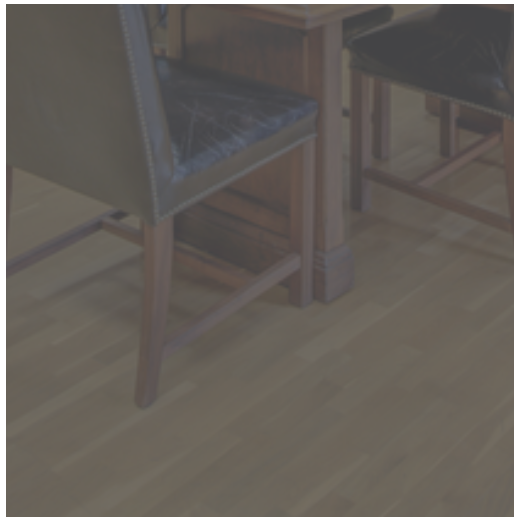


OFFICE BUILDING FOR SALE

# 312 E VAN BUREN



**312**  
E VAN BUREN  
HARLINGEN, TX

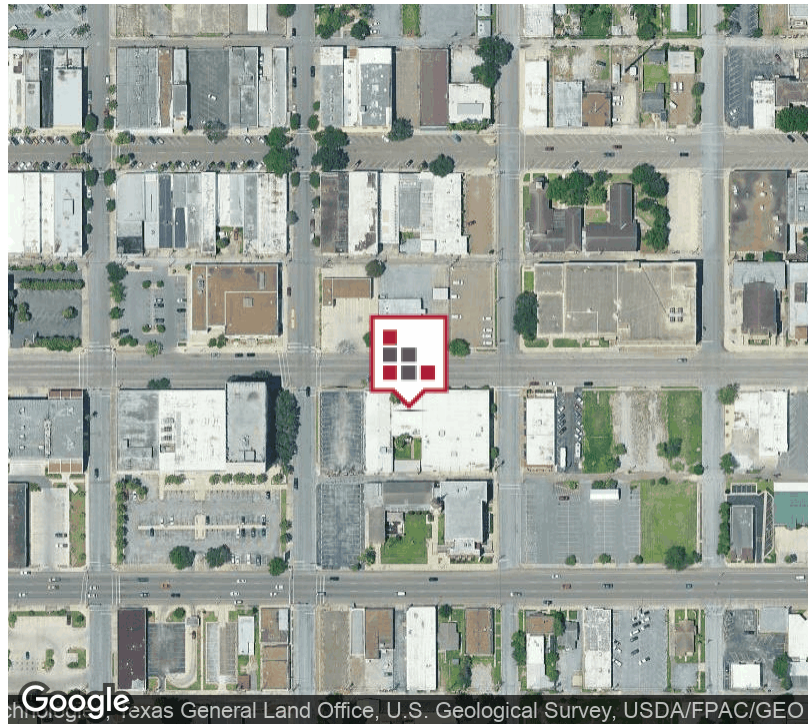


VERY PROFESSIONAL OFFICES -- Move-In Ready for your Law Office or other Professional Use.. This two-story Building is currently a law practice that is sizing down, Very well maintained with 6 Private Offices, :Large Reception Area, Work Area, two (2) Conference Rooms, Break area, Storage Area, Law Library, Covered Parking in rear, along with additional 15 parking spaces [identified OM}.



FOR SALE  
312 E VAN BUREN

## EXECUTIVE SUMMARY



Sale Price

**\$495,000**

### OFFERING SUMMARY

Building Size:	6,225 SF
Available SF:	6,225 SF
Lot Size:	0.16 Acres
Price / SF:	\$79.52
Year Built:	1971
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

VERY PROFESSIONAL OFFICES – Move-In Ready for your Law Office or other Professional Use.. This two-story Building is currently a law practice that is sizing down, Very well maintained with 6 Private Offices, :Large Reception Area, Work Area, two (2) Conference Rooms, Break area, Storage Area, Law Library, Covered Parking in rear, along with additional 15 parking spaces [identified OM}. Elevator located in office with additional interior stairs for access. Elevator is operable and meets all code requirements. Property has a new roof with warranty, Brick accents throughout the building, original plans on file and Survey. **PRICE REDUCED!**

### PROPERTY HIGHLIGHTS

- **Freestanding Professional Office Building**
- **Up to 9 offices available**
- **Move-In Ready**



**CINDY HOPKINS REAL ESTATE**

222 E Van Buren, Suite 617 // Harlingen, TX 78550  
956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)

The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, 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.



FOR SALE  
312 E VAN BUREN

ADDITIONAL PHOTOS



Front Entrance



Exterior Photo



Aerial View



Outdoor Balcony



FOR SALE  
312 E VAN BUREN

ADDITIONAL PHOTOS



Reception Area



Attorney Office with Balcony Access/View



Conference Room



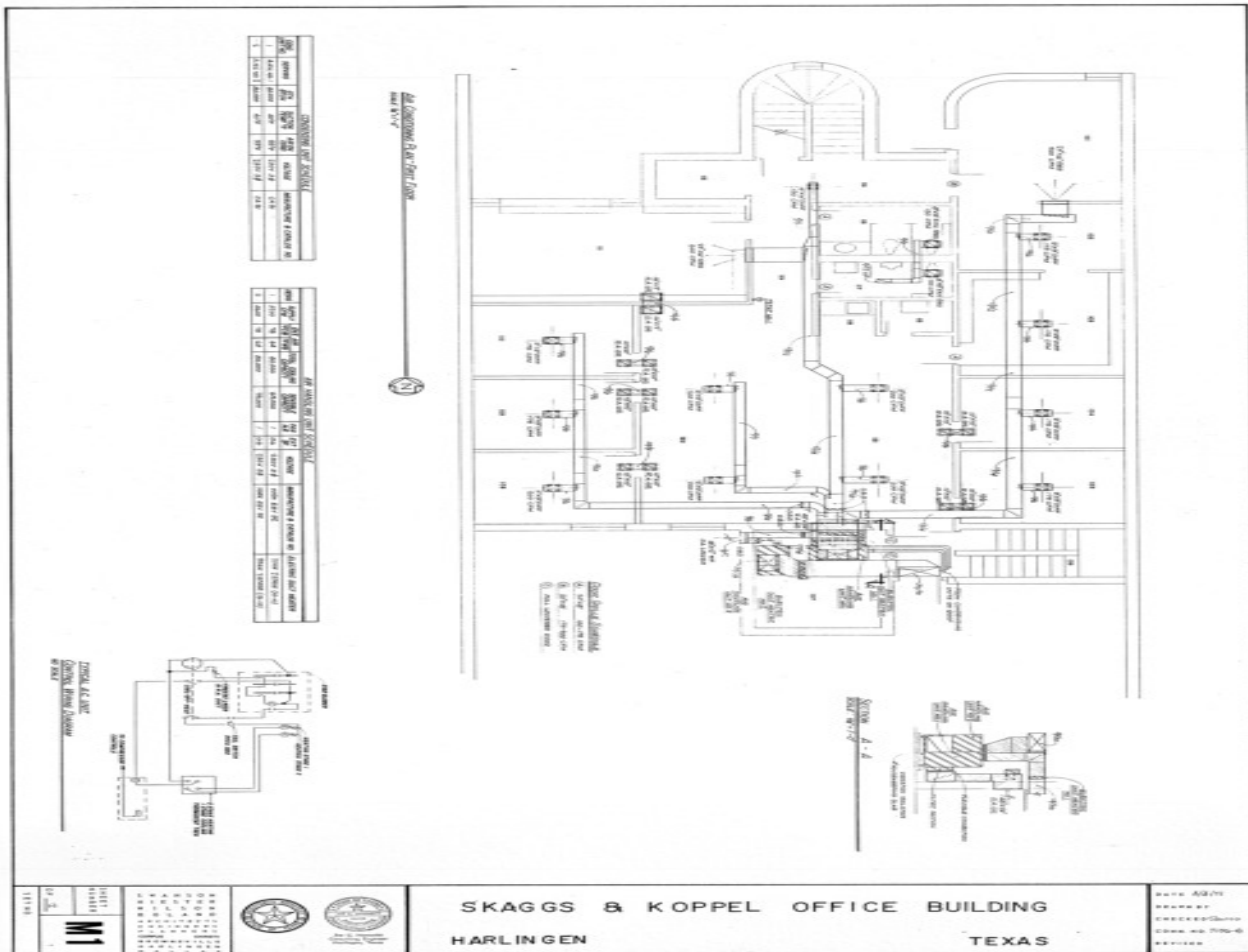
Staff Area



FOR SALE  
312 E VAN BUREN

## FLOOR PLAN - 1ST FLOOR

360° VIRTUAL TOUR

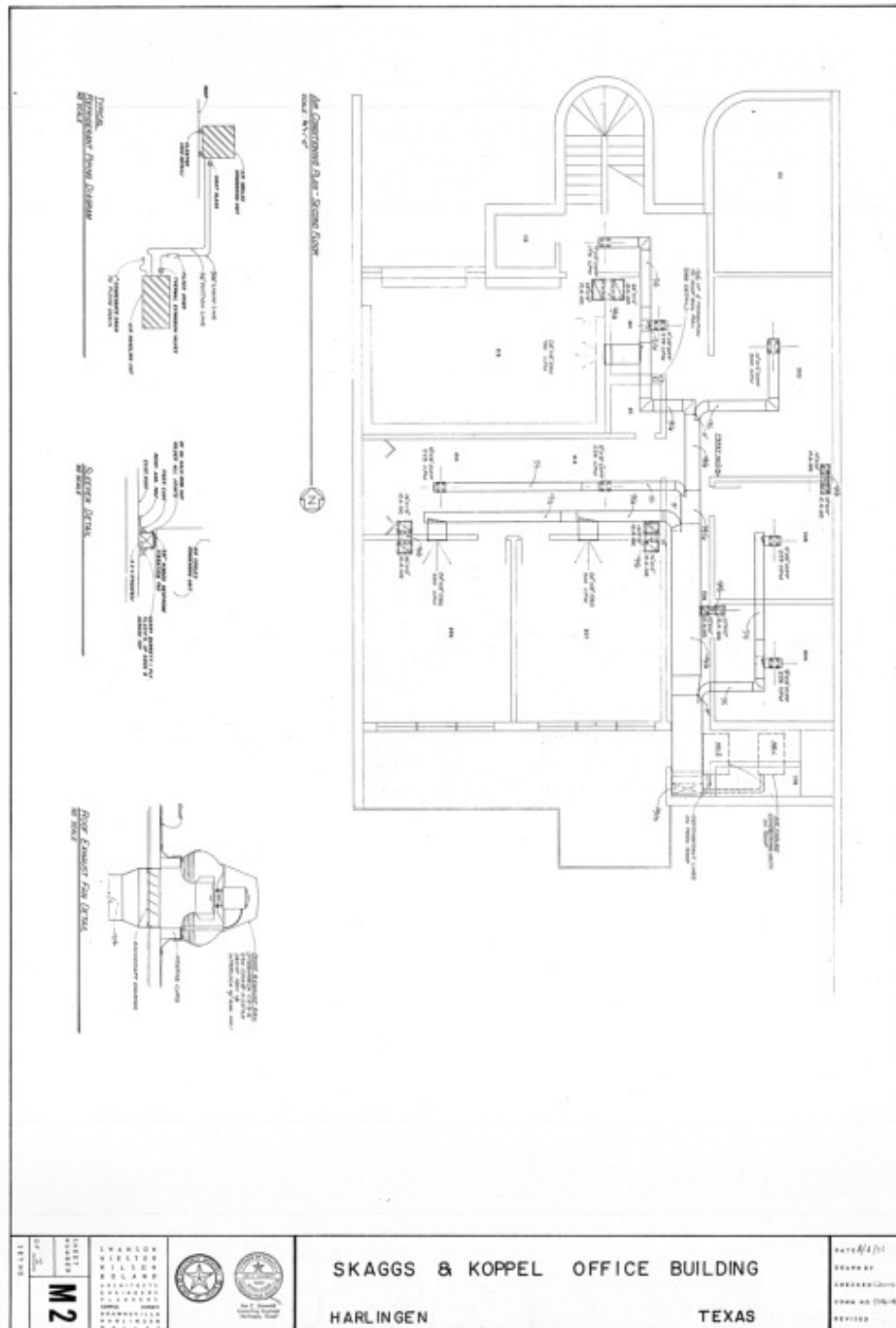




FOR SALE  
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## FLOOR PLAN - 2ND FLOOR

360° VIRTUAL TOUR





FOR SALE  
312 E VAN BUREN

AERIAL MAP





FOR SALE  
312 E VAN BUREN

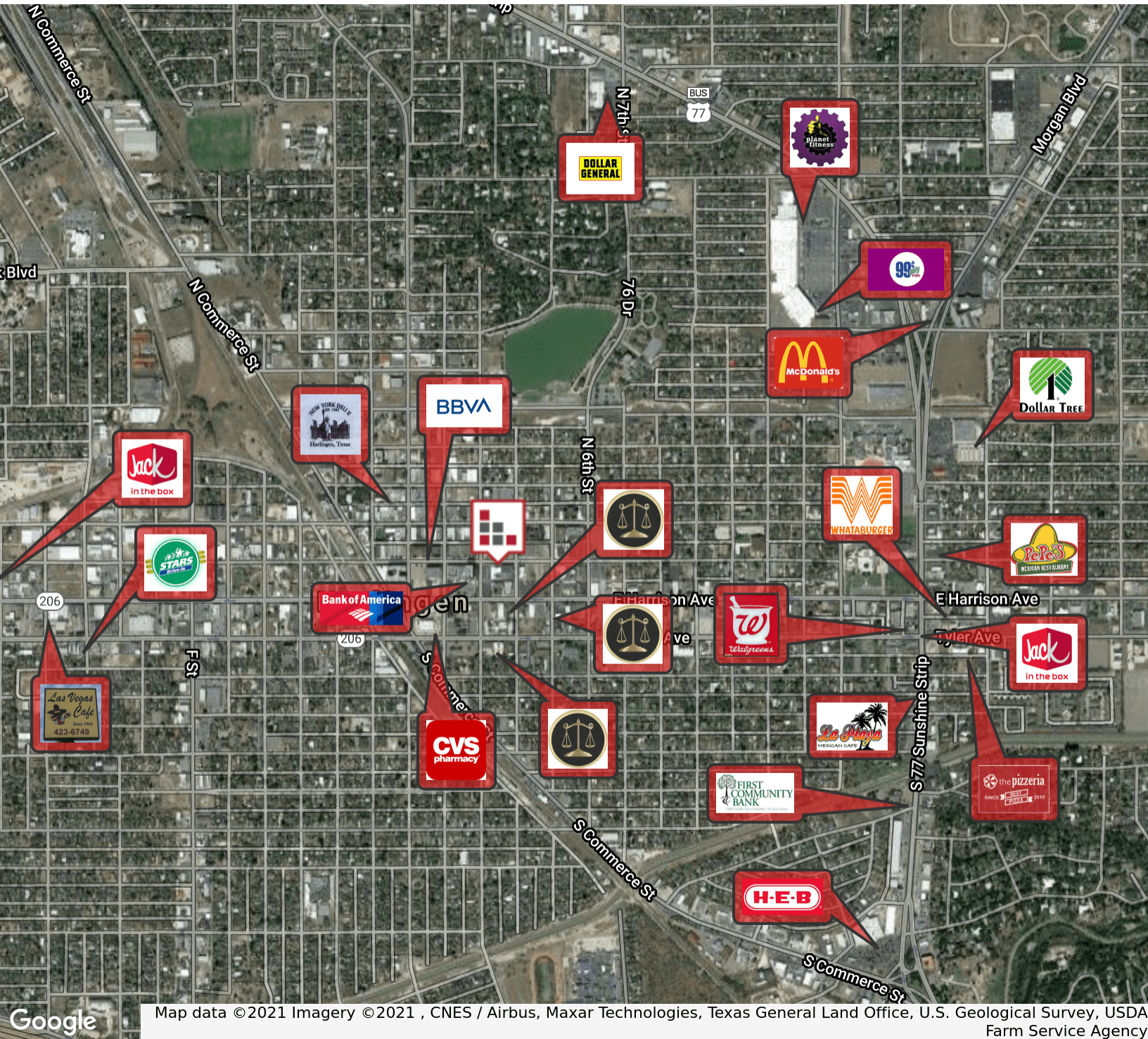
**PARKING MAP**





FOR SALE  
312 E VAN BUREN

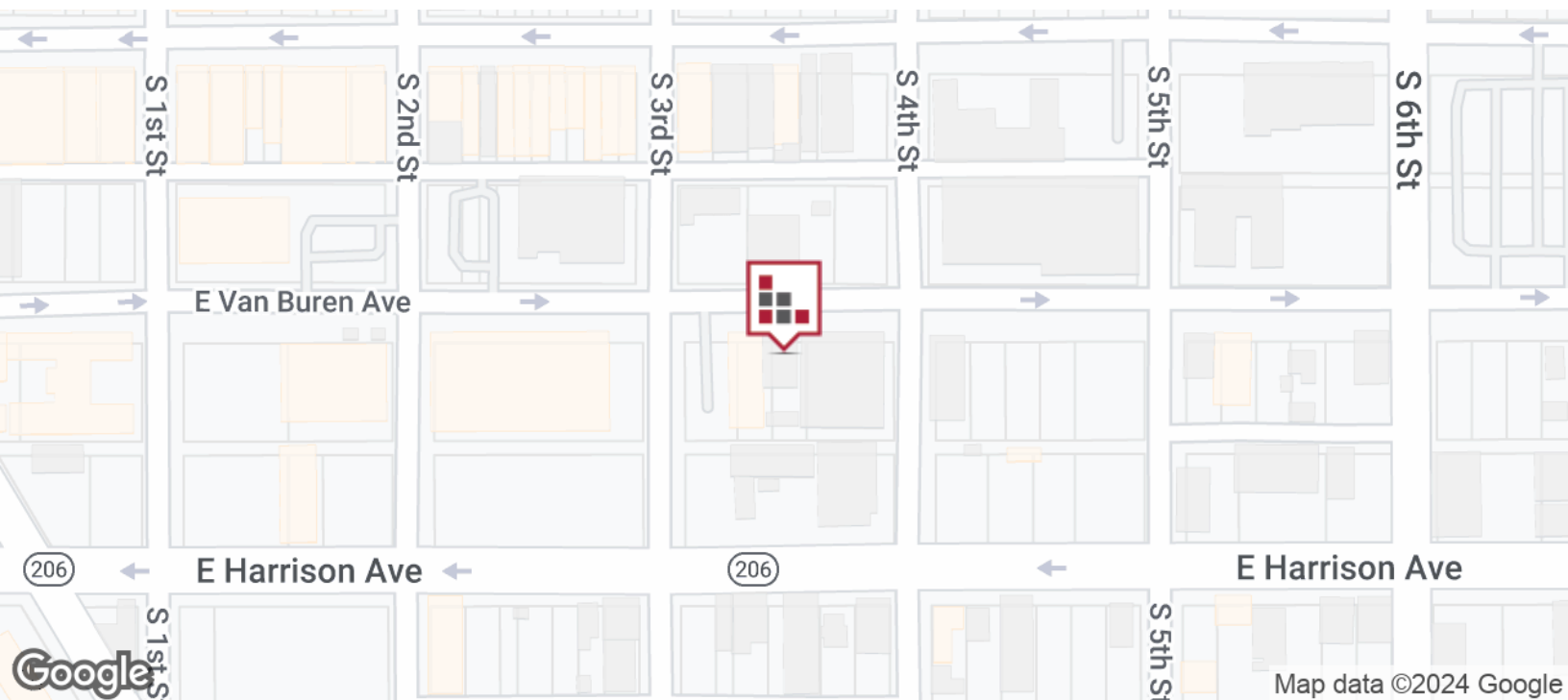
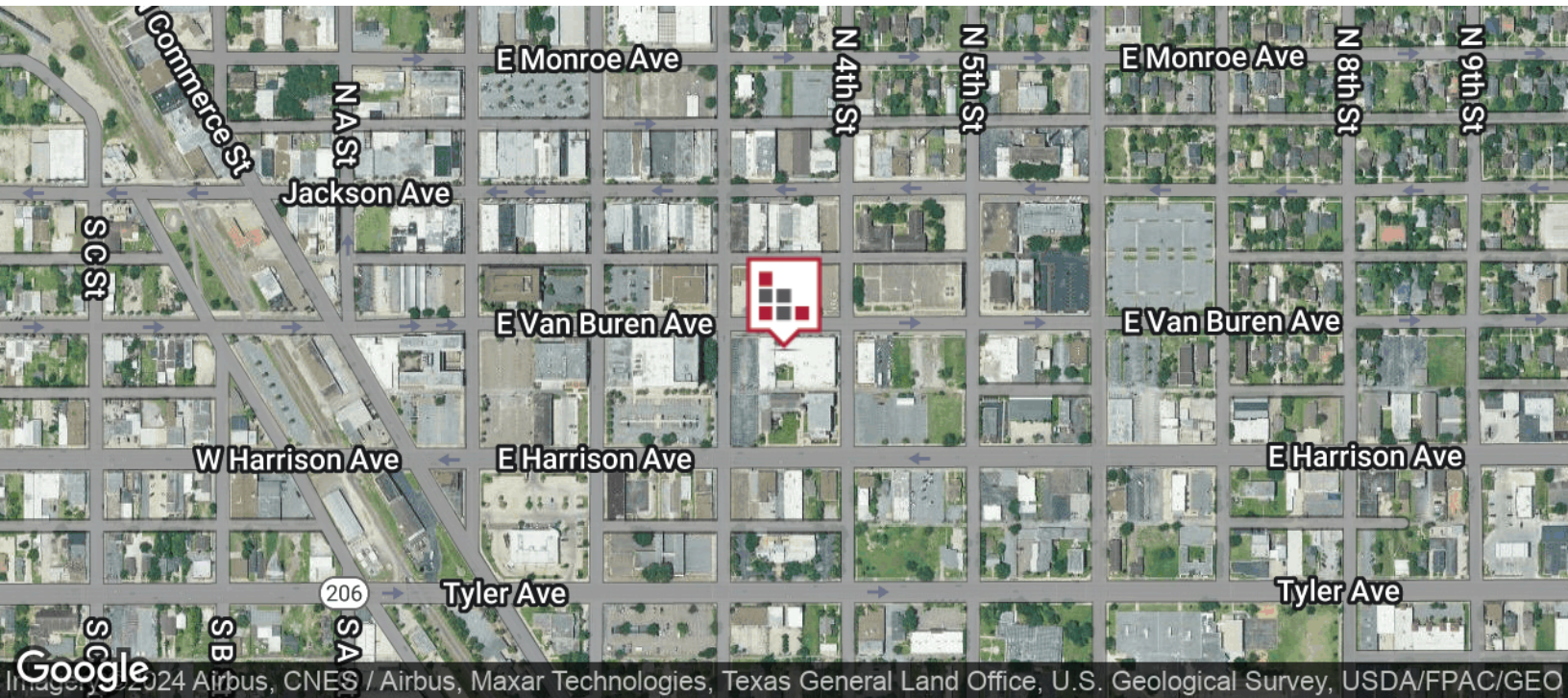
## RETAILER MAP





FOR SALE  
312 E VAN BUREN

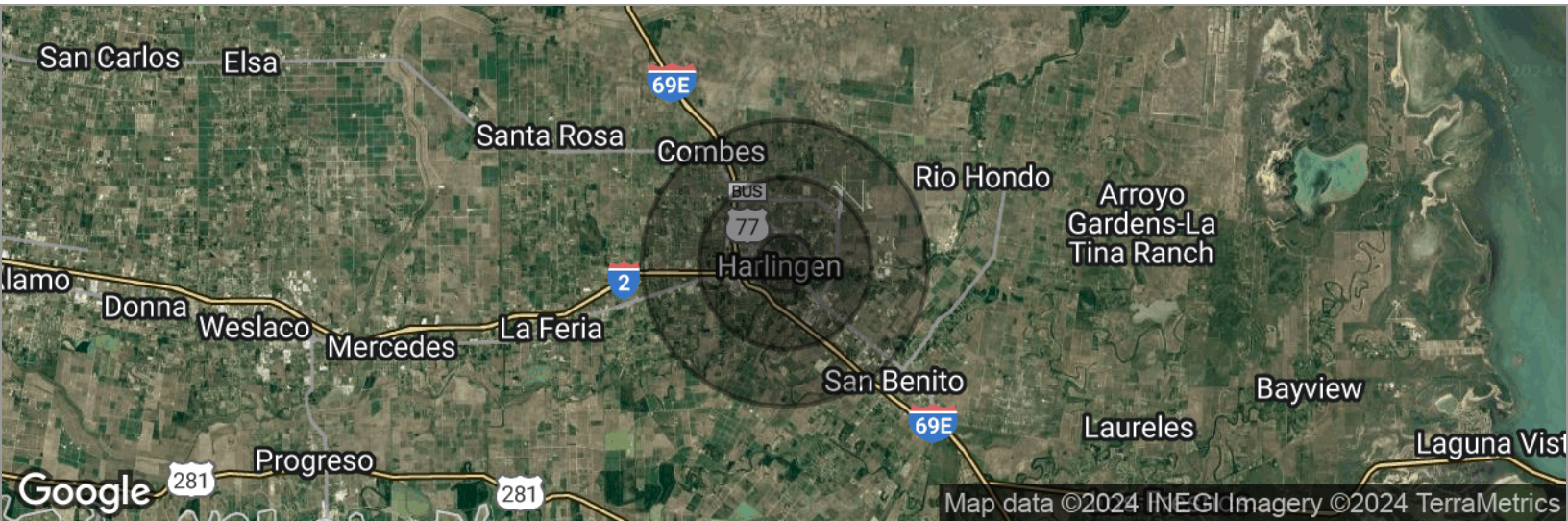
LOCATION MAP





FOR SALE  
312 E VAN BUREN

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,889	54,349	85,978
Median age	33.1	34.1	33.5
Median age (Male)	30.1	32.9	32.2
Median age (Female)	36.0	35.7	35.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,565	18,122	28,127
# of persons per HH	3.1	3.0	3.1
Average HH income	\$35,914	\$48,137	\$49,473
Average house value	\$76,228	\$75,339	\$86,114

### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	88.5%	79.8%	79.5%

### RACE (%)

	1 MILE	3 MILES	5 MILES
White	92.5%	89.0%	88.9%
Black	0.3%	0.9%	0.9%
Asian	0.7%	1.6%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.3%	0.3%
Other	5.7%	6.8%	7.3%

\* Demographic data derived from 2020 ACS - US Census