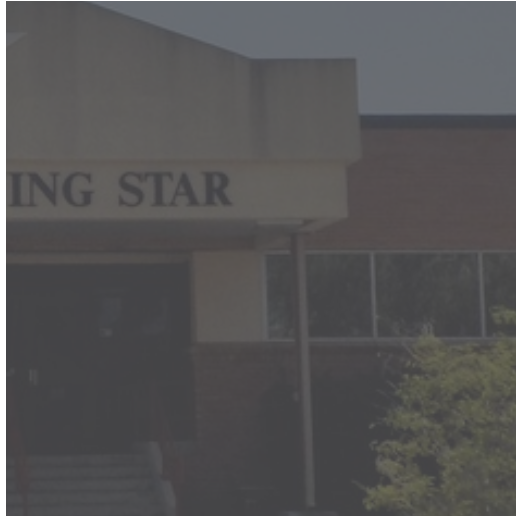


OFFICE BUILDING FOR SALE OR LEASE

1310 S COMMERCE



1310
S COMMERCE
HARLINGEN, TX

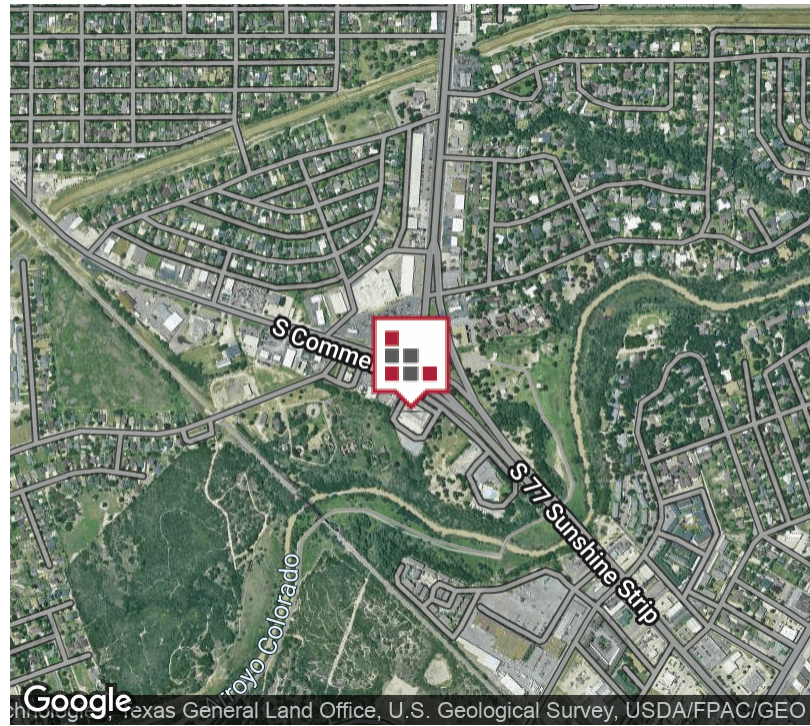


+/-32,277 sf former Valley Morning Star Building available for Sale or Lease. Building can be leased in its entirety or one-half of the space. There is a large parking field which can be re-stripped to accommodate 150+ cars. Also, covered parking on both sides of the building and a drop-off window. Layout is mostly open area and would work well for cubicle placement and workspace.



FOR LEASE
1310 S COMMERCE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,700,000
Lease Rate:	NEGOTIABLE
Building Size:	32,277 SF
Available SF:	10,000 - 32,277 SF
Lot Size:	2.8 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/-32,277 sf former Valley Morning Star Building available for Sale or Lease. Building can be leased in its entirety or one-half of the space. There is a large parking field which can be re-stripped to accommodate 150+ cars. Also, covered parking on both sides of the building and a drop-off window. Layout is mostly open area and would work well for cubicle placement and workspace. Landlord will build-to-suit tenant's requirements for a creditworthy tenant on a long-term lease. Warehouse areas are available at this facility, as well. This facility has excellent visibility and is iconic for Harlingen as it's premier print Newspaper facility for 40 years.

PROPERTY HIGHLIGHTS

- **Iconic Building for your business**
- **Centrally located**
- **Landlord will Build-to-Suit to your needs**

FOR LEASE
1310 S COMMERCE

ADDITIONAL PHOTOS



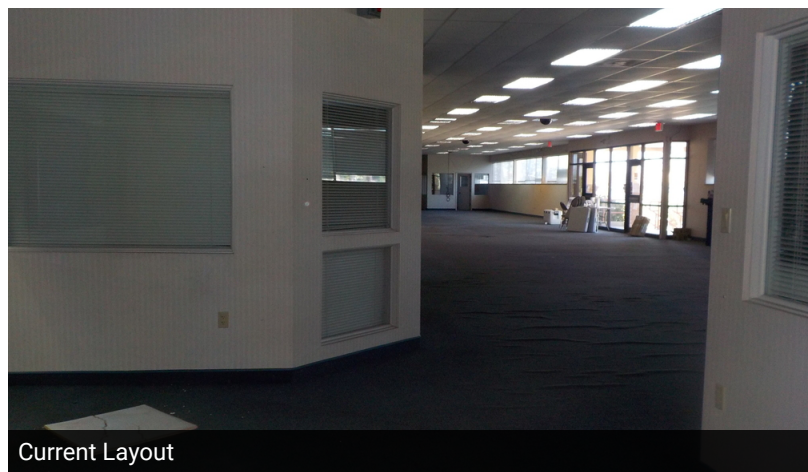
Exterior Image



Covered Parking on two (2) sides



Current Layout



Current Layout



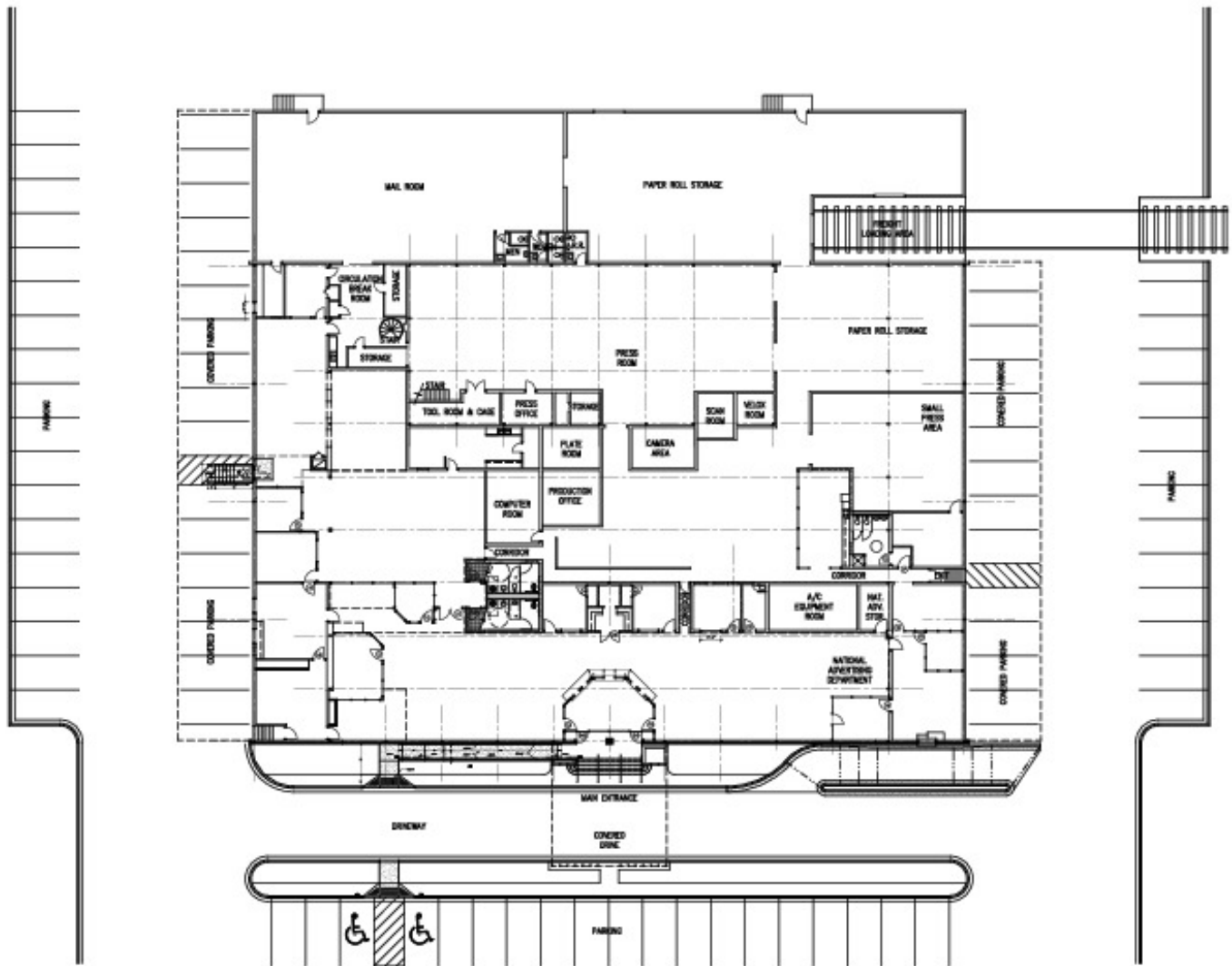
Typical Interior Finish



Breakroom

FOR LEASE
1310 S COMMERCE

FLOOR PLAN - CURRENT



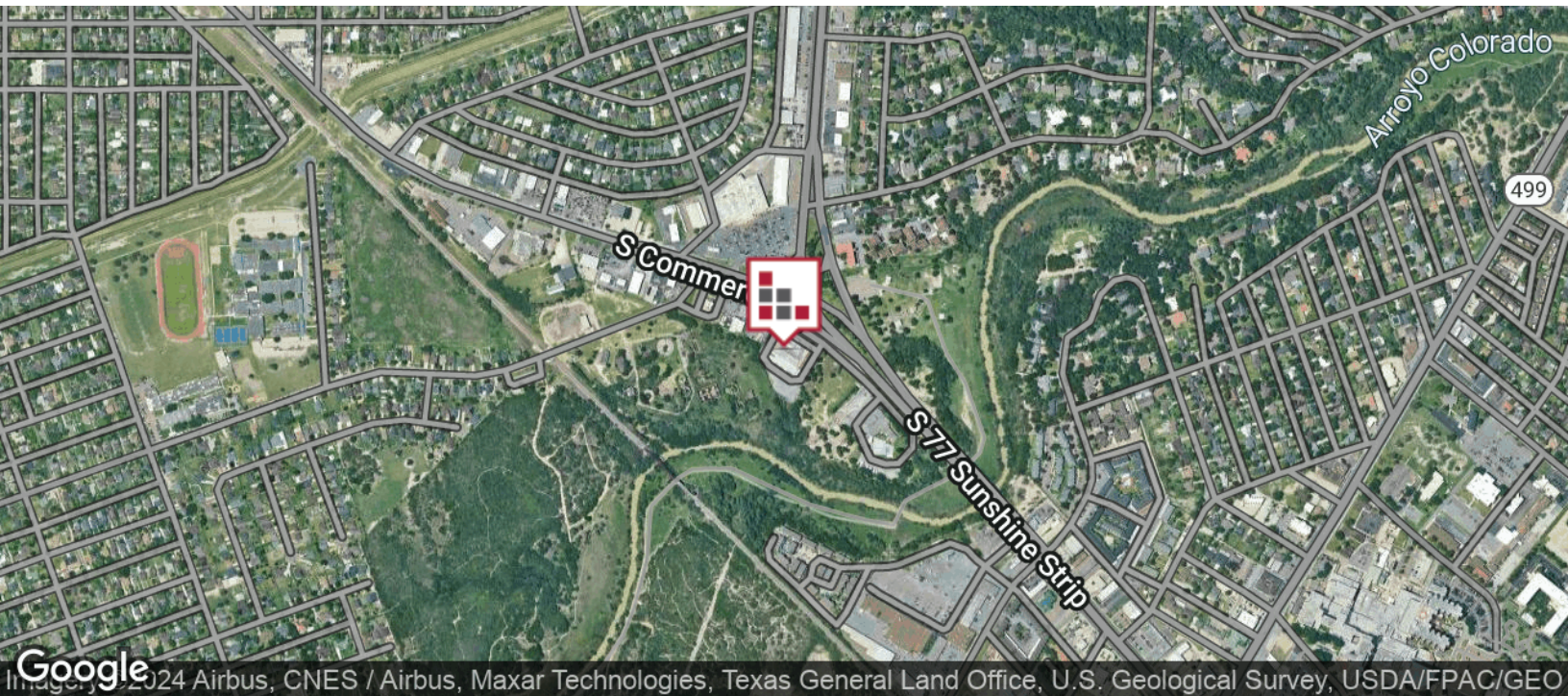
FOR LEASE
1310 S COMMERCE

FLOOR PLAN [PROPOSED]



FOR LEASE
1310 S COMMERCE

LOCATION MAP



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.

CINDY HOPKINS REAL ESTATE

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

FOR LEASE
1310 S COMMERCE

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	50,081	86,653	144,830
Median age	33.0	33.6	33.0
Median age (Male)	32.1	32.3	31.4
Median age (Female)	34.4	35.2	34.9

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	16,448	28,238	45,297
# of persons per HH	3.0	3.1	3.2
Average HH income	\$46,537	\$48,395	\$47,986
Average house value	\$79,126	\$83,156	\$83,715

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	81.0%	80.5%	82.3%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	88.0%	88.3%	87.9%
Black	0.9%	0.8%	0.6%
Asian	1.6%	1.3%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.3%	0.2%
Other	7.8%	7.8%	9.1%

* Demographic data derived from 2020 ACS - US Census