

INDUSTRIAL PROPERTY FOR SALE

# FREESTANDING WAREHOUSE



**2505**  
GRAHAM ROAD  
HARLINGEN, TX



Located just two miles from the 77/83 interchange in Harlingen, this 1,920 SF warehouse is situated in the perfect spot for any business needing warehouse space in the Rio Grande Valley.



# FOR SALE FREESTANDING WAREHOUSE

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$127,900
Available SF:	1,900 SF
Lot Size:	0.26 Acres
Year Built:	2013
Building Size:	1,920 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen
Price / SF:	\$66.61

### PROPERTY OVERVIEW

This 1,920 SF fenced warehouse facility was built in 2013 and is in excellent condition. It features three grade level doors, two of which create a pass through. The main storage area has stained concrete flooring, shelving, a sink, plenty of electrical outlets both on the walls and the ceiling, ceiling fans, and three air compressors built into the walls. The ± 115 SF bathroom features vinyl flooring, a sink, a toilet, a shower, and a cable tv hookup.

### PROPERTY HIGHLIGHTS

- 1,920 SF
- Built in 2013
- Barbed-wire fence installed in 2016
- Three grade level doors (9 ft tall) that create one pass through
- Stained concrete floor
- Concrete drive with parking
- ± 115 SF bathroom equipped with sink, toilet, and shower.



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**ADDITIONAL PHOTOS**



Front Facade with Barbed-Wire Fence



East Facade



South Facade



**CINDY HOPKINS REAL ESTATE**

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

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ADDITIONAL PHOTOS



South Grade Level Door



AC, Sink, and Shower



Interior Facing North (Front)

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## LOCATION MAPS

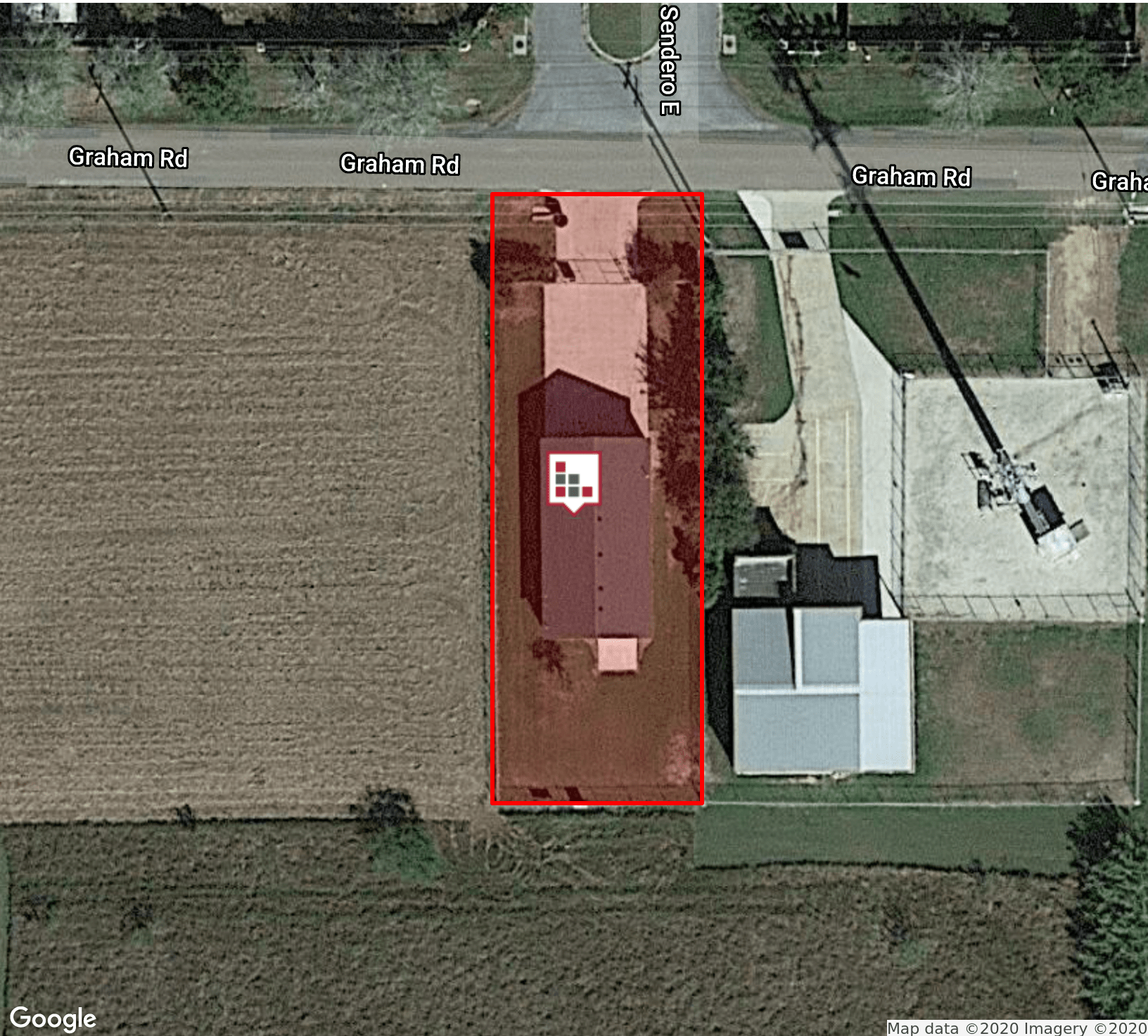


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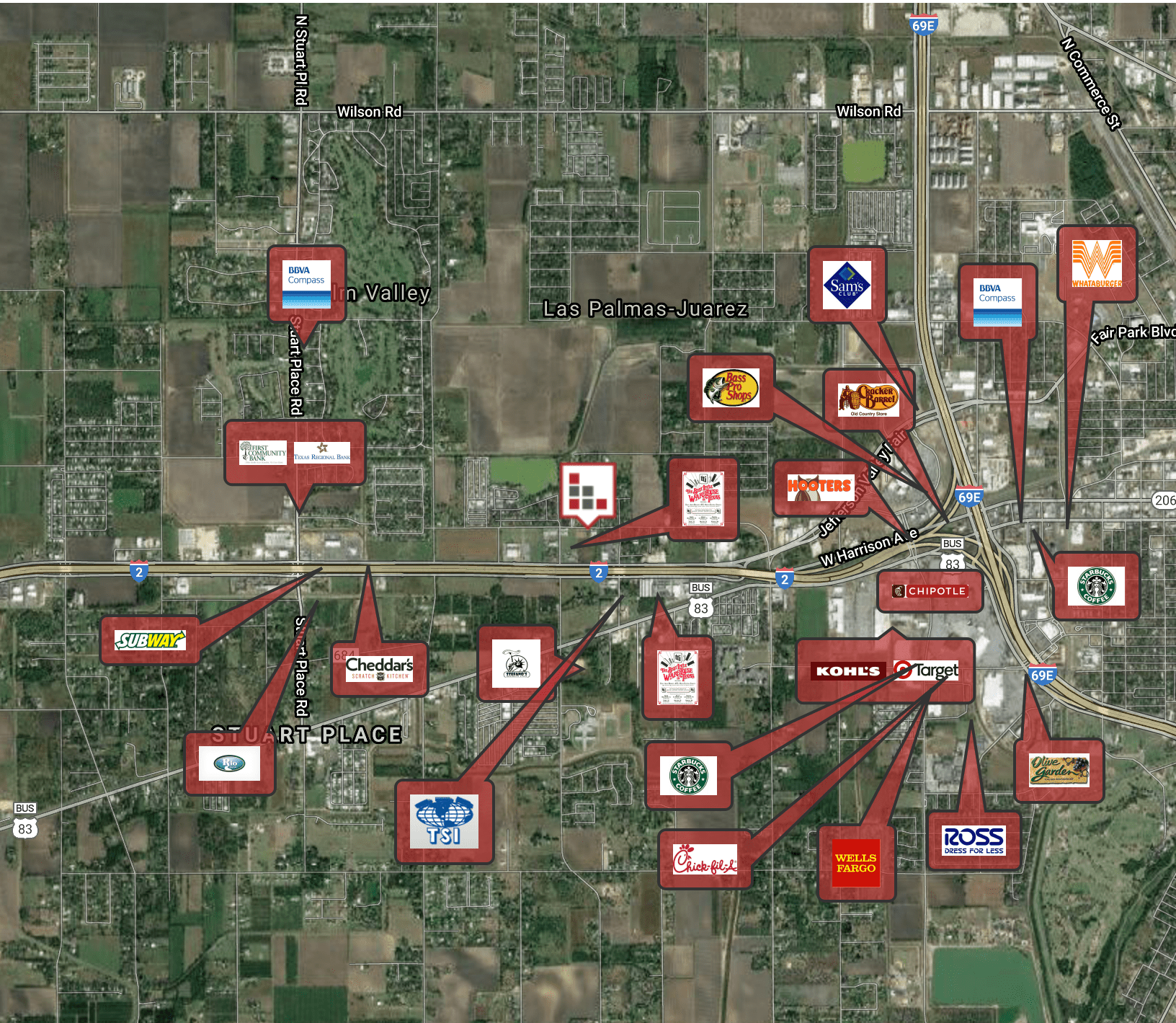
AERIAL HIGHLIGHT





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## RETAILER MAP

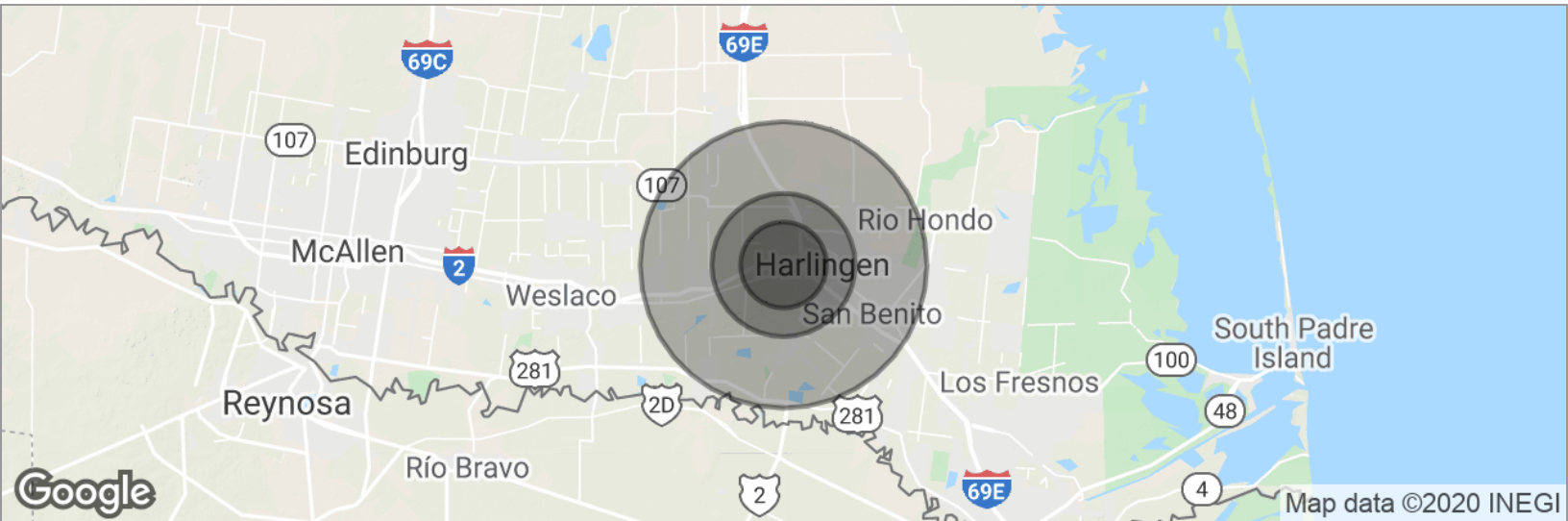


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# FOR SALE FREESTANDING WAREHOUSE

## DEMOGRAPHICS MAP



### POPULATION

	3 MILES	5 MILES	10 MILES
Total population	30,416	71,826	150,155
Median age	36.0	34.3	33.0
Median age (Male)	34.3	32.7	31.3
Median age (Female)	38.4	36.3	35.0

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	9,921	23,238	47,390
# of persons per HH	3.1	3.1	3.2
Average HH income	\$50,484	\$48,246	\$47,198
Average house value	\$53,778	\$80,751	\$79,825

\* Demographic data derived from 2010 US Census