

1,280 SF BUILDING

1909 W. HARRISON AVE., HARLINGEN, TX 78550

MOSELEY

COMMERCIAL
REAL ESTATE



www.mcrehouston.com
(713) 522-4646

1,280 SF
FOR LEASE

PROPERTY INFORMATION

MOSELEY

COMMERCIAL
REAL ESTATE

TRAFFIC COUNTS

CPD

W. HARRISON EAST OF US 83	17,351
W. HARRISON WEST OF US 83	19,270
US 83 NORTH OF W. HARRISON	43,884
US 83 SOUTH OF W. HARRISON	37,087

LOCATION

1909 W. HARRISON AVENUE
HARLINGEN, TEXAS 78550



PROPERTY NOTES

- 1,280 SF FREESTANDING BUILDING
- 0.2319 AC/10,101 SF
- FORMER INSURANCE OFFICE
- AVAILABLE NOW – MOVE IN READY
- LARGE PARKING LOT
- HIGH VISIBILITY CORRIDOR
- QUICK ACCESS TO US 83

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

TOTAL POPULATION	6,900	64,730	98,107
AVG. HH INCOME	\$55,296	\$69,862	\$74,695
DAYTIME POPULATION	4,515	22,521	30,942
HOUSEHOLD	2,226	22,266	34,159

NEIGHBORS



Walgreens



MOSELEY

COMMERCIAL
REAL ESTATE

W. HARRISON AVENUE

SITE

PNC

BLUEWAVE
express car wash

stripes

HOTWORX

ARMY
NATIONAL
GUARD

T

Direct
AUTO INSURANCE

Sweet Spot
Frozen Yogurt

Walgreens



W. HARRISON AVENUE

OYO

83

EMAIL US

BEA NARANJO

BEA@MCREHOUSTON.COM

TODD MOSELEY

TODD@MCREHOUSTON.COM

CALL US

713-522-4646

VISIT US

WWW.MCREHOUSTON.COM

FOLLOW US
in @ X f

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.1903/-97.7164

1909 W Harrison Ave Harlingen, TX 78550	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,900	64,730	98,107
2028 Projected Population	7,080	65,540	99,598
2020 Census Population	6,954	63,926	96,725
2010 Census Population	6,742	59,909	89,595
Projected Annual Growth 2023 to 2028	0.5%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	0.2%	0.6%	0.7%
Households			
2023 Estimated Households	2,226	22,266	34,159
2028 Projected Households	2,204	21,766	33,437
2020 Census Households	2,215	21,763	33,321
2010 Census Households	2,073	19,478	29,347
Projected Annual Growth 2023 to 2028	-0.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	0.6%	1.1%	1.3%
Age			
2023 Est. Population Under 10 Years	16.1%	15.9%	15.7%
2023 Est. Population 10 to 19 Years	15.5%	16.3%	16.3%
2023 Est. Population 20 to 29 Years	13.4%	14.2%	14.2%
2023 Est. Population 30 to 44 Years	15.3%	16.8%	16.9%
2023 Est. Population 45 to 59 Years	16.6%	16.7%	17.0%
2023 Est. Population 60 to 74 Years	13.7%	13.1%	13.1%
2023 Est. Population 75 Years or Over	9.4%	7.0%	6.8%
2023 Est. Median Age	33.7	32.7	33.0
Marital Status & Gender			
2023 Est. Male Population	48.3%	48.9%	49.1%
2023 Est. Female Population	51.7%	51.1%	50.9%
2023 Est. Never Married	43.3%	35.3%	34.8%
2023 Est. Now Married	36.5%	42.6%	43.4%
2023 Est. Separated or Divorced	15.0%	15.4%	15.0%
2023 Est. Widowed	5.2%	6.7%	6.8%
Income			
2023 Est. HH Income \$200,000 or More	2.2%	3.8%	4.6%
2023 Est. HH Income \$150,000 to \$199,999	1.6%	3.2%	4.1%
2023 Est. HH Income \$100,000 to \$149,999	4.6%	10.4%	11.3%
2023 Est. HH Income \$75,000 to \$99,999	12.6%	11.5%	11.4%
2023 Est. HH Income \$50,000 to \$74,999	22.8%	19.2%	18.7%
2023 Est. HH Income \$35,000 to \$49,999	9.2%	12.5%	11.6%
2023 Est. HH Income \$25,000 to \$34,999	8.9%	10.8%	10.5%
2023 Est. HH Income \$15,000 to \$24,999	13.2%	11.9%	12.2%
2023 Est. HH Income Under \$15,000	25.0%	16.8%	15.6%
2023 Est. Average Household Income	\$55,296	\$69,862	\$74,695
2023 Est. Median Household Income	\$41,435	\$49,905	\$52,859
2023 Est. Per Capita Income	\$17,888	\$24,084	\$26,078
2023 Est. Total Businesses	501	2,538	3,349
2023 Est. Total Employees	4,515	22,521	30,942

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.1903/-97.7164

1909 W Harrison Ave Harlingen, TX 78550	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	44.1%	43.2%	42.3%
2023 Est. Black	1.2%	1.6%	1.6%
2023 Est. Asian or Pacific Islander	0.4%	1.1%	1.2%
2023 Est. American Indian or Alaska Native	0.5%	0.7%	0.7%
2023 Est. Other Races	53.7%	53.5%	54.1%
Hispanic			
2023 Est. Hispanic Population	6,331	56,641	85,053
2023 Est. Hispanic Population	91.8%	87.5%	86.7%
2028 Proj. Hispanic Population	91.5%	87.5%	86.8%
2020 Hispanic Population	96.4%	89.6%	88.8%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	4,238	39,142	59,518
2023 Est. Elementary (Grade Level 0 to 8)	19.7%	12.2%	11.7%
2023 Est. Some High School (Grade Level 9 to 11)	16.0%	12.5%	11.2%
2023 Est. High School Graduate	34.1%	29.1%	29.7%
2023 Est. Some College	14.9%	19.4%	18.7%
2023 Est. Associate Degree Only	7.6%	9.1%	8.8%
2023 Est. Bachelor Degree Only	5.2%	11.9%	13.6%
2023 Est. Graduate Degree	2.5%	5.8%	6.4%
Housing			
2023 Est. Total Housing Units	2,422	25,598	39,437
2023 Est. Owner-Occupied	52.5%	50.7%	51.6%
2023 Est. Renter-Occupied	39.4%	36.3%	35.0%
2023 Est. Vacant Housing	8.1%	13.0%	13.4%
Homes Built by Year			
2023 Homes Built 2010 or later	12.3%	9.9%	11.4%
2023 Homes Built 2000 to 2009	10.5%	17.7%	19.0%
2023 Homes Built 1990 to 1999	10.6%	12.8%	13.4%
2023 Homes Built 1980 to 1989	10.8%	14.4%	15.4%
2023 Homes Built 1970 to 1979	17.1%	11.5%	11.1%
2023 Homes Built 1960 to 1969	5.0%	6.3%	5.1%
2023 Homes Built 1950 to 1959	18.4%	9.0%	6.9%
2023 Homes Built Before 1949	7.3%	5.4%	4.3%
Home Values			
2023 Home Value \$1,000,000 or More	-	0.1%	0.1%
2023 Home Value \$500,000 to \$999,999	0.9%	1.1%	1.2%
2023 Home Value \$400,000 to \$499,999	0.3%	1.2%	1.4%
2023 Home Value \$300,000 to \$399,999	1.6%	3.5%	4.3%
2023 Home Value \$200,000 to \$299,999	7.0%	14.2%	15.8%
2023 Home Value \$150,000 to \$199,999	14.5%	15.5%	16.2%
2023 Home Value \$100,000 to \$149,999	12.1%	17.6%	17.0%
2023 Home Value \$50,000 to \$99,999	35.0%	29.5%	26.6%
2023 Home Value \$25,000 to \$49,999	20.6%	12.5%	11.7%
2023 Home Value Under \$25,000	7.9%	4.6%	5.7%
2023 Median Home Value	\$79,124	\$117,941	\$123,687
2023 Median Rent	\$587	\$653	\$663

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

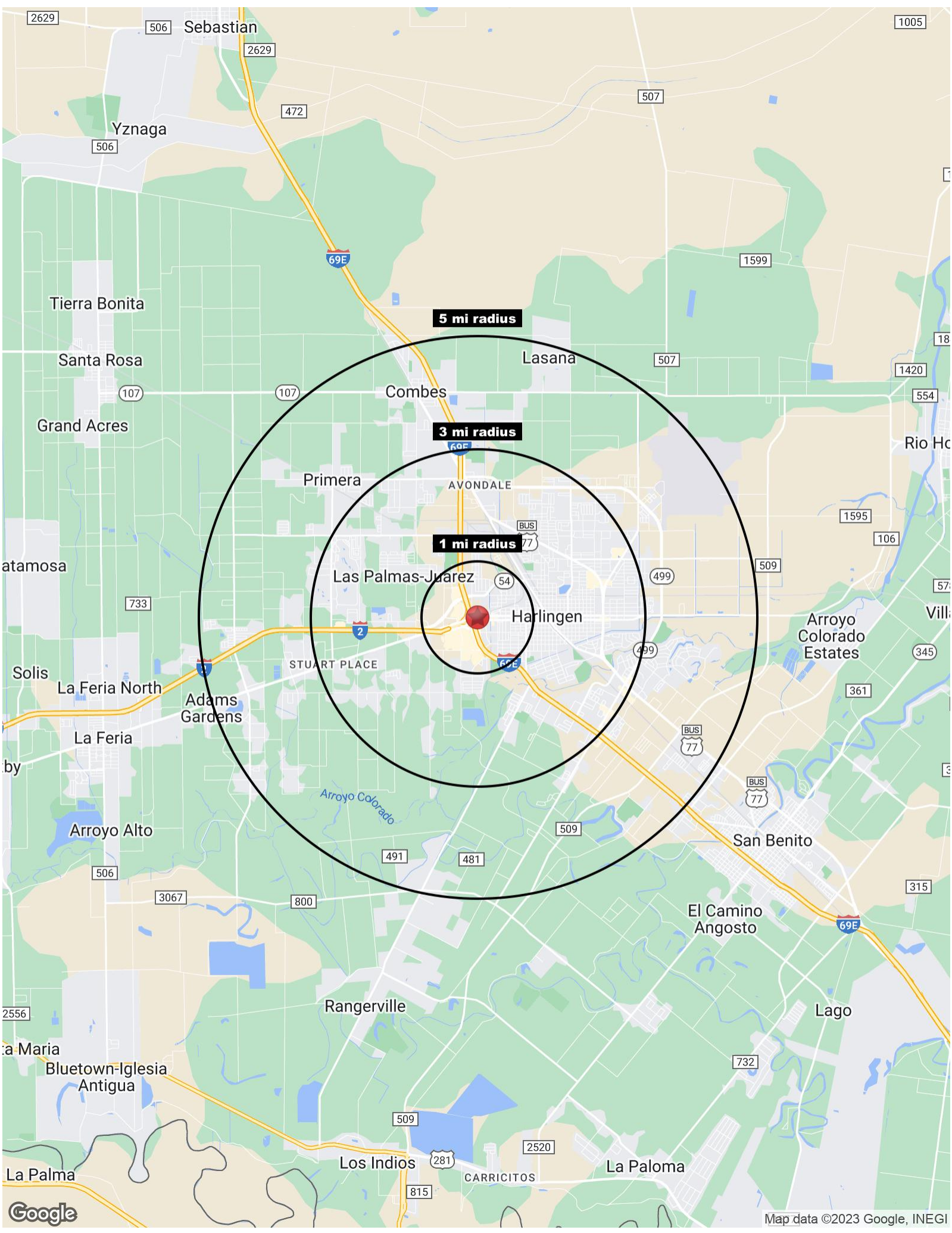


Lat/Lon: 26.1903/-97.7164

1909 W Harrison Ave Harlingen, TX 78550	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	5,097	47,924	72,955
2023 Est. Civilian Employed	47.1%	58.3%	57.3%
2023 Est. Civilian Unemployed	5.3%	3.9%	3.4%
2023 Est. in Armed Forces	-	0.2%	0.2%
2023 Est. not in Labor Force	47.5%	37.6%	39.2%
2023 Labor Force Males	47.8%	48.2%	48.3%
2023 Labor Force Females	52.2%	51.8%	51.7%
Occupation			
2023 Occupation: Population Age 16 Years or Over	2,400	27,946	41,776
2023 Mgmt, Business, & Financial Operations	10.2%	10.1%	10.4%
2023 Professional, Related	13.3%	19.8%	20.7%
2023 Service	30.1%	23.2%	23.2%
2023 Sales, Office	22.0%	25.3%	24.7%
2023 Farming, Fishing, Forestry	0.3%	0.3%	0.5%
2023 Construction, Extraction, Maintenance	12.7%	7.6%	7.3%
2023 Production, Transport, Material Moving	11.4%	13.7%	13.2%
2023 White Collar Workers	45.6%	55.2%	55.9%
2023 Blue Collar Workers	54.4%	44.8%	44.1%
Transportation to Work			
2023 Drive to Work Alone	76.8%	76.8%	76.1%
2023 Drive to Work in Carpool	11.7%	10.8%	10.9%
2023 Travel to Work by Public Transportation	-	-	-
2023 Drive to Work on Motorcycle	-	0.1%	-
2023 Walk or Bicycle to Work	1.9%	1.1%	1.2%
2023 Other Means	1.2%	1.3%	1.3%
2023 Work at Home	8.3%	9.8%	10.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	42.4%	45.6%	44.7%
2023 Travel to Work in 15 to 29 Minutes	38.8%	35.5%	36.5%
2023 Travel to Work in 30 to 59 Minutes	16.2%	15.5%	15.7%
2023 Travel to Work in 60 Minutes or More	2.6%	3.3%	3.2%
2023 Average Travel Time to Work	16.0	15.4	15.7
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$103.2 M	\$1.21 B	\$1.95 B
2023 Est. Apparel	\$3.58 M	\$42.26 M	\$68.23 M
2023 Est. Contributions, Gifts	\$5.52 M	\$66.23 M	\$107.73 M
2023 Est. Education, Reading	\$3.05 M	\$36.73 M	\$60.32 M
2023 Est. Entertainment	\$5.64 M	\$66.94 M	\$108.31 M
2023 Est. Food, Beverages, Tobacco	\$16.24 M	\$188.49 M	\$302.2 M
2023 Est. Furnishings, Equipment	\$3.51 M	\$41.58 M	\$67.21 M
2023 Est. Health Care, Insurance	\$9.65 M	\$112.08 M	\$179.72 M
2023 Est. Household Operations, Shelter, Utilities	\$34.03 M	\$396.12 M	\$635.96 M
2023 Est. Miscellaneous Expenses	\$1.91 M	\$22.61 M	\$36.45 M
2023 Est. Personal Care	\$1.38 M	\$16.19 M	\$26.07 M
2023 Est. Transportation	\$18.69 M	\$220.03 M	\$353.68 M

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Moseley Commercial Real Estate, Inc.	0534557	bea@mcrehouston.com	713-522-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Beatrice Naranjo	445237	bea@mcrehouston.com	713-522-4646
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date