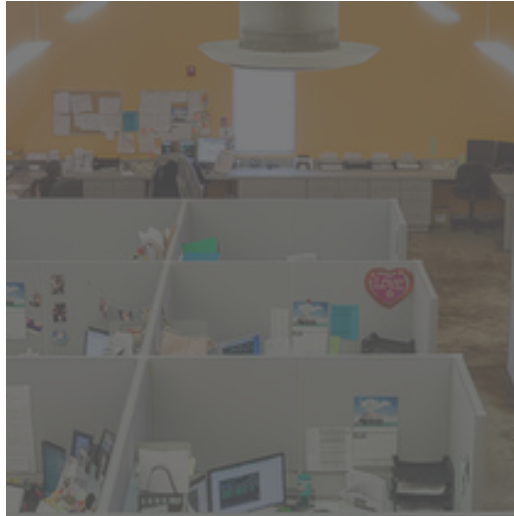


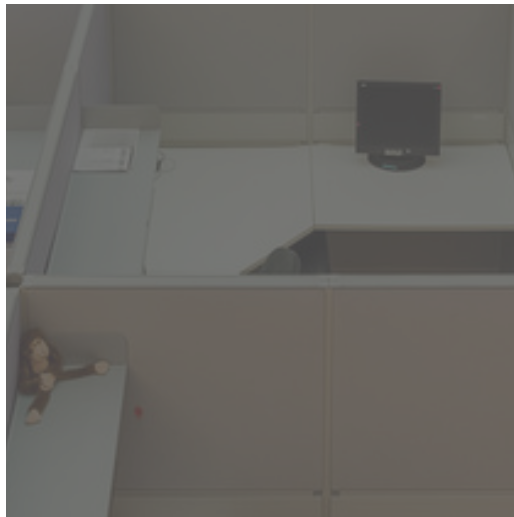
OFFICE BUILDING FOR LEASE

UPSCALE CORPORATE OFFICE/LOT



2026

E TYLER
HARLINGEN, TX

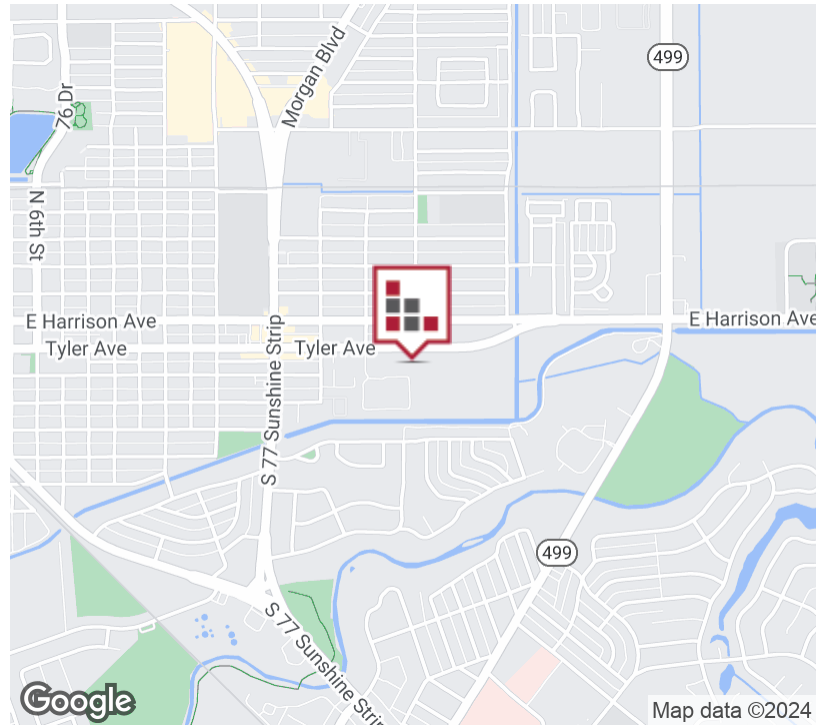


Just North of 77 Sunshine Strip on E Tyler



FOR LEASE UPSCALE CORPORATE OFFICE/LOT

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (Gross)
Available SF:	8,000 SF
Lot Size:	2.61 Acres
Year Built:	2005
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

DESIGNED FOR AUSTIN IN MIND - This exquisite Office Building is ideal for a Corporate User. Single-story building with Vaulted Ceilings, containing two (2) buildings separated by indoor Courtyard and connected by Break Room opening out to Indoor Courtyard. Building 1 contains 8 Large Window Office, Large Conference Room and large open area for additional work space. Building 2 contains Reception Window, Vestibule, Manager Office, Mail Room and currently houses 26 Cubicles in Open Workspace. Stained Concrete Floors and Aluminum Exterior add to this creative building.

PROPERTY HIGHLIGHTS

- Creative/Executive Design
- Adjacent land for Parking or Additional Structure
- Unique / Well maintained Facility
- Beautifully Landscaped Courtyard

FOR LEASE
UPSCALE CORPORATE OFFICE/LOT

ADDITIONAL PHOTOS



Beautifully-Landscaped Courtyard



Aerial Photo



Exterior Photo



The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guarantees, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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ADDITIONAL PHOTOS



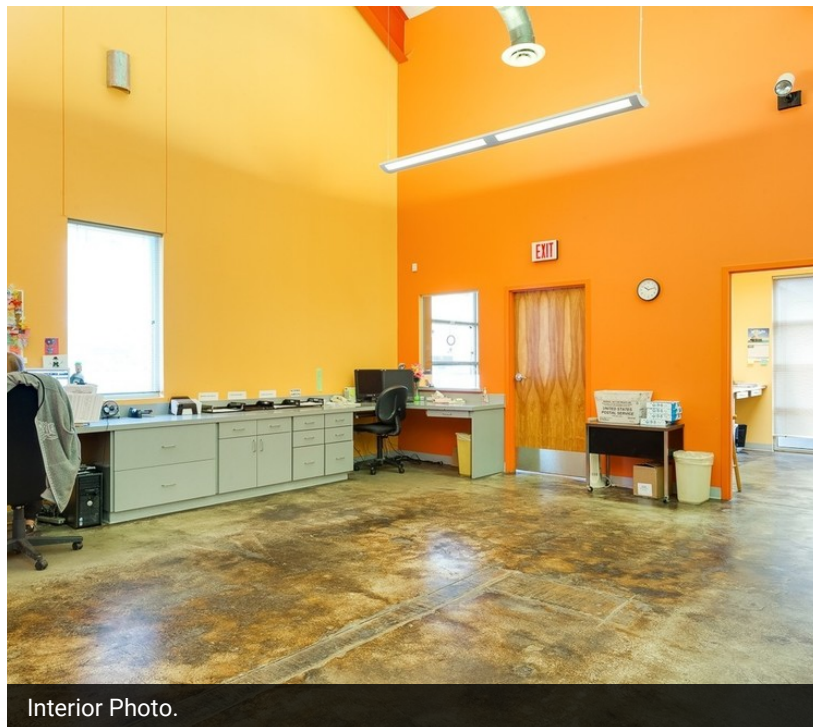
Large Conference Room



Breakroom with Courtyard Access



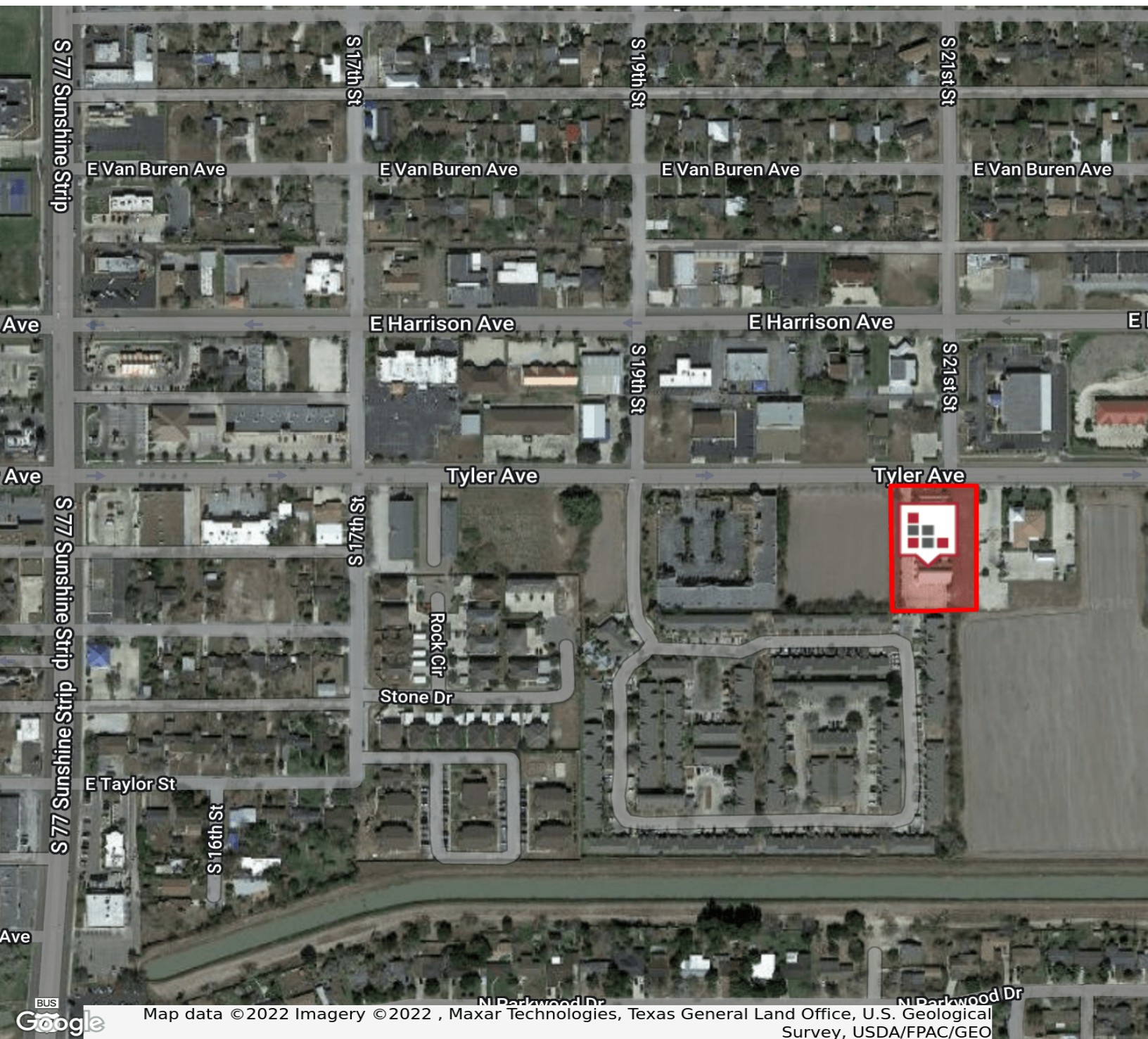
Vaulted Ceilings



Interior Photo.

FOR LEASE
UPSCALE CORPORATE OFFICE/LOT

LOCATION MAPS



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RETAILER MAP





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FLOOR PLANS



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FOR LEASE UPSCALE CORPORATE OFFICE/LOT

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	50,927	85,555	141,550
Median age	32.7	33.2	33.2
Median age (Male)	31.8	31.9	31.7
Median age (Female)	34.1	34.8	35.0

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	16,830	27,855	44,399
# of persons per HH	3.0	3.1	3.2
Average HH income	\$46,324	\$48,175	\$48,514
Average house value	\$79,933	\$84,822	\$85,256

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	81.0%	80.8%	81.8%
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RACE (%)

White	88.1%	88.3%	88.4%
Black	1.0%	0.9%	0.7%
Asian	1.7%	1.3%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.3%	0.2%
Other	7.5%	7.7%	8.5%

* Demographic data derived from 2020 ACS - US Census