

HARLINGEN, TX CORNER LOT

FOR SALE

Lincoln Avenue & Tucker Road, Harlingen, TX 78550



SALE PRICE: \$1,475,000

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

LINCOLN AVENUE & TUCKER ROAD

Harlingen, TX 78550



PROPERTY DESCRIPTION

This 5-acre corner tract is ideally located in the growing area of Harlingen, offering excellent frontage on both Tucker Avenue and Lincoln Road with convenient access to U.S. Highway 77. This commercial development opportunity is ideal for retail, mixed-use, office, or service-oriented development, with strong visibility and accessibility from a highly traveled corridor. Surrounded by ongoing residential and commercial growth, the property is positioned in one of Harlingen's fastest-growing areas, where demand for new development continues to rise. With ample space and a premier corner location, this tract offers exceptional potential for investors, developers, and end users looking to establish a presence in a thriving market.

PROPERTY HIGHLIGHTS

- Convenient access to U.S. Highway 77
- Excellent visibility and accessibility for future development
- Corner Site
- Ideal opportunity for commercial, residential, or mixed-use development

OFFERING SUMMARY

Sale Price:	\$1,475,000
Lot Size:	5 Acres
Dimensions:	+/- 283' x 653'
Market:	Rio Grande Valley
Submarket:	Harlingen

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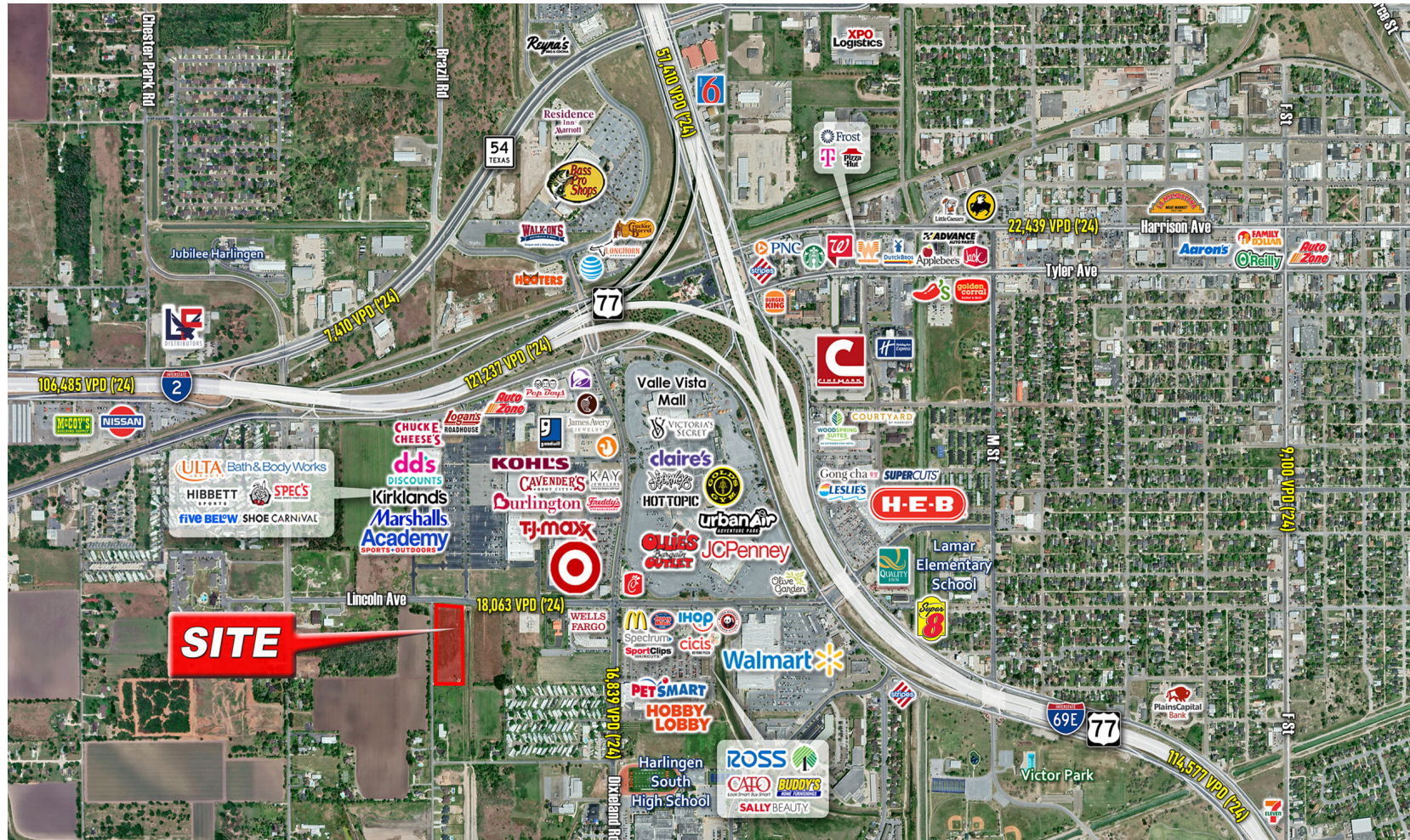


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AERIAL MAP

LINCOLN AVENUE & TUCKER ROAD

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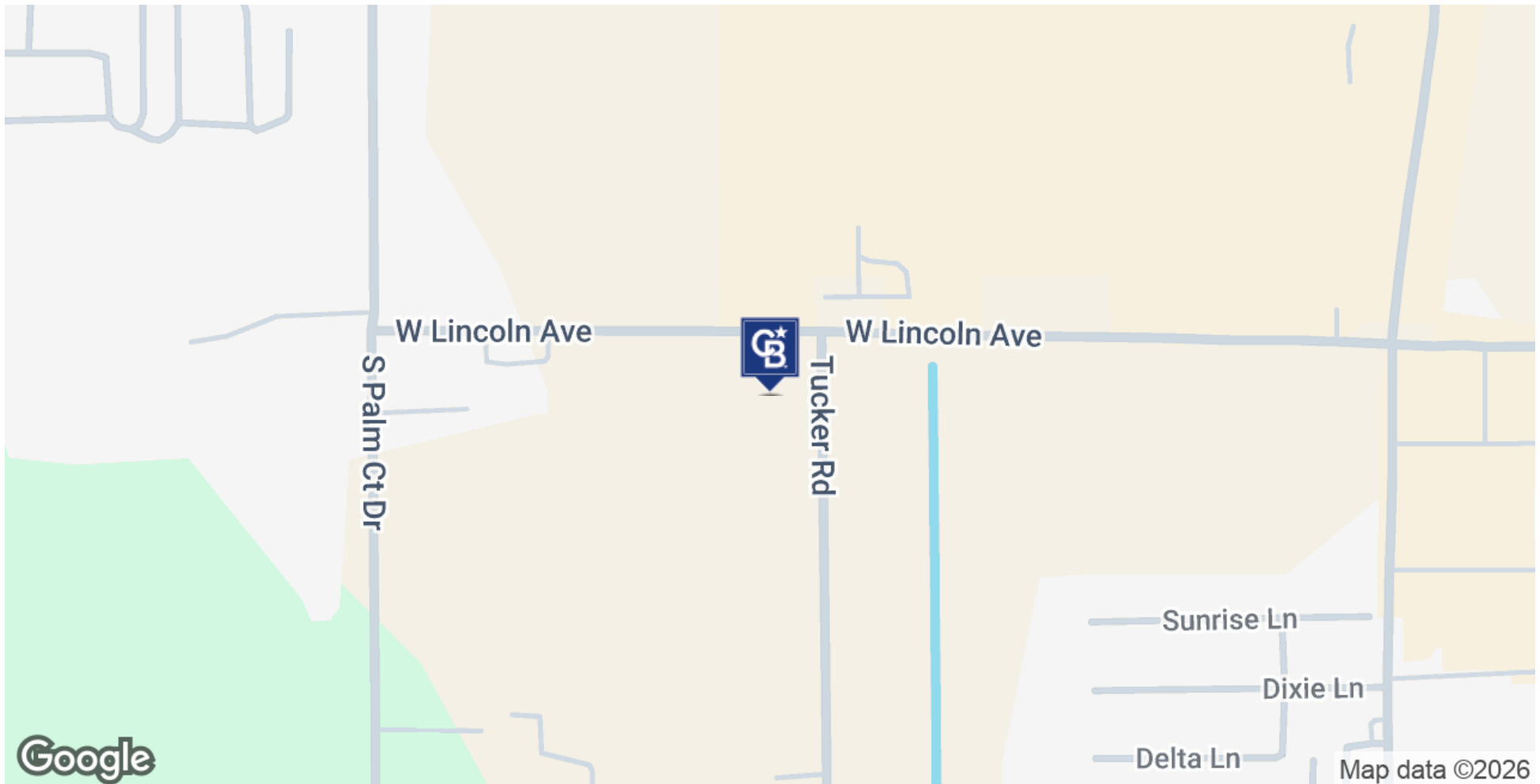


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LOCATION MAP

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DEMOGRAPHICS

LINCOLN AVENUE & TUCKER ROAD

Harlingen, TX 78550

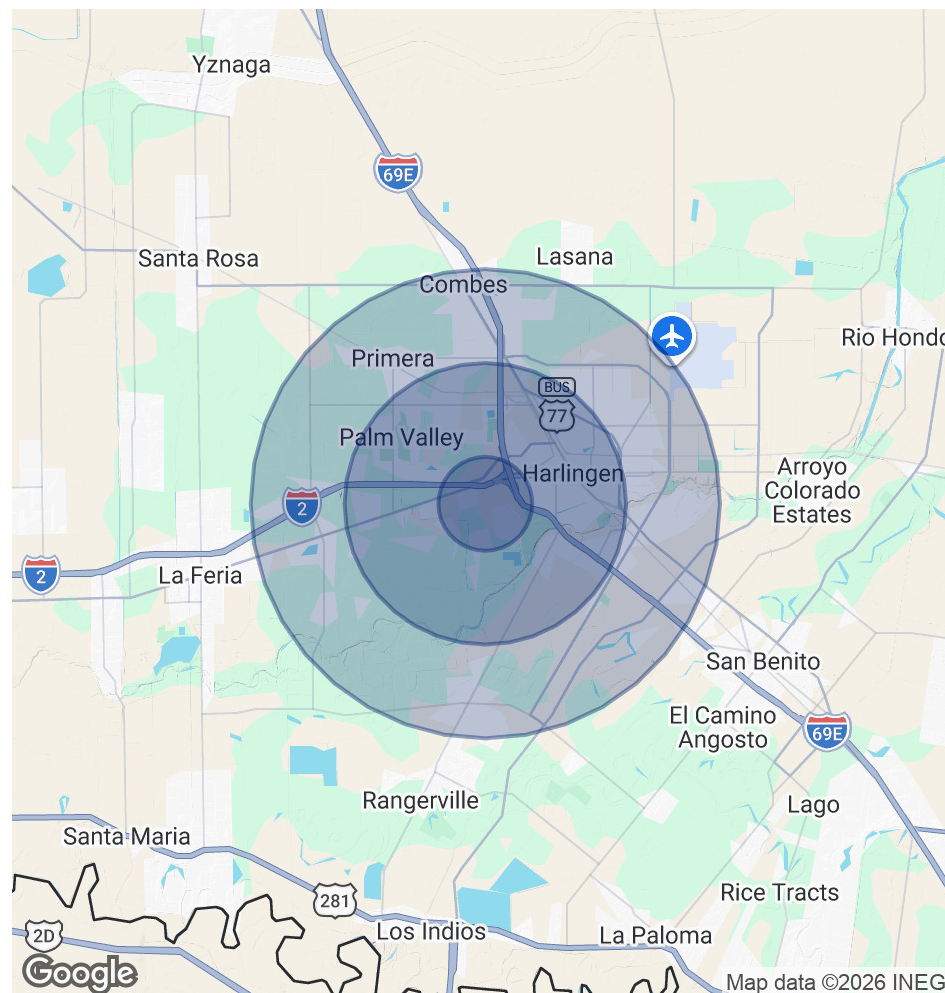
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,990	45,911	91,384
Average Age	31.1	33.3	33.5
Average Age (Male)	30.5	33	33.4
Average Age (Female)	35.1	35.9	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,955	17,641	35,824
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$44,447	\$48,788	\$51,075
Average House Value	\$94,486	\$96,203	\$101,918

* Demographic data derived from 2020 ACS - US Census



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