blanquita's Restaurant	NNN	-
B2	Retail	1,500	All Star Cleaners	NNN	-







Logan's Roadhouse
Bass Pro Shops
Kohl's
Target
Marshall's
Burlington
Five Below
Chipotle Mexican Grill
Conn's HomePlus
Luby's
Lack's Furniture
Fred's Steaks & Burgers
Starbucks Coffee
Chuck E. Cheese

Starbucks Coffee
Wingstop
Applebee's
Subway
Pizza Hut
Wendy's
Jack in the Box
Whataburger
Golden Corral
Little Caesars

Office Depot
Supercuts
Leslie's
H-E-B
Domino's Pizza
Firemark

Hobby Lobby
Ross Dress for Less
IHOP
Subway
Gatti's Pizza
FAMSA
Walmart
PetSmart
Taco Palenque
Dollar Tree
McDonald's
Cici's Pizza

Dillard's
Chick-fil-A
Big Lots
Olive Garden
Wendy's
Forever 21
JCPenney
GNC

Ring of 1 Mile

KEY FACTS

8,589

Population

33.0

Median Age



Average
Household Size

\$23,474

Median Household
Income

BUSINESS



773

Total Businesses



7,658

Total Employees

INCOME



\$23,474

Median Household
Income



\$10,972

Per Capita Income



\$14,102

Median Net Worth

EDUCATION

46%

No High
School
Diploma



31%

High School
Graduate



15%

Some College



7%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



46%

White Collar



26%

Blue Collar



28%

Services

9.8%

Unemployment
Rate

Tapestry Segments



7F

Southwestern Families
2,619 households

99.9%
of Households



5E

Midlife Constants
2 households

0.1%
of Households

Ring of 3 Miles

KEY FACTS

65,616

Population

33.6

Median Age



Average
Household Size

\$37,315

Median Household
Income

BUSINESS



2,414

Total Businesses



27,081

Total Employees

INCOME



\$37,315

Median Household
Income



\$17,113

Per Capita Income



\$27,005

Median Net Worth

EDUCATION

28%

No High
School
Diploma



28%

High School
Graduate



28%

Some College



16%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



59%

White Collar



19%

Blue Collar



22%

Services

6.2%

Unemployment
Rate

Tapestry Segments



7F

Southwestern Families
9,712 households

45.1%
of Households



11C

Metro Fusion
3,102 households

14.4%
of Households



5E

Midlife Constants
2,125 households

9.9%
of Households

Ring of 5 Miles

KEY FACTS

94,972

Population

34.1

Median Age



Average
Household Size

\$41,221

Median Household
Income

BUSINESS



2,997

Total Businesses



34,731

Total Employees

INCOME



\$41,221

Median Household
Income



\$18,580

Per Capita Income



\$41,277

Median Net Worth

EDUCATION

26%

No High
School
Diploma



28%

High School
Graduate



27%

Some College



19%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



60%

White Collar



19%

Blue Collar



21%

Services

5.9%

Unemployment
Rate

Tapestry Segments



7F

Southwestern Families
10,722 households

34.4%
of Households



11C

Metro Fusion
3,298 households

10.6%
of Households



7D

Barrios Urbanos
2,349 households

7.5%
of Households



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

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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) 412-7273
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date