

Former CVS Sublease



118 E Harrison Ave | Harlingen TX 78550



**SOUTHERN
COMMERCIAL**
REAL ESTATE GROUP

Southern Commercial Real Estate Group
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PROPERTY OVERVIEW

Introducing a premier commercial property, once home to CVS Pharmacy, located in the heart of Harlingen, Tx. Situated at 118 E Harrison, this property is strategically located, providing an exceptional opportunity for businesses in seeking a dynamic and thriving environment. Its close proximity to major transportation routes, shopping hubs, and a robust local economy elevates its appeal and accessibility. Boasting an expansive 12,900 SF of versatile space and ample parking, the property features curb cuts on all sides, ensuring effortless access.

PROPERTY HIGHLIGHTS

- Ample parking
- Quick access to major highways
- High traffic and high visibility
- Downtown Harlingen area
- Great access

3

Offering Summary

Available

±12,900 SF

Lease Rate

Call for Rates

Lease Type

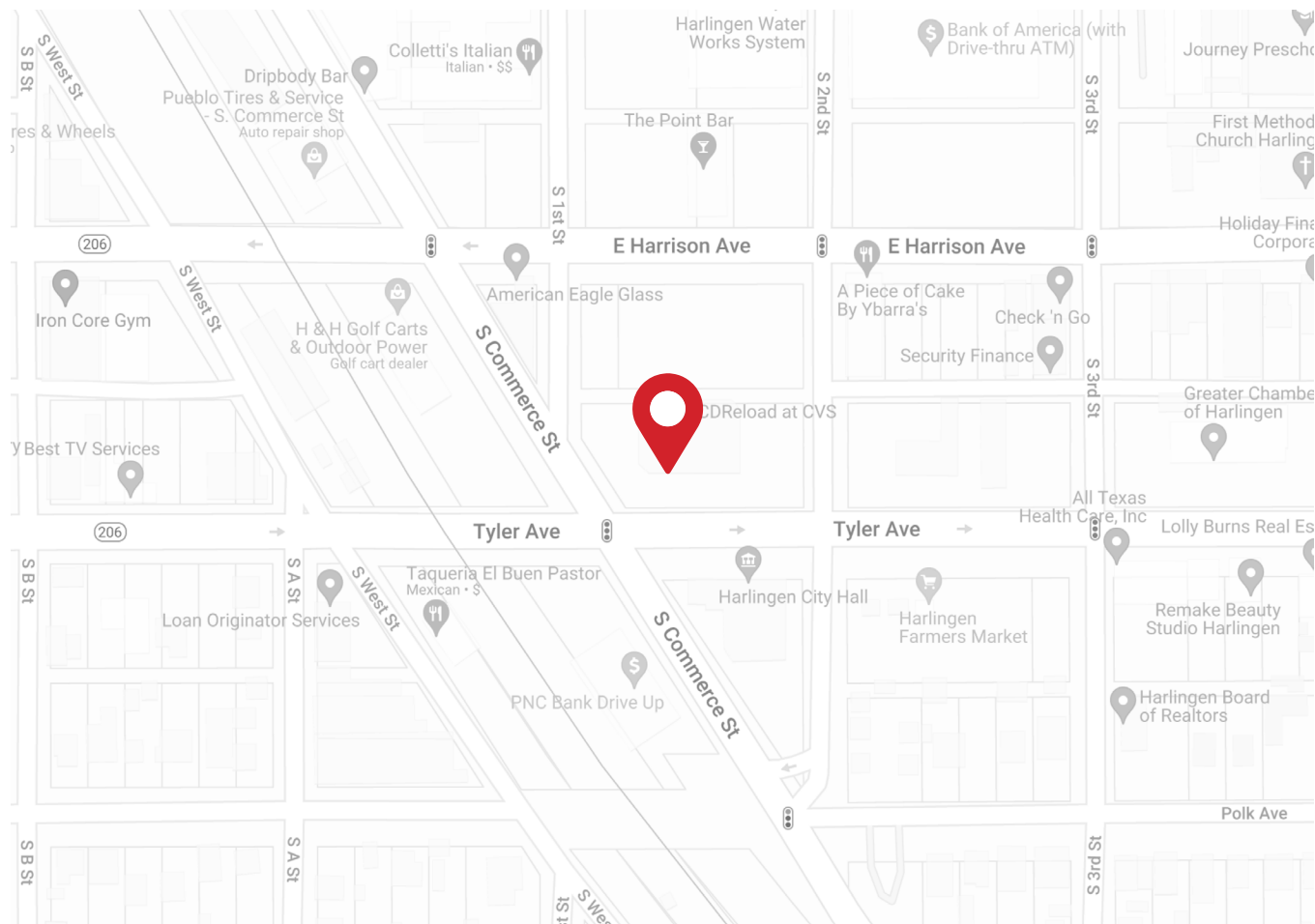
NNN - Sublease

NNN

Est. \$6.00 SF/YR

Term

10-Year



Area Retailers & Businesses



Demographics



MEDIAN INCOME

MILE 1

\$39,480

MILE 3

\$49,072

MILE 5

\$51,178

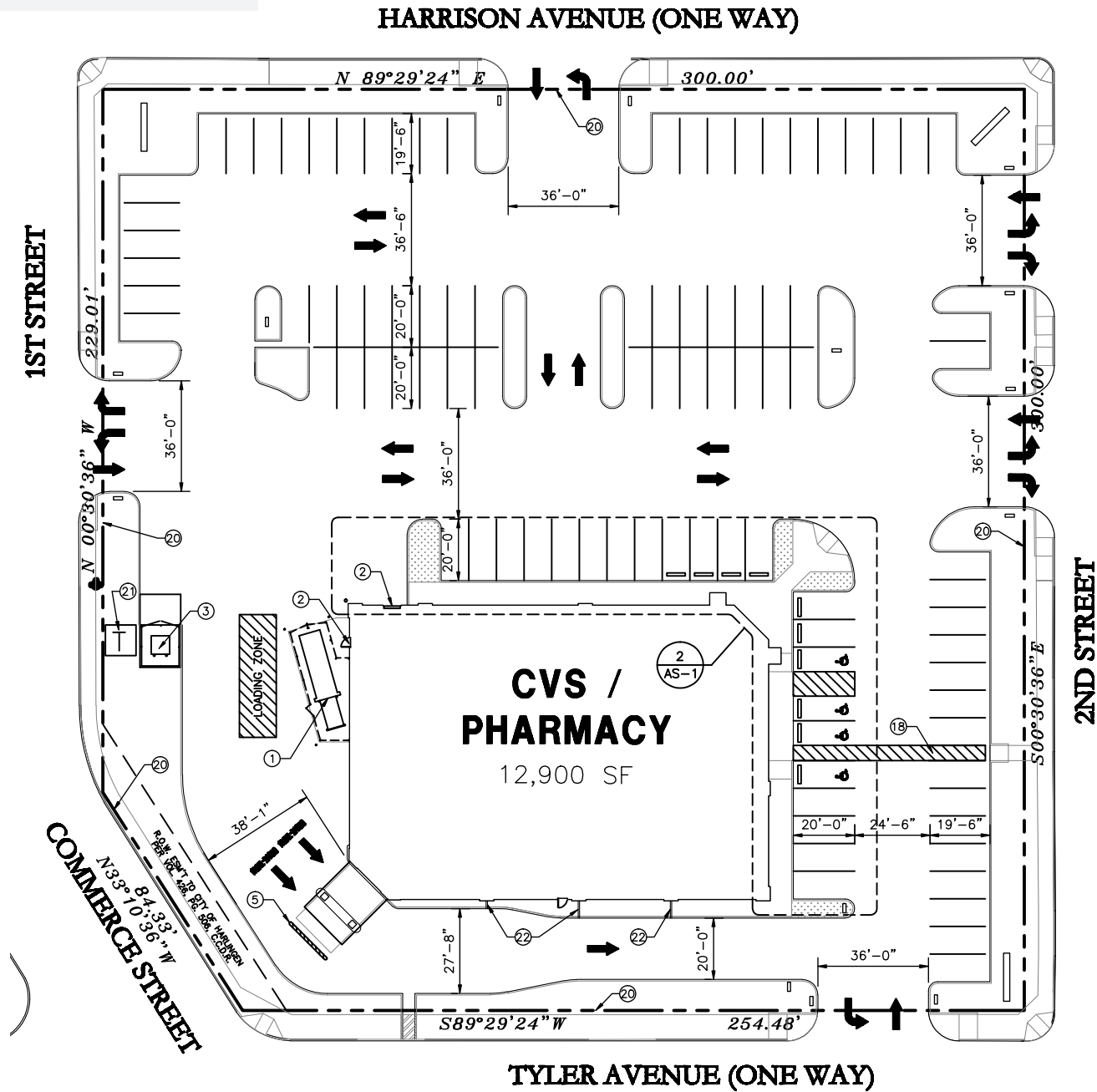


POPULATION

13,251

64,837

97,069



ARCHITECT INFO:

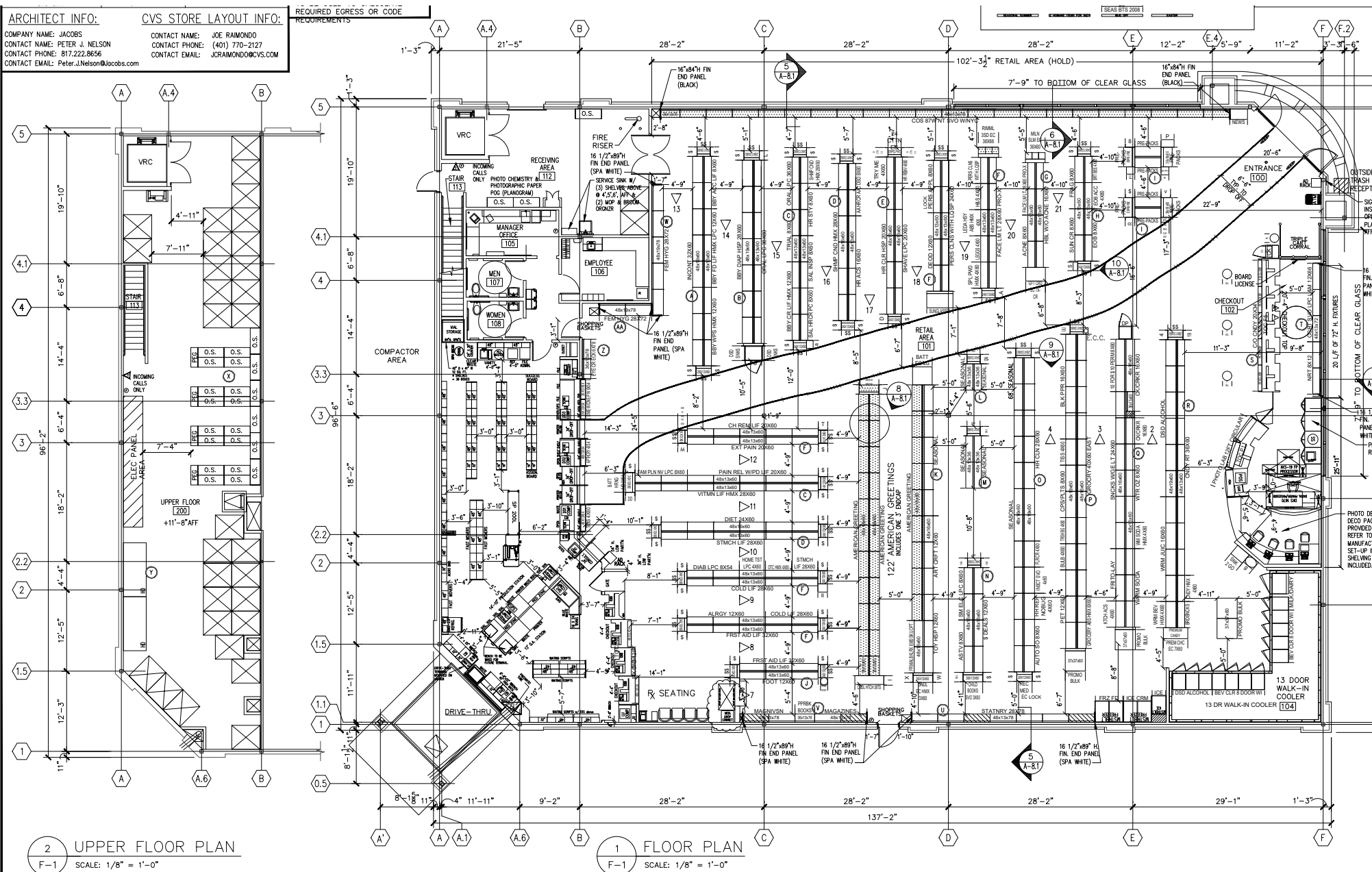
COMPANY NAME: JACOBS
CONTACT NAME: PETER J. NELSON
CONTACT PHONE: 817.222.8656
CONTACT EMAIL: Peter.J.Nelson@Jacobs.com

CVS STORE LAYOUT INFO:

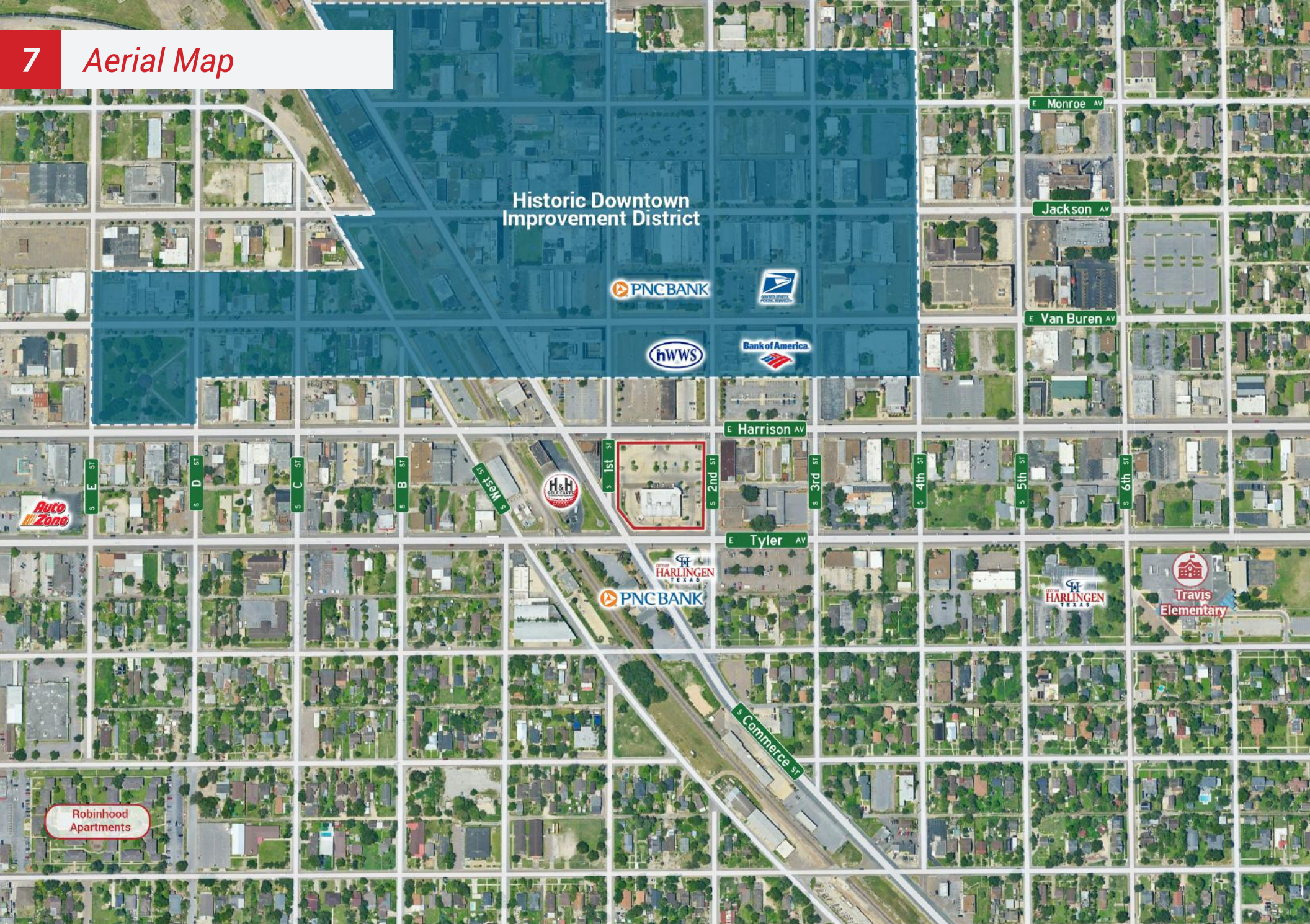
CONTACT NAME: JOE RAIMONDO
CONTACT PHONE: (401) 770-2127
CONTACT EMAIL: JCRAIMONDO@CVS.COM

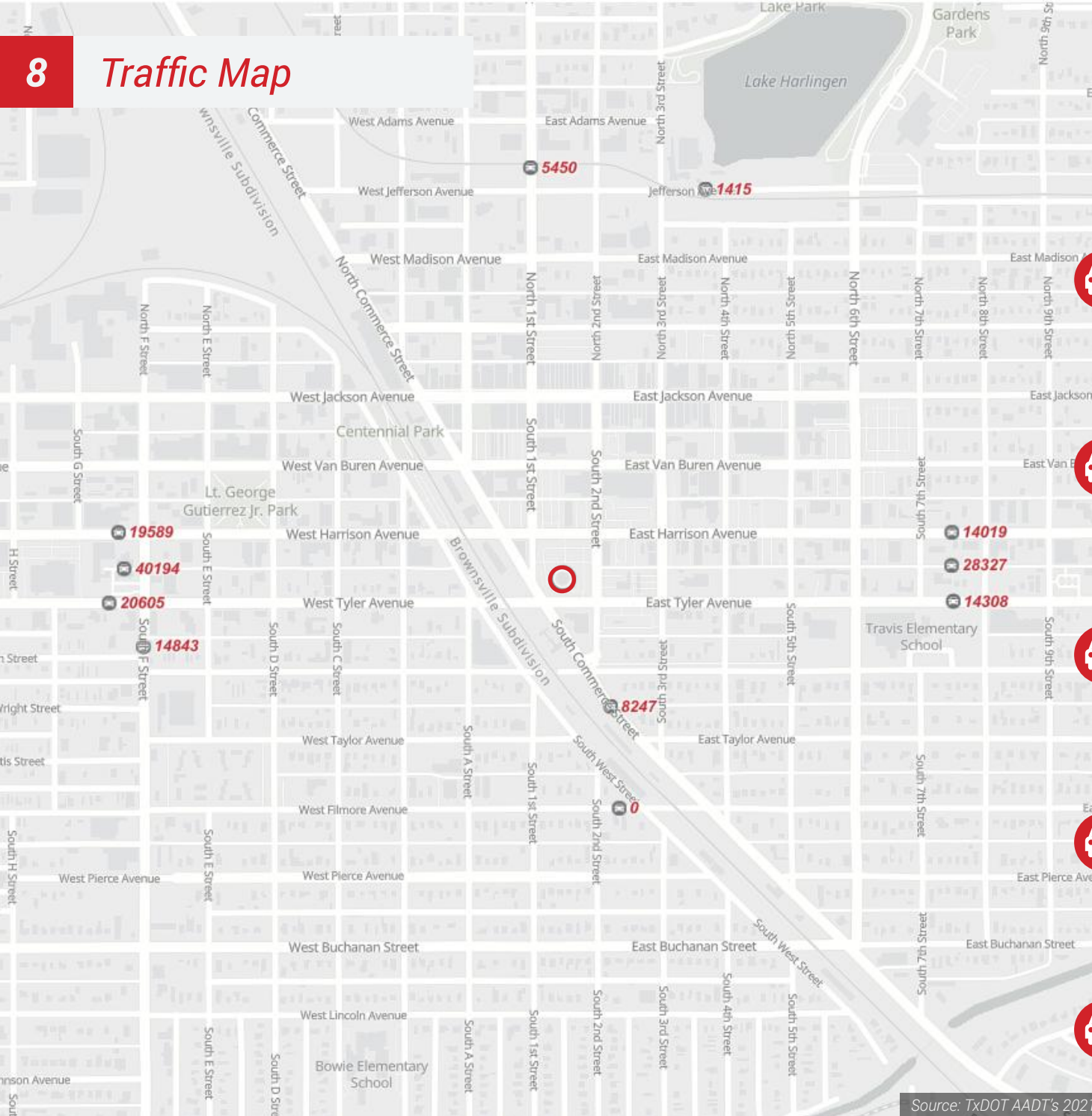
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51	51.0000	51.0000	51.0000	51.0000	51.0000

REQUIREMENTS









Traffic Counts

118 E Harrison Ave. Harlingen, TX

E Harrison Ave.



14,019 VPD

E Tyler Ave.



14,308 VPD

W Harrison Ave.



19,589 VPD

W Tyler Ave.



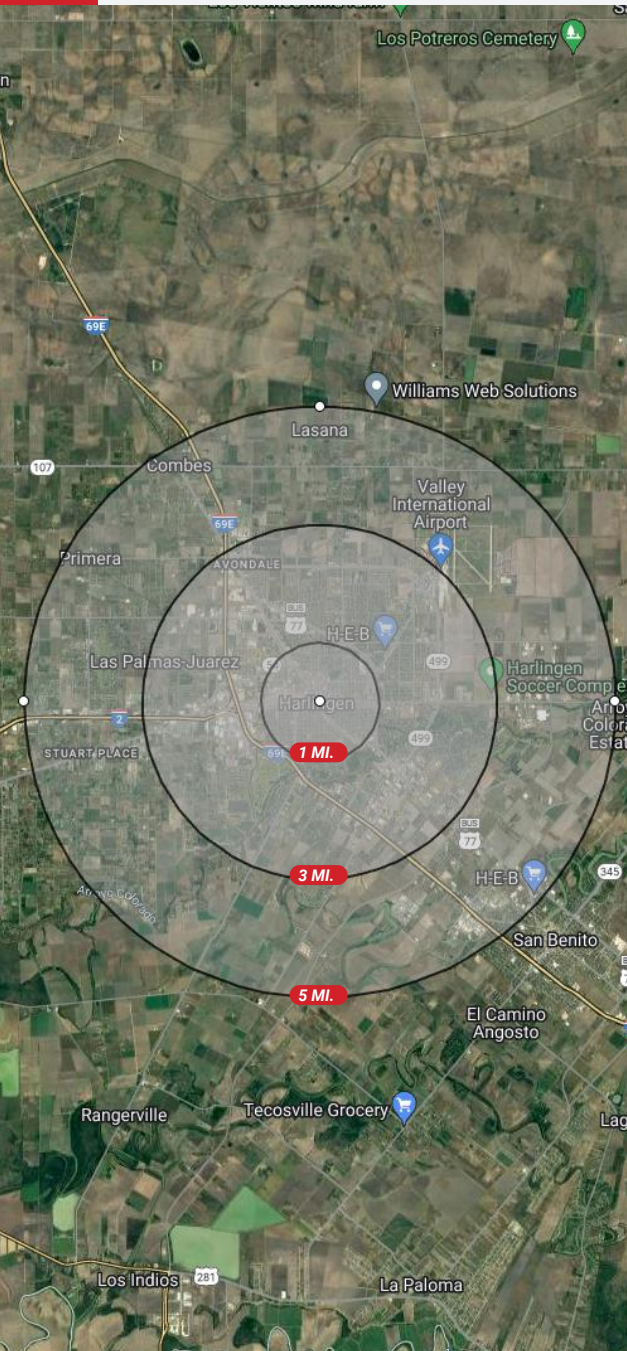
20,605 VPD

S Commerce St.



8,247 VPD

Source: TxDOT AADT's 2021



1 MI.

KEY FACTS

13,258

2023 Total Population (Esri)

33.6

Median Age



Average Household Size

\$39,480

Median Household Income

BUSINESS



816

Total Businesses



5,981

Total Employees

INCOME



\$39,480

Median Household Income



\$19,163

Per Capita Income



\$29,240

Median Net Worth

EDUCATION

33%

No High School Diploma



36%

High School Graduate



19%

Some College



12%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

50%



Blue Collar

25%



Services

25%



Unemployment Rate

Tapestry segments



7F

Southwestern Families
3,822 households

86.2%

of Households



7D

Forging Opportunity
610 households

13.8%

of Households

3 MI.

KEY FACTS

64,837

2023 Total Population (Esri)

33.6

Median Age



Average Household Size

\$49,072

Median Household Income

BUSINESS



2,544

Total Businesses



30,118

Total Employees

INCOME



\$49,072

Median Household Income



\$23,639

Per Capita Income



\$45,519

Median Net Worth

EDUCATION

23%

No High School Diploma



30%

High School Graduate



27%

Some College



21%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

63%



Blue Collar

20%



Services

18%



Unemployment Rate

Tapestry segments



7F

Southwestern Families
9,938 households

43.3%

of Households



11C

Metro Fusion
3,931 households

17.1%

of Households



5E

Midlife Constants
2,274 households

9.9%

of Households

5 MI.

KEY FACTS

97,069

2023 Total Population (Esri)

34.6

Median Age



Average Household Size

\$51,178

Median Household Income

BUSINESS



3,194

Total Businesses



38,314

Total Employees

INCOME



\$51,178

Median Household Income



\$24,814

Per Capita Income



\$69,841

Median Net Worth

EDUCATION

22%

No High School Diploma



30%

High School Graduate



26%

Some College



21%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

62%



Blue Collar

20%



Services

17%



Unemployment Rate

Tapestry segments



7F

Southwestern Families
12,808 households

37.9%

of Households



11C

Metro Fusion
3,986 households

11.8%

of Households



7D

Forging Opportunity
2,991 households

8.8%

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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Christian Gutierrez	582038	Chris@screg.net	(956) 367-5043
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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