

SUN VALLEY SQUARE

1900 S. 77 SUNSHINE STRIP, HARLINGEN, TX

 **LOCKARD**

319-277-8000

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DESCRIPTION

Sun Valley Square, formerly known as the Sun Valley Motor Hotel property, is currently home to Chick-fil-A (opened in 2015) with Jimmy John's and AT&T taking tenancy in Fall 2017. Two parcels remain available for sale, ground lease, or build-to-suit. Located on S. 77 Sunshine Strip with average annual daily traffic counts of over 32,000 (TxDOT 2015) and in close proximity to Valley Baptist Medical Center, this site is a perfect location for medical, retail, restaurant, and/or hospitality.



Now Open: Chick-fil-A

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TRADITIONAL DEMOGRAPHICS

	1 mile	3 mile	5 mile
2016 Population	10,027	54,892	98,251
2016 Average Income	\$57,566	\$51,041	\$51,862

AVAILABLE

SUN VALLEY SQUARE

- Lot 1: +/- 3.91 acres
- Lot 2: 0.82 acres
- Lot 3: 1,500 sf available for lease

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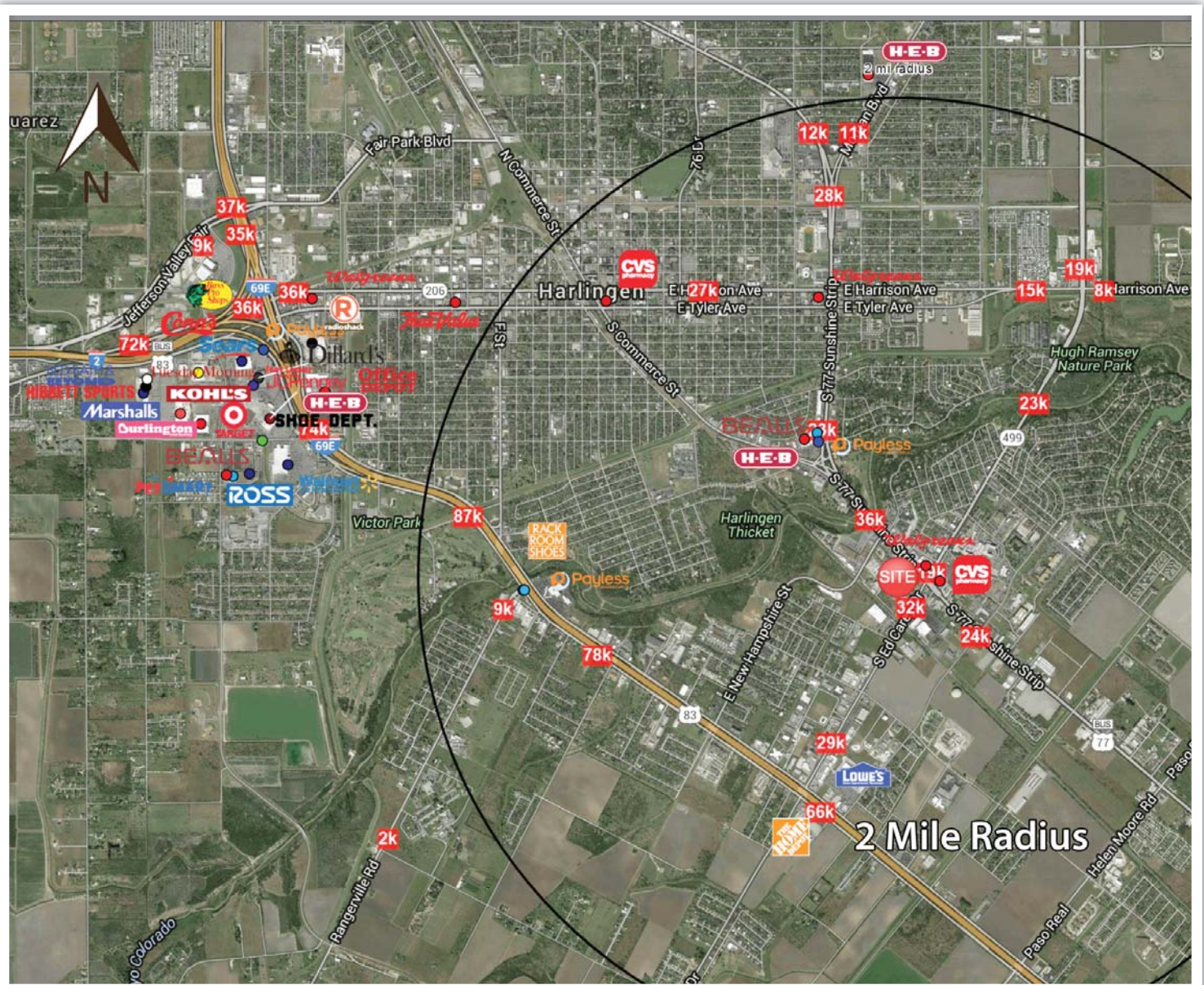
BUILD TO SUIT / GROUND LEASE PADS

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