INDUSTRIAL PROPERTY FOR SALE

LOGANS RUN INDUSTRIAL ESTATES II

5101
LOGANS RUN
HARLINGEN, TX

+/- 31 Acre Newly Sub-divided Industrial Lots [under construction] and available for your New Construction. Ingress/Egress off FM 106 in proximity to FM 509 for easy access to US 77/83 Expressway 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. Lots can easily accommodate Warehouses from 5,000 to 25,000 square feet.

CHRE
Commercial Real Estate in the Rio Grande Valley

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

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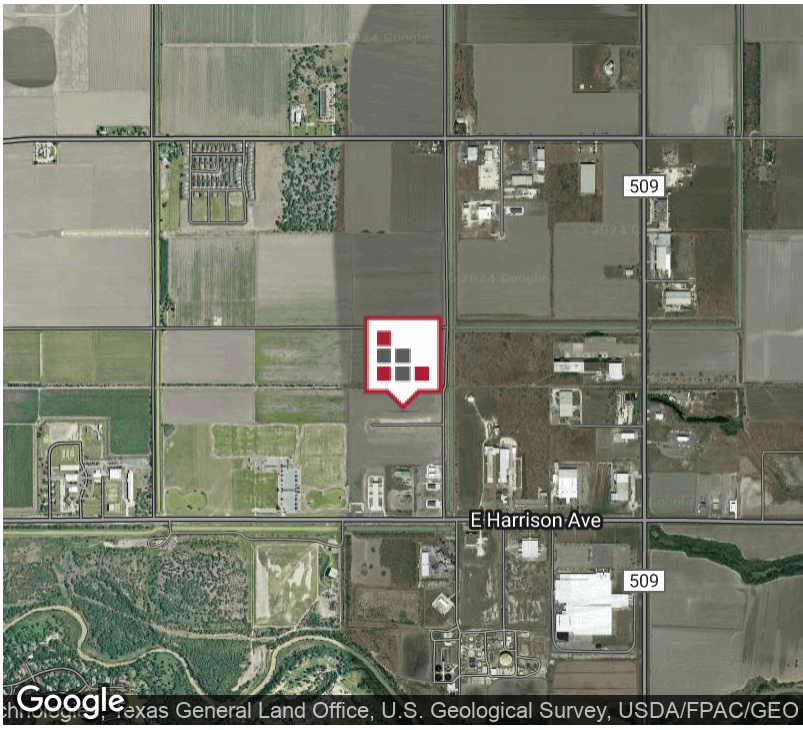
EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	5,000 SF
Available SF:	5,000 SF
Lot Size:	1.77 Acres
Price / SF:	$1.50
Year Built:	2021
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/- 31 Acre Newly Sub-divided Industrial Lots [under construction] and available for your New Construction. Ingress/Egress off FM 106 in proximity to FM 509 for easy access to US 77/83 Expressway 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. Lots can easily accommodate Warehouses from 5,000 to 25,000 square feet. Land is located outside of any Flood Zone Area and report available upon request.

PROPERTY HIGHLIGHTS

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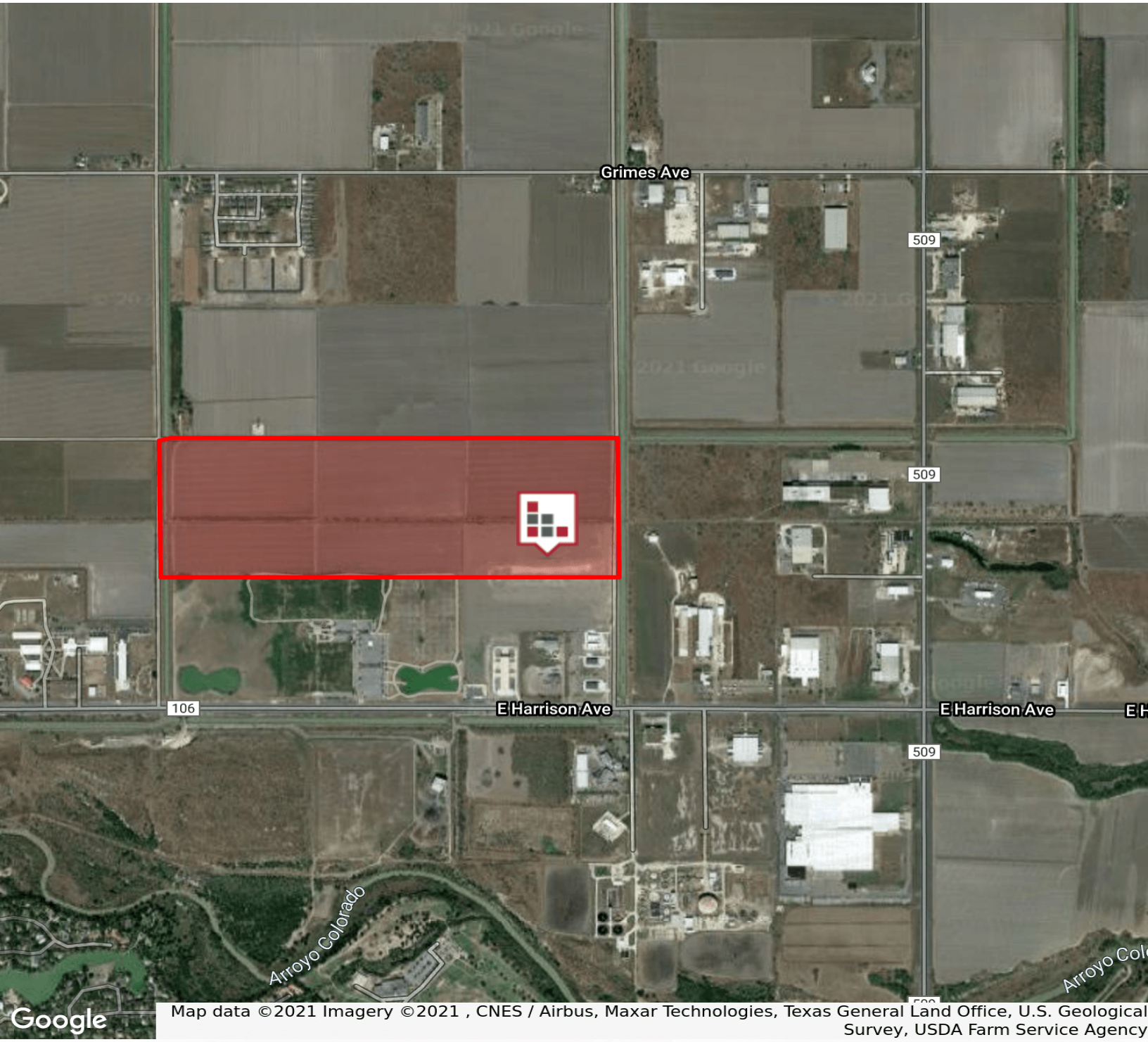
AERIAL MAP



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SUBDIVISION PLAT

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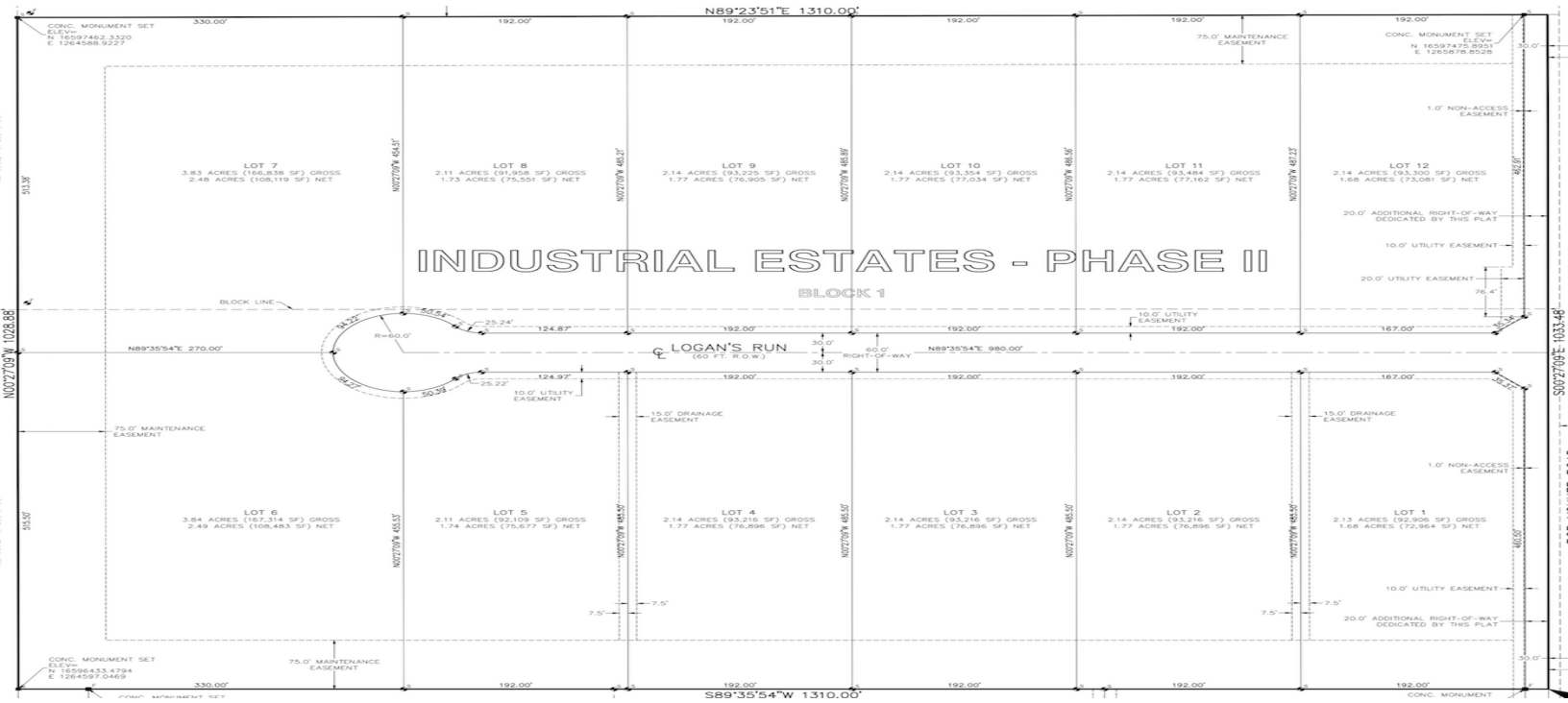
LAND LOTS



 # OF LOTS 1 | TOTAL LOT SIZE 1.77 ACRES | TOTAL LOT PRICE $115,615 | BEST USE USER - NEW CONSTRUCTION

STATUS	LOT #	ADDRESS	SIZE	PRICE
Available	Lot 11 - Block 1 A- Logans Run	Lot 11 - Block 1 A- Logans Run	1.77 Acres	N/A
Available	Lot 11 - Block 1B- Logans Run	Lot 11 - Block 1B- Logans Run	1.77 Acres	$115,615

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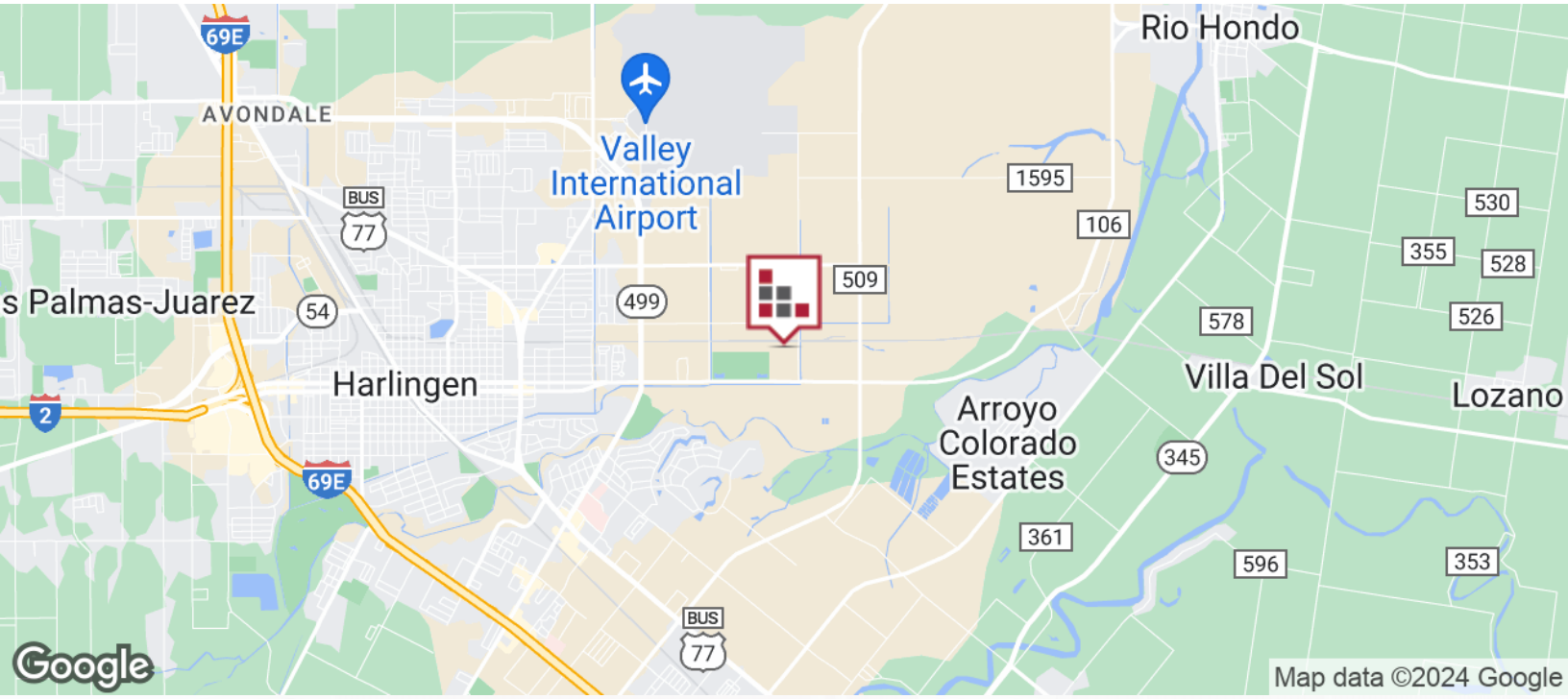
LOCATION MAPS



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HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP

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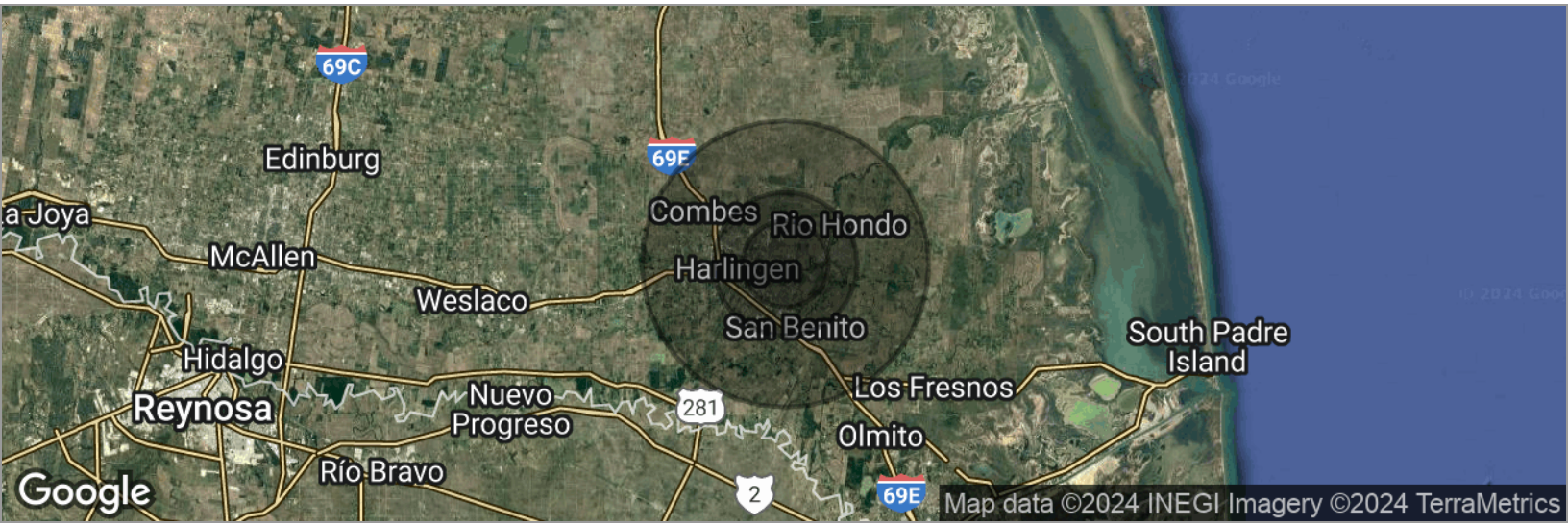
DEMOGRAPHICS MAP



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 (%)			
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 2020 ACS - US Census*

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