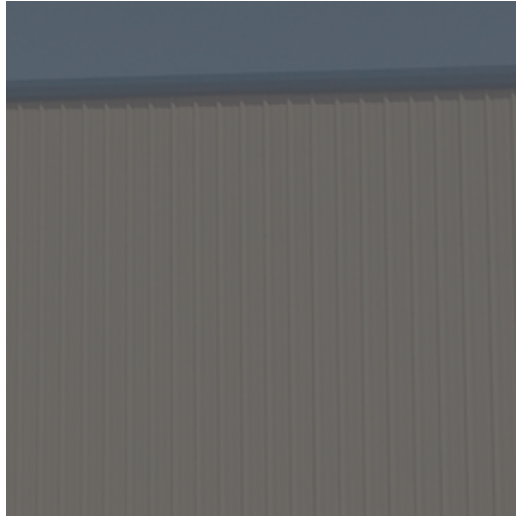


INDUSTRIAL PROPERTY FOR SALE OR LEASE

4952 LOGANS RUN



4952
LOGANS RUN
HARLINGEN, TX



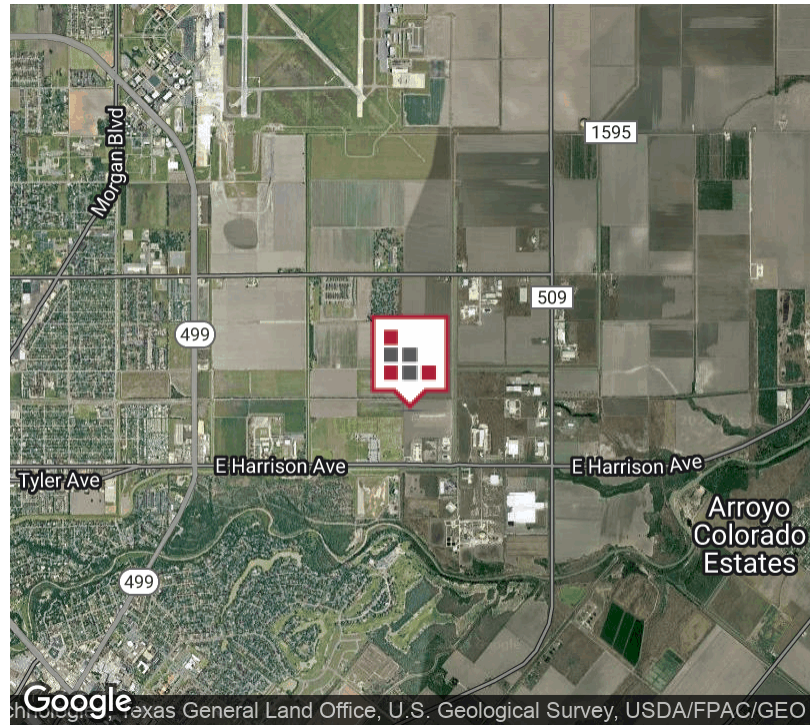
+/- 2.11 Acre Newly Sub-divided Industrial Lot Under Construction with one (1) 15,000 sf Warehouse on Lot 5 - Block 1 for Lease or For Sale. +/- 15,000 sf Warehouse with +/- 2,520 sf office and 12,456 Warehouse. Warehouse Dimensions are 72' x 208'. located in the Harlingen Industrial Park - Phase II - FM 509 & FM 106 -- just 5 Minutes from I69 Corridor,



Commercial Real Estate in the Rio Grande Valley

FOR LEASE 4952 LOGANS RUN

EXECUTIVE SUMMARY



Sales Price

\$1,125,000

OFFERING SUMMARY

Building Size: 15,000 SF

Lease Rate: \$7.00
\$1.44 NNN

Monthly Rent \$8,750

Lot Size: 2.11 Acres

Number of Units: 1

Year Built: 2022

Zoning: Industrial

Market: Rio Grande Valley

Submarket: Harlingen

PROPERTY OVERVIEW

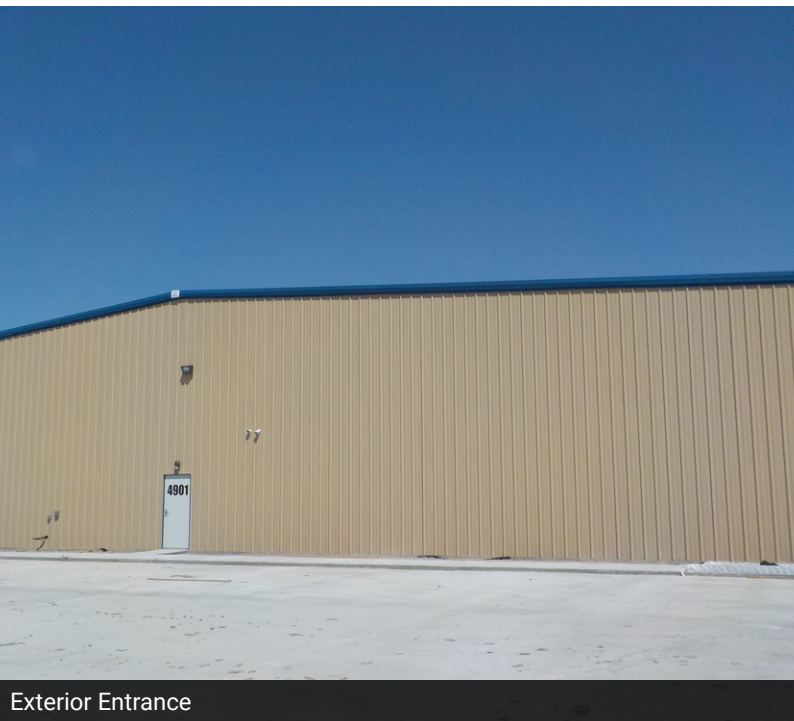
+/- 2.11 Acre Newly Sub-divided Industrial Lot with one (1) 15,000 sf Warehouse on Lot 5 - Block 1 for Lease or For Sale. +/- 15,000 sf Warehouse with +/- 2,520 sf office and 12,456 Warehouse. Warehouse Dimensions are 72' x 208'. Graduated 20' Ceiling Height and Eight (8) 12' x 14' Grade Level Doors. Ingress/Egress from Bob Youker and FM 106 and located in the Harlingen Industrial Park - Phase II. Approximate Lot Dimensions 192' x 455'. Seller is a General Contractor and can Build-to-Suit to your business requirements. Water/Sewer/Trash/Mowing additional cost. Located at the Intersection of FM 509 & FM 106 -- just 5 Minutes from I69 Corridor,

PROPERTY HIGHLIGHTS

- Freestanding Industrial Warehouse
- 20' Graduated Ceiling Height
- Concrete Drive
- Eight (8) Grade Level Doors - 12' x 14'
- Located at the Intersection of FM 509 & FM 106 -- just 5 Minutes from I69 Corridor,
- New Construction

FOR LEASE
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ADDITIONAL PHOTOS



Exterior Entrance



Side Entrance



Side Entrance



Interior Photo



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

ELEVATION

VIDEO TOUR

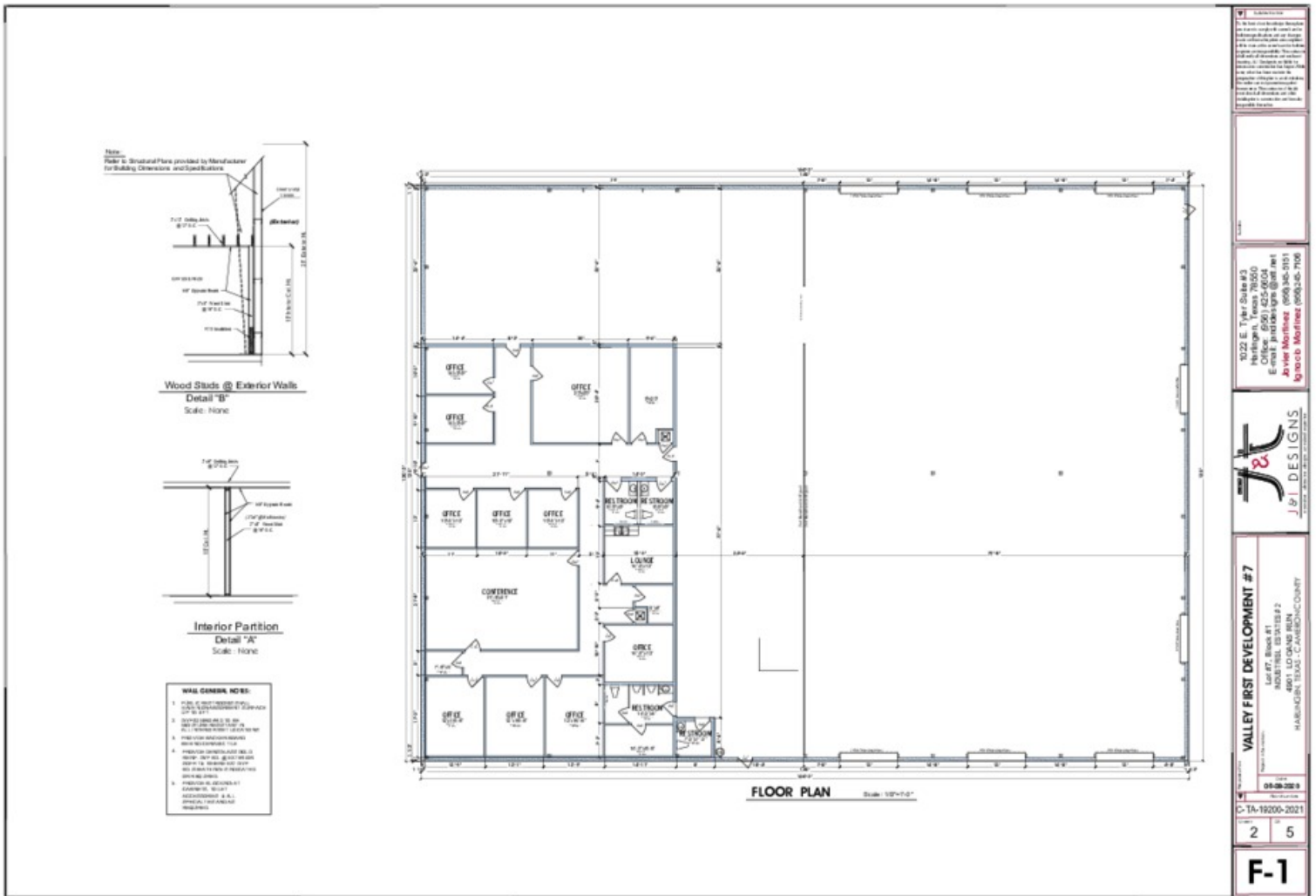


FOR LEASE 4952 LOGANS RUN

FLOOR PLAN

INDUSTRIAL ESTATES II - DRONE VIDEO

VIDEO TOUR



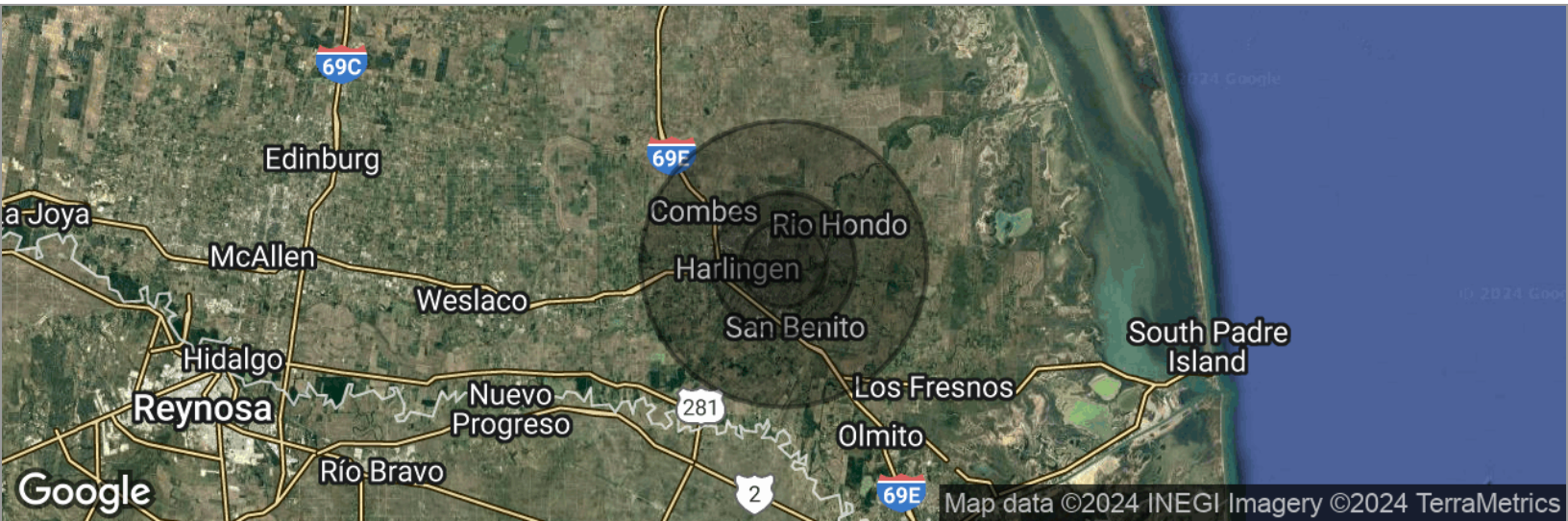
HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP



FOR LEASE 4952 LOGANS RUN

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	28,465	77,611	135,644
Median age	31.5	32.1	33.3
Median age (Male)	30.6	31.0	31.8
Median age (Female)	33.0	33.6	35.0

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	9,566	24,985	42,532
# of persons per HH	3.0	3.1	3.2
Average HH income	\$56,269	\$46,149	\$48,547
Average house value	\$95,539	\$85,466	\$86,409

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	73.1%	82.7%	82.1%
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RACE (%)

White	87.6%	87.5%	88.7%
Black	1.2%	0.9%	0.7%
Asian	2.2%	1.3%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	7.0%	8.3%	8.1%

* Demographic data derived from 2020 ACS - US Census

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LOCATION MAP

