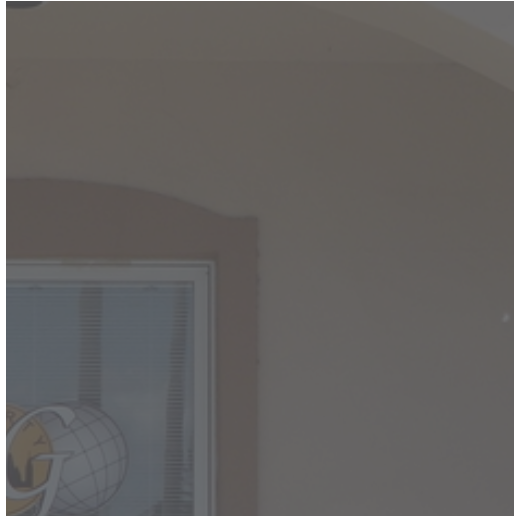
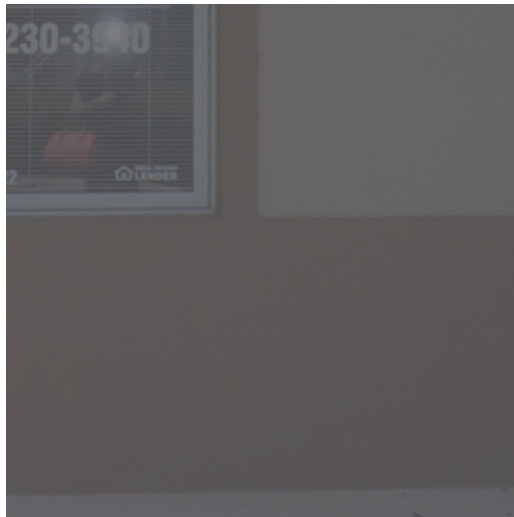


OFFICE BUILDING FOR LEASE

418 E TYLER OFFICE BLDG



418
E TYLER
HARLINGEN, TX



Located on a major east/west thoroughfare, this 84% Leased Office Building has four (4) creditworthy tenants. Asset is anchored by Gallagher Insurance Agency. Office Building is easily managed and Landlord has provided build-outs for tenants for like-new interiors. Additional covered parking in the rear of the premises adds to the desirability of this asset. One vacant suite offers upside income potential.



FOR LEASE 418 E TYLER OFFICE BLDG

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,466 SF
Lease Rate:	\$19.00 SF/yr ([\$5.00 includes Electricity])
Lot Size:	1.0 Acres
Year Built:	1996
Building Size:	9,150 SF
Renovated:	2015
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Second generation office space located on a high-traffic east/west thoroughfare in Harlingen, Texas. Formerly, a General-Administrative Office, this unit offers Reception Area, 5 offices, large work area with built-in cabinetry and ADA Restroom. Offers drive-up parking and covered parking for tenant. Suite is move-in Ready for Office User and water/sewer/electricity is included in cost.

PROPERTY HIGHLIGHTS

- Professional Office
- Owner/Occupied
- Covered Parking
- High-Traffic Corridor
- Drive Up Parking
- Easy Access

FOR LEASE
418 E TYLER OFFICE BLDG

ADDITIONAL PHOTOS



Monument Sign



Tenant - Covered Parking



Reception Area

FOR LEASE
418 E TYLER OFFICE BLDG

ADDITIONAL PHOTOS



Office Entrance - From Interior



Professional Office with Window



Entrance with Lobby Area



Breakroom/Work Area/Restroom

FLOOR PLAN

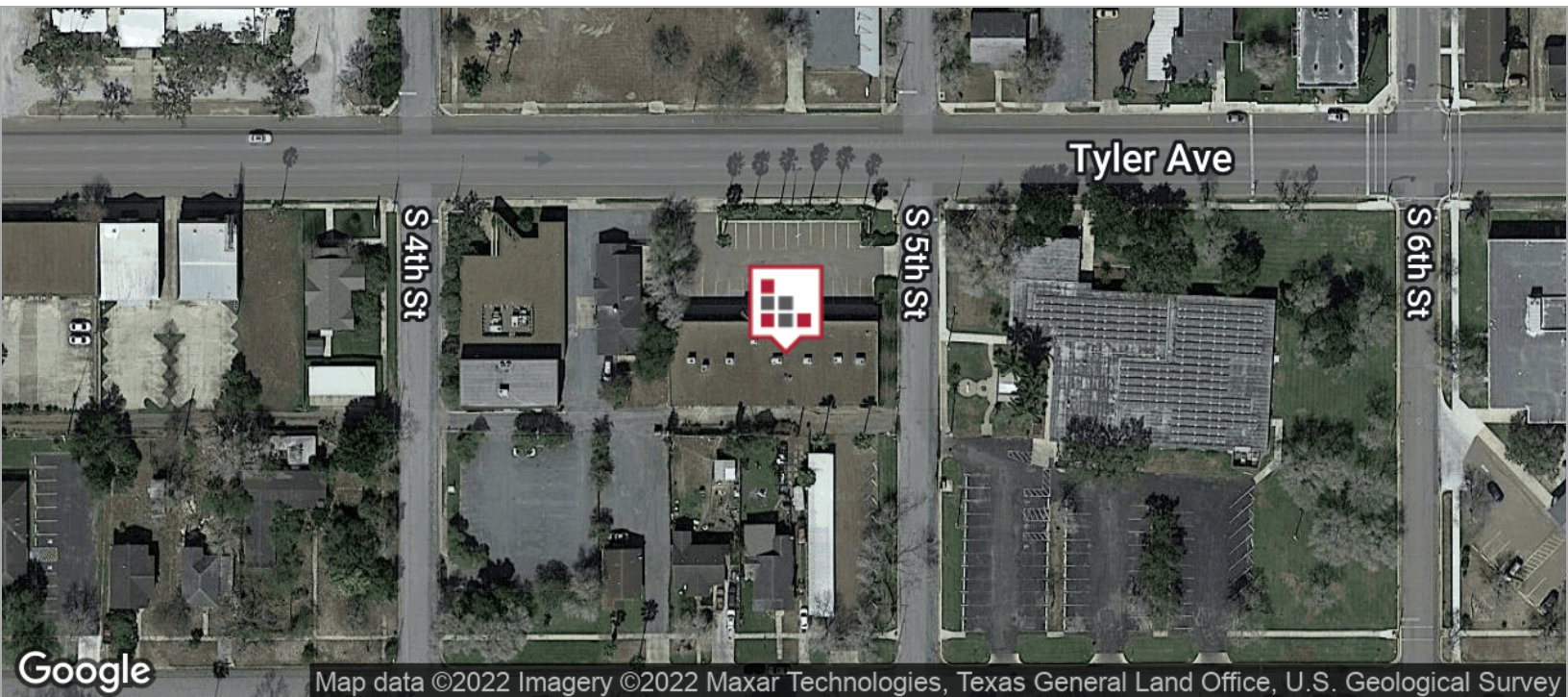


312 E Harrison Ave // Harlingen, TX 78550
956.778.3255 // chopkinsrealestate.com

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FOR LEASE
418 E TYLER OFFICE BLDG

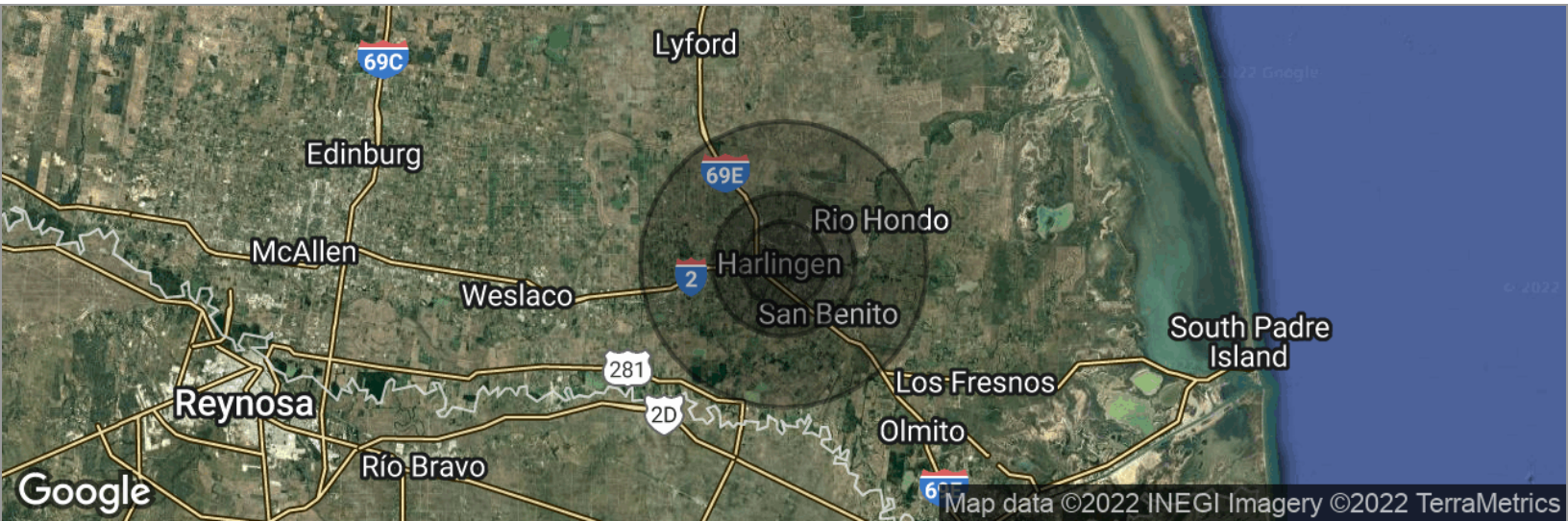
LOCATION MAPS



FOR LEASE

418 E TYLER OFFICE BLDG

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	54,000	86,241	147,729
Median age	33.9	33.6	33.2
Median age (Male)	32.8	32.2	31.6
Median age (Female)	35.6	35.3	35.1

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	17,988	28,217	46,542
# of persons per HH	3.0	3.1	3.2
Average HH income	\$47,677	\$49,466	\$47,735
Average house value	\$75,854	\$85,816	\$81,842

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	80.2%	79.6%	81.7%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	88.9%	88.8%	87.3%
Black	0.9%	0.9%	0.6%
Asian	1.6%	1.3%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.3%	0.2%
Other	7.0%	7.3%	9.7%

* Demographic data derived from 2010 US Census

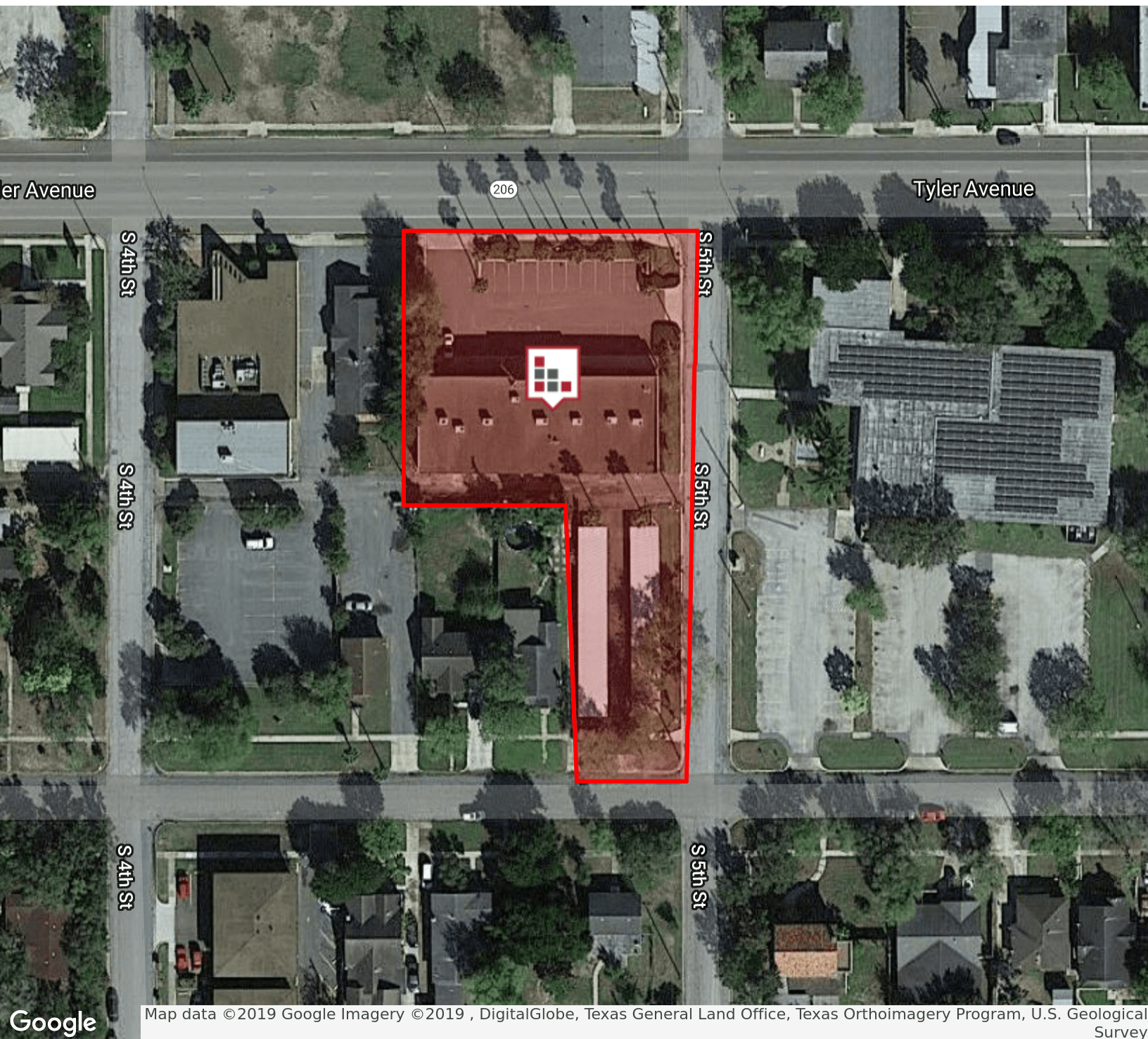
FOR LEASE
418 E TYLER OFFICE BLDG

AERIAL MAP



FOR LEASE
418 E TYLER OFFICE BLDG

AERIAL MAP



CINDY HOPKINS REAL ESTATE

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