

LAND FOR SALE

HARLINGEN INDUSTRIAL ESTATES



HARLINGEN INDUSTRIAL ESTATES
HARLINGEN, TX



6.69 Acre Newly Sub-divided Industrial Lot available for your New Construction. Ingress/Egress on FM 509 and located in the Harlingen Industrial Park. Seller is a General Contractor and can Build-to-Suit to your business requirements and offer straight Sale, Lease, or Lease/Purchase of this Industrial Asset. Lot can easily accommodate Warehouses from 5,000 to 25,000 square feet.



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EXECUTIVE SUMMARY



Sale Price	\$320,558
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OFFERING SUMMARY

Lot Size:	6.69 Acres
Price / Acre:	\$47,916
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

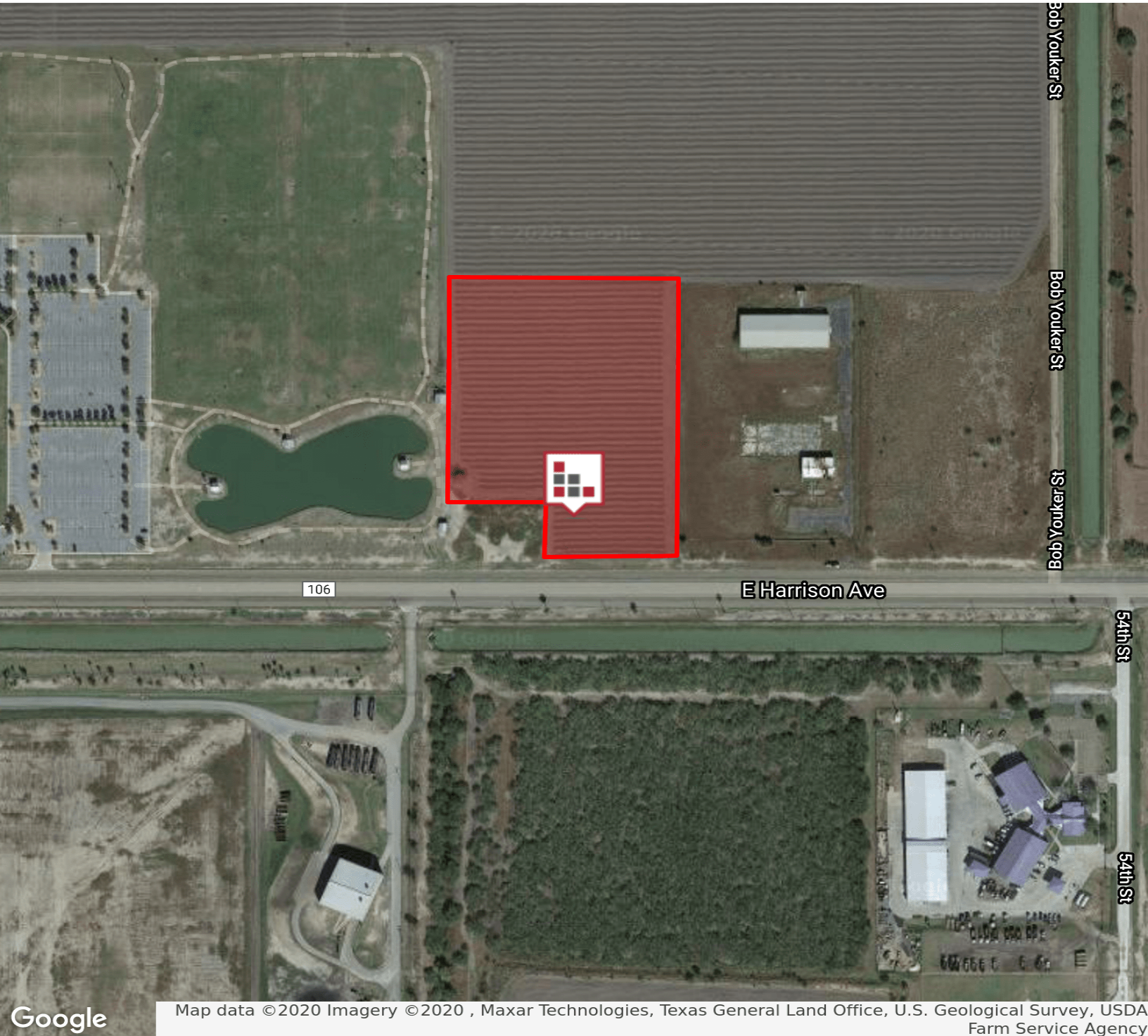
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PROPERTY HIGHLIGHTS

- **Newly Subdivided Industrial Lot**
- **Located in Harlingen Industrial Park**
- **Easy access from FM 509 & FM 106**
- **Build-to-Suit and Lease/Purchase available**

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AERIAL MAP



Map data ©2020 Imagery ©2020 , Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency



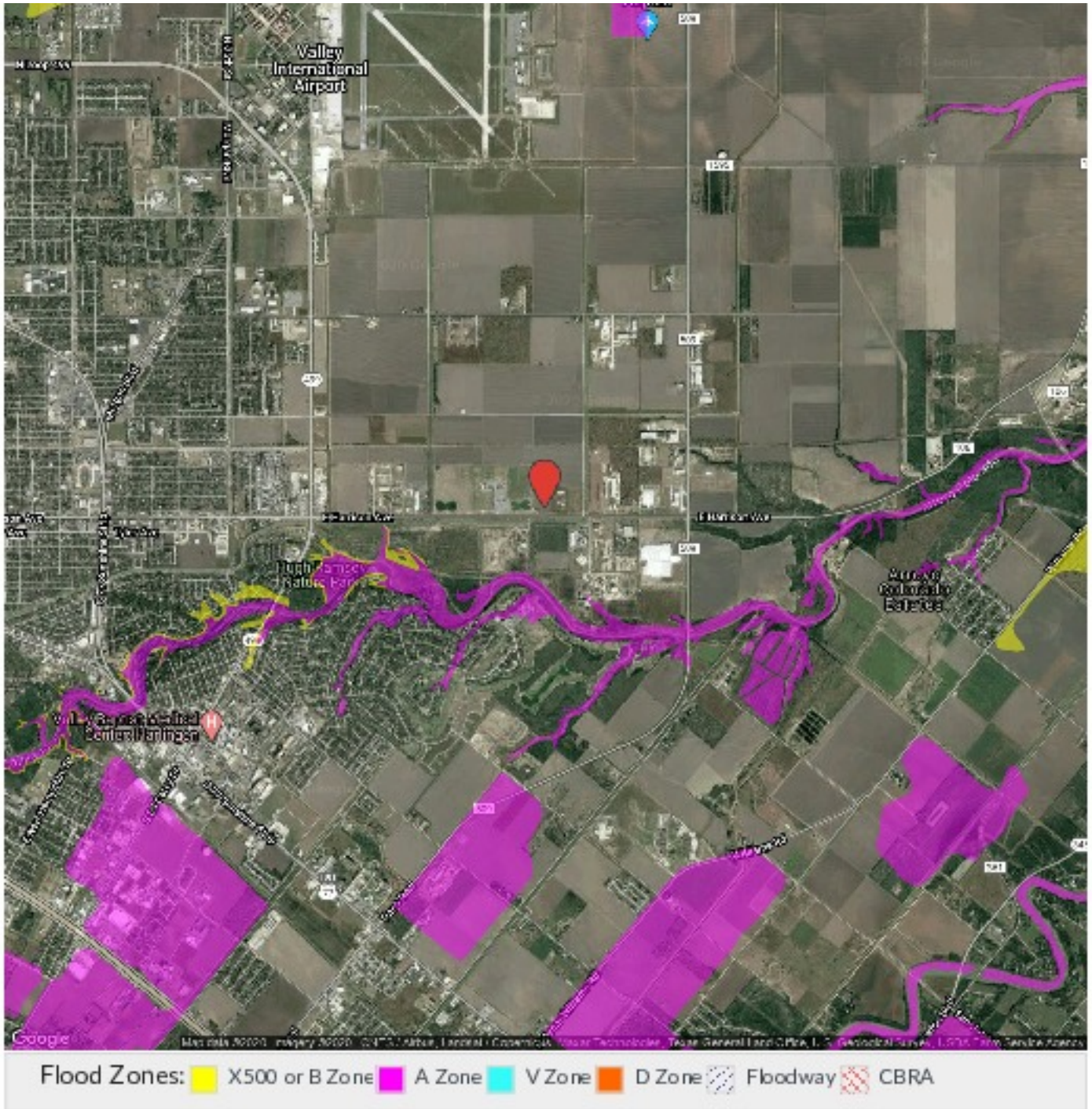
CINDY HOPKINS REAL ESTATE

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

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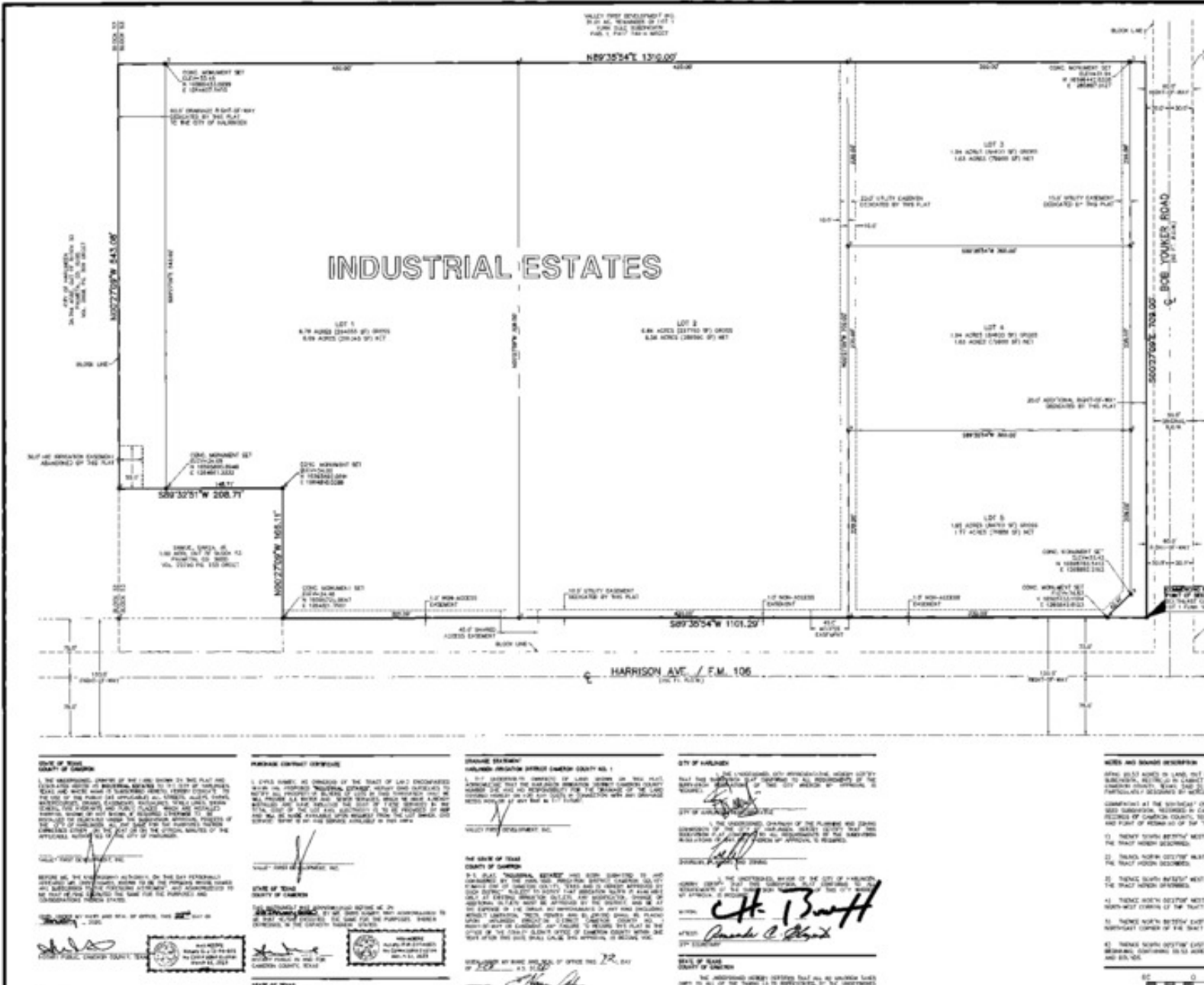
FOR SALE HARLINGEN INDUSTRIAL ESTATES

FLOOD MAP



FOR SALE HARLINGEN INDUSTRIAL ESTATES SUBDIVISION PLAT

INDUSTRIAL ESTATES



CITY OF HARLINGEN
I, the undersigned, Mayor of the City of Harlingen, Texas, do hereby certify that the plat herein is a correct and true copy of the original plat as filed in the office of the County Clerk of Cameron County, Texas, and as the same appears on the records of said County Clerk. My commission expires on the 15th day of August, 2012.

[Signature]
MAYOR

CITY OF HARLINGEN
I, the undersigned, City Clerk of the City of Harlingen, Texas, do hereby certify that the plat herein is a correct and true copy of the original plat as filed in the office of the County Clerk of Cameron County, Texas, and as the same appears on the records of said County Clerk. My commission expires on the 15th day of August, 2012.

[Signature]
CITY CLERK

STATE OF TEXAS
I, the undersigned, County Clerk of Cameron County, Texas, do hereby certify that the plat herein is a correct and true copy of the original plat as filed in the office of the County Clerk of Cameron County, Texas, and as the same appears on the records of said County Clerk. My commission expires on the 15th day of August, 2012.

[Signature]
COUNTY CLERK

CITY OF HARLINGEN
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[Signature: Ch. Bonif]
MAYOR

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MAYOR

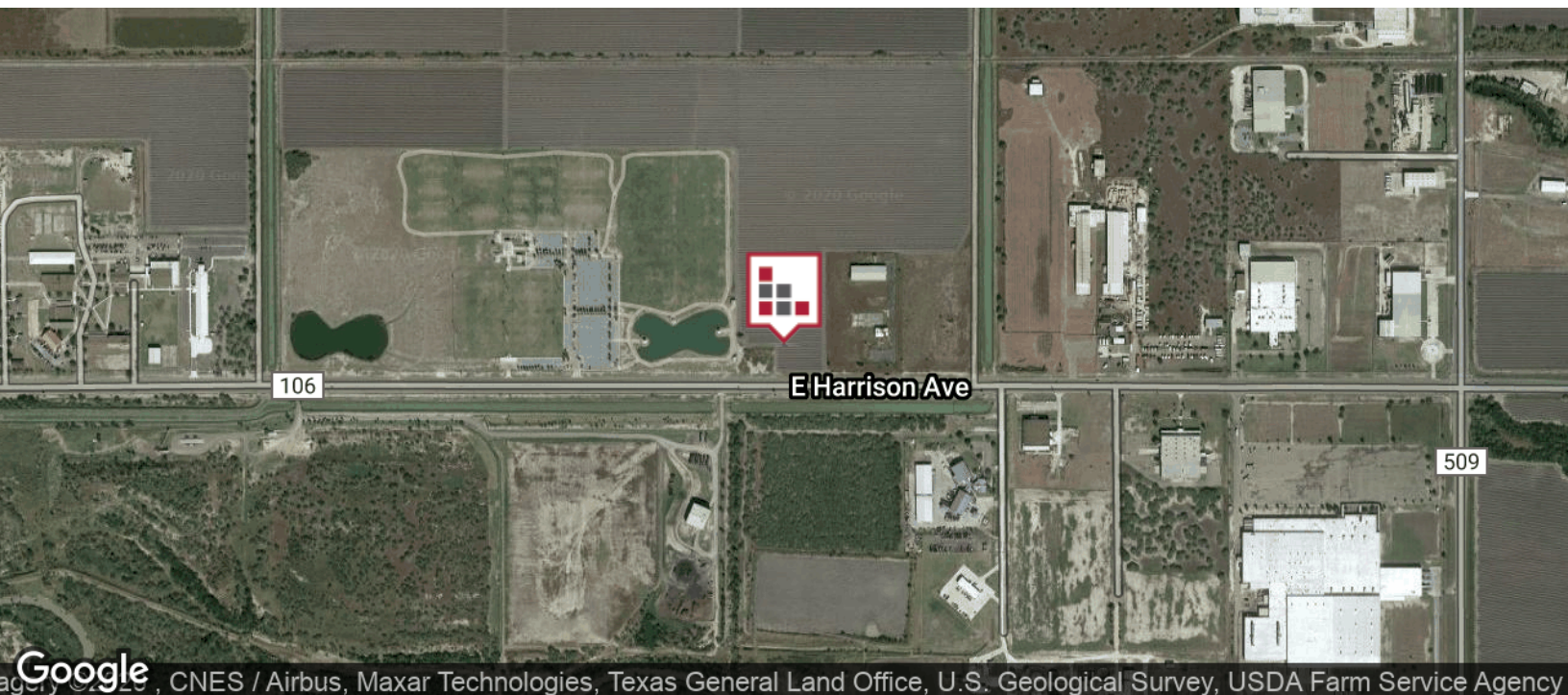


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LOCATION MAPS

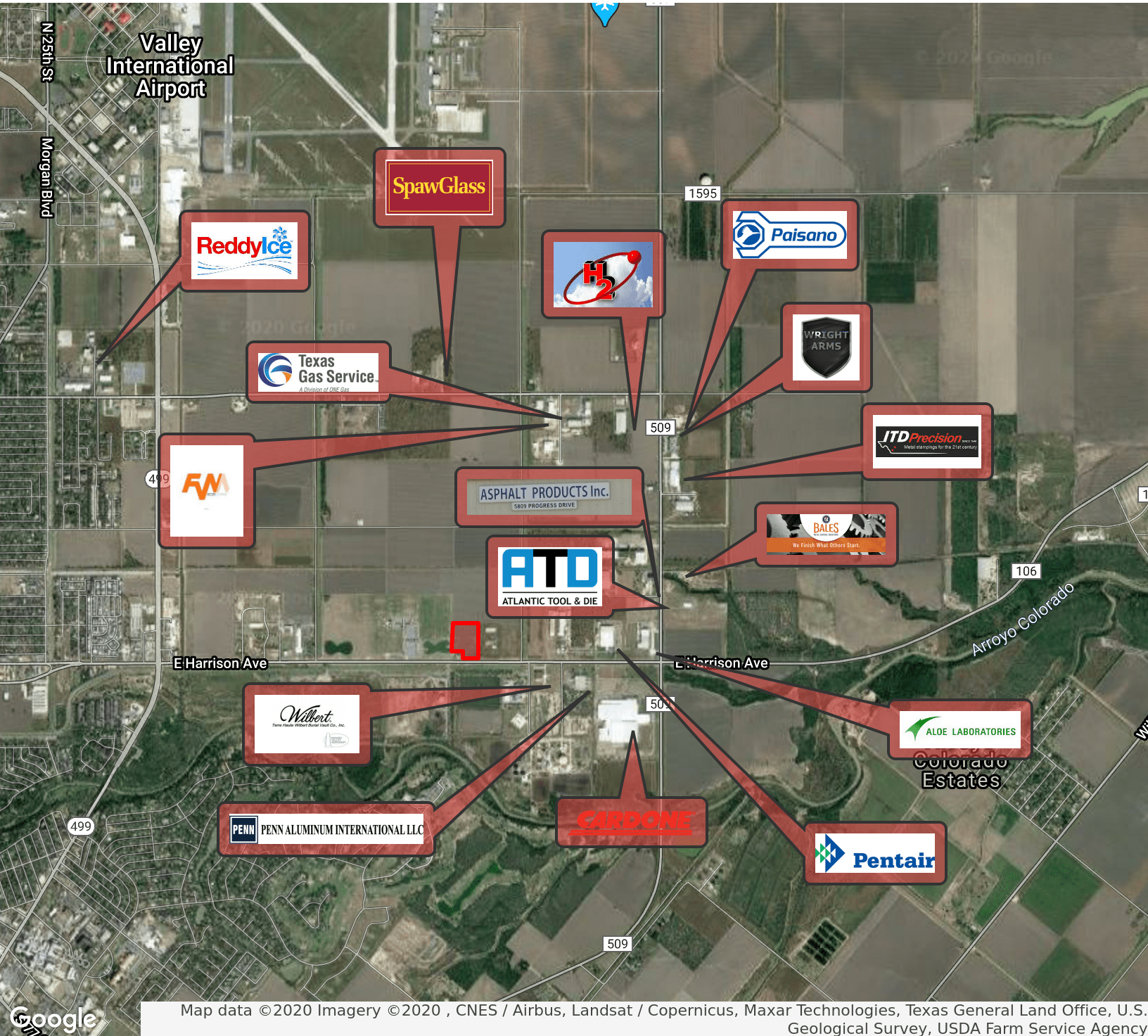


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HARLINGEN INDUSTRIAL - RETAILER MAP



FOR SALE HARLINGEN INDUSTRIAL ESTATES

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	29,290	79,054	137,444
Median age	31.4	32.1	33.2
Median age (Male)	30.6	31.0	31.7
Median age (Female)	32.9	33.7	35.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	9,794	25,387	43,073
# of persons per HH	3.0	3.1	3.2
Average HH income	\$55,270	\$45,938	\$48,512
Average house value	\$94,758	\$84,558	\$86,505
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	74.1%	82.9%	82.2%
RACE (%)	3 MILES	5 MILES	10 MILES
White	87.0%	87.3%	88.7%
Black	1.2%	0.9%	0.7%
Asian	2.3%	1.3%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.3%
Other	7.5%	8.5%	8.1%

* Demographic data derived from 2010 US Census