

RETAIL FOR LEASE

MOSELEY | COMMERCIAL
REAL ESTATE

101 N. STUART PLACE ROAD, HARLINGEN, TX 78852



www.mcrehouston.com
(713) 522-4646

+/-1,554 SF
FOR LEASE

PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
US 83 EAST OF N STUART PLACE ROAD	40,451
US 83 WEST OF N STUART PLACE ROAD	41,345
N STUART PLACE ROAD NORTH OF US 83	13,302
N STUART PLACE ROAD SOUTH OF US 83	4,082

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,954	31,016	79,009
AVG. HH INCOME	\$141,763	\$92,717	\$75,577
DAYTIME POPULATION	1,161	7,225	21,020
HOUSEHOLD	1,572	10,891	26,854

LOCATION

101 N. STUART PLACE ROAD
HARLINGEN, TX 78552



PROPERTY NOTES

- 1,554 SF INLINE
- AVAILABLE NOW
- LARGE PYLON SIGNAGE
- NEXT TO NEW STATE OF THE ART ER CLINIC – LARGEST IN THE VALLEY
- LOCATED AT STUART PLACE ROAD NORTH OF US 83
- EXCELLENT INGRESS & EGRESS

NEIGHBORS



MOSELEY

COMMERCIAL
REAL ESTATE

RIO STORAGE
CLIMATE CONTROLLED

DRIVETHRU

HEARING AID
COMPANY
OF TEXAS

REPUBLIC
FINANCE

BEAUTIFUL SALON
1,554 SF
GREATER
COFFEE CO.

N. STUART PLACE ROAD

TEXAS REGIONAL BANK

SUITE	TENANT	SF
F	GREATER COFFEE CO.	1,554
E	AVAILABLE	1,554
D	BEAUTIFUL SALON & SPA	1,554
C	REPUBLIC FINANCE	1,554
B	SCHOOLHOUSE CREAMERY	1,554
A	HEARING AID CO OF TX	1,554

TO



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THE FUTURE OF WORKSPACE

KUMORI
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Johnny
Rockets
ICE CREAM & SWEETS

Orangetheory
FITNESS



TEXAS REGIONAL BANK



SUBWAY

Harlingen Hotel &
Event Center



Rio
BANK

Stuart Place Road

SITE

First
Community Bank

SCOUT
INSURANCE

Farmers Crop
INSURANCE

Animal Clinic

RTO
STORAGE
CLIMATE CONTROLLED



EXCEPTIONAL
EMERGENCY CENTER

VALERO

CHEVROLET



Full Profile

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



Lat/Lon: 26.1884/-97.7589

101 Stuart Place Rd Harlingen, TX 78552	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	3,954	31,016	79,009
2028 Projected Population	3,957	32,369	80,157
2020 Census Population	3,945	30,275	78,458
2010 Census Population	4,182	28,120	74,099
Projected Annual Growth 2023 to 2028	-	0.9%	0.3%
Historical Annual Growth 2010 to 2023	-0.4%	0.8%	0.5%
Households			
2023 Estimated Households	1,572	10,891	26,854
2028 Projected Households	1,515	10,971	26,301
2020 Census Households	1,548	10,480	26,364
2010 Census Households	1,539	9,164	23,713
Projected Annual Growth 2023 to 2028	-0.7%	0.1%	-0.4%
Historical Annual Growth 2010 to 2023	0.2%	1.4%	1.0%
Age			
2023 Est. Population Under 10 Years	14.2%	14.8%	15.4%
2023 Est. Population 10 to 19 Years	15.1%	16.4%	16.4%
2023 Est. Population 20 to 29 Years	12.5%	13.0%	13.4%
2023 Est. Population 30 to 44 Years	16.8%	18.1%	16.8%
2023 Est. Population 45 to 59 Years	18.3%	18.1%	17.4%
2023 Est. Population 60 to 74 Years	15.2%	13.5%	13.6%
2023 Est. Population 75 Years or Over	8.0%	6.2%	7.0%
2023 Est. Median Age	37.1	34.2	33.7
Marital Status & Gender			
2023 Est. Male Population	48.8%	49.5%	49.1%
2023 Est. Female Population	51.2%	50.5%	50.9%
2023 Est. Never Married	26.2%	32.1%	33.7%
2023 Est. Now Married	54.5%	49.7%	45.0%
2023 Est. Separated or Divorced	9.3%	12.1%	14.2%
2023 Est. Widowed	10.0%	6.1%	7.2%
Income			
2023 Est. HH Income \$200,000 or More	15.9%	6.5%	4.2%
2023 Est. HH Income \$150,000 to \$199,999	3.3%	4.5%	4.3%
2023 Est. HH Income \$100,000 to \$149,999	10.4%	12.2%	10.5%
2023 Est. HH Income \$75,000 to \$99,999	11.5%	13.8%	11.0%
2023 Est. HH Income \$50,000 to \$74,999	17.0%	21.5%	18.8%
2023 Est. HH Income \$35,000 to \$49,999	12.9%	9.4%	12.1%
2023 Est. HH Income \$25,000 to \$34,999	8.6%	9.0%	11.5%
2023 Est. HH Income \$15,000 to \$24,999	11.4%	10.1%	11.8%
2023 Est. HH Income Under \$15,000	9.0%	13.1%	15.8%
2023 Est. Average Household Income	\$141,763	\$92,717	\$75,577
2023 Est. Median Household Income	\$60,191	\$61,276	\$51,891
2023 Est. Per Capita Income	\$56,346	\$32,563	\$25,727
2023 Est. Total Businesses	172	918	2,543
2023 Est. Total Employees	1,161	7,225	21,020

Full Profile

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Lat/Lon: 26.1884/-97.7589

101 Stuart Place Rd Harlingen, TX 78552	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	38.3%	39.4%	41.5%
2023 Est. Black	1.2%	1.4%	1.4%
2023 Est. Asian or Pacific Islander	1.7%	1.0%	0.9%
2023 Est. American Indian or Alaska Native	0.8%	0.7%	0.7%
2023 Est. Other Races	58.0%	57.5%	55.5%
Hispanic			
2023 Est. Hispanic Population	3,285	27,062	69,605
2023 Est. Hispanic Population	83.1%	87.3%	88.1%
2028 Proj. Hispanic Population	84.3%	87.4%	88.1%
2020 Hispanic Population	61.5%	86.2%	89.5%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	2,541	19,285	48,376
2023 Est. Elementary (Grade Level 0 to 8)	4.1%	10.0%	12.7%
2023 Est. Some High School (Grade Level 9 to 11)	6.7%	9.9%	12.6%
2023 Est. High School Graduate	30.4%	29.8%	30.0%
2023 Est. Some College	24.6%	19.1%	18.2%
2023 Est. Associate Degree Only	6.9%	9.9%	8.8%
2023 Est. Bachelor Degree Only	12.9%	13.9%	11.7%
2023 Est. Graduate Degree	14.6%	7.5%	5.9%
Housing			
2023 Est. Total Housing Units	2,091	13,441	31,535
2023 Est. Owner-Occupied	62.2%	60.2%	56.2%
2023 Est. Renter-Occupied	13.0%	20.8%	28.9%
2023 Est. Vacant Housing	24.8%	19.0%	14.8%
Homes Built by Year			
2023 Homes Built 2010 or later	10.7%	13.0%	10.8%
2023 Homes Built 2000 to 2009	13.3%	22.2%	19.6%
2023 Homes Built 1990 to 1999	17.7%	14.2%	12.9%
2023 Homes Built 1980 to 1989	18.2%	12.9%	13.8%
2023 Homes Built 1970 to 1979	10.6%	10.1%	11.3%
2023 Homes Built 1960 to 1969	0.7%	2.9%	4.2%
2023 Homes Built 1950 to 1959	1.5%	3.2%	7.4%
2023 Homes Built Before 1949	2.5%	2.5%	5.1%
Home Values			
2023 Home Value \$1,000,000 or More	0.1%	-	0.1%
2023 Home Value \$500,000 to \$999,999	2.5%	1.6%	1.3%
2023 Home Value \$400,000 to \$499,999	3.9%	2.0%	1.4%
2023 Home Value \$300,000 to \$399,999	6.1%	5.4%	4.5%
2023 Home Value \$200,000 to \$299,999	23.7%	20.5%	15.1%
2023 Home Value \$150,000 to \$199,999	19.5%	15.7%	15.5%
2023 Home Value \$100,000 to \$149,999	10.5%	15.1%	15.5%
2023 Home Value \$50,000 to \$99,999	14.0%	21.6%	26.9%
2023 Home Value \$25,000 to \$49,999	13.0%	11.3%	13.7%
2023 Home Value Under \$25,000	6.6%	6.7%	6.0%
2023 Median Home Value	\$157,530	\$143,381	\$121,761
2023 Median Rent	\$702	\$664	\$649

Full Profile

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

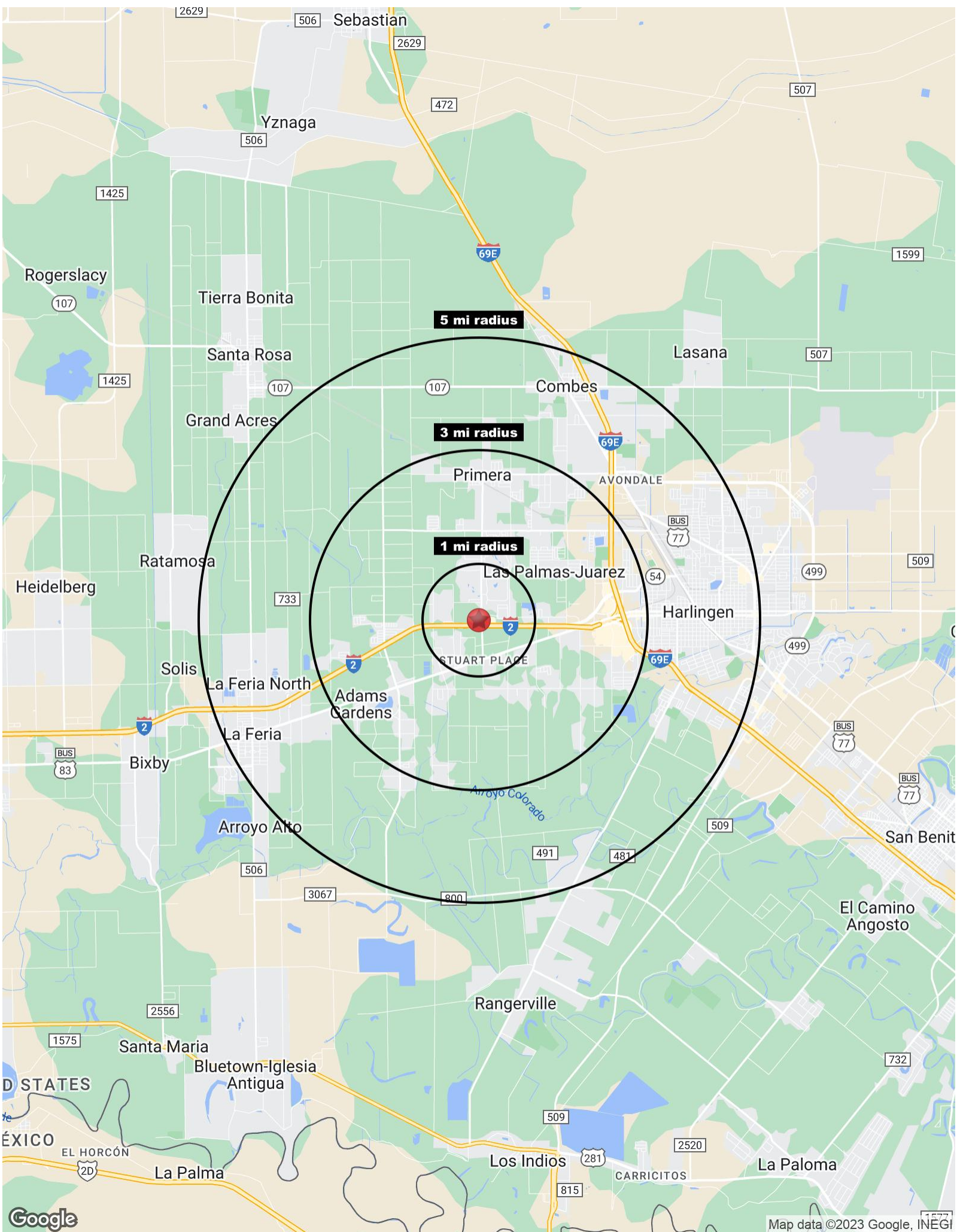


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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	3,030	23,292	58,904
2023 Est. Civilian Employed	49.2%	57.4%	56.8%
2023 Est. Civilian Unemployed	1.8%	3.3%	3.5%
2023 Est. in Armed Forces	-	0.2%	0.1%
2023 Est. not in Labor Force	49.0%	39.1%	39.6%
2023 Labor Force Males	48.4%	49.1%	48.5%
2023 Labor Force Females	51.6%	50.9%	51.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	1,491	13,379	33,451
2023 Mgmt, Business, & Financial Operations	12.0%	9.9%	9.8%
2023 Professional, Related	31.8%	22.8%	20.0%
2023 Service	21.1%	22.6%	23.9%
2023 Sales, Office	22.5%	23.9%	24.1%
2023 Farming, Fishing, Forestry	0.2%	0.6%	0.5%
2023 Construction, Extraction, Maintenance	1.7%	7.0%	8.2%
2023 Production, Transport, Material Moving	10.8%	13.2%	13.5%
2023 White Collar Workers	66.3%	56.6%	53.9%
2023 Blue Collar Workers	33.7%	43.4%	46.1%
Transportation to Work			
2023 Drive to Work Alone	74.6%	75.6%	76.2%
2023 Drive to Work in Carpool	11.6%	11.1%	11.0%
2023 Travel to Work by Public Transportation	0.1%	-	-
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	0.5%	1.2%	1.4%
2023 Other Means	0.5%	1.3%	1.5%
2023 Work at Home	12.7%	10.8%	9.8%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	51.0%	37.7%	41.5%
2023 Travel to Work in 15 to 29 Minutes	32.5%	42.1%	39.0%
2023 Travel to Work in 30 to 59 Minutes	13.4%	17.0%	15.6%
2023 Travel to Work in 60 Minutes or More	3.1%	3.2%	3.9%
2023 Average Travel Time to Work	14.5	16.9	16.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$143.37 M	\$722.44 M	\$1.54 B
2023 Est. Apparel	\$5.06 M	\$25.34 M	\$53.91 M
2023 Est. Contributions, Gifts	\$8.68 M	\$40.95 M	\$85.14 M
2023 Est. Education, Reading	\$4.82 M	\$22.74 M	\$47.52 M
2023 Est. Entertainment	\$8.17 M	\$40.66 M	\$85.8 M
2023 Est. Food, Beverages, Tobacco	\$21.76 M	\$111.39 M	\$239.1 M
2023 Est. Furnishings, Equipment	\$5.06 M	\$25.23 M	\$53.23 M
2023 Est. Health Care, Insurance	\$13.18 M	\$66.81 M	\$142.8 M
2023 Est. Household Operations, Shelter, Utilities	\$46.18 M	\$234.37 M	\$502.91 M
2023 Est. Miscellaneous Expenses	\$2.73 M	\$13.59 M	\$28.87 M
2023 Est. Personal Care	\$1.92 M	\$9.67 M	\$20.62 M
2023 Est. Transportation	\$25.81 M	\$131.69 M	\$279.99 M

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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