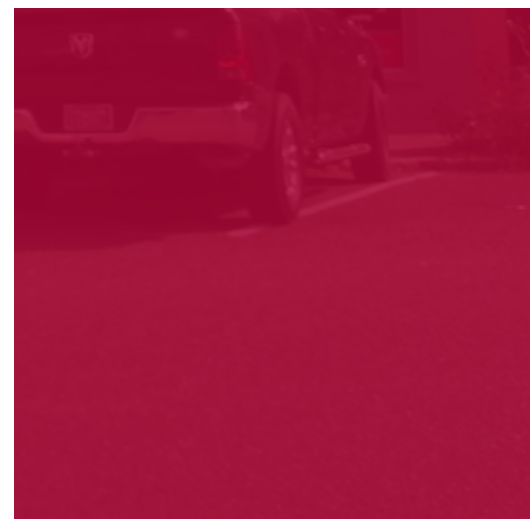
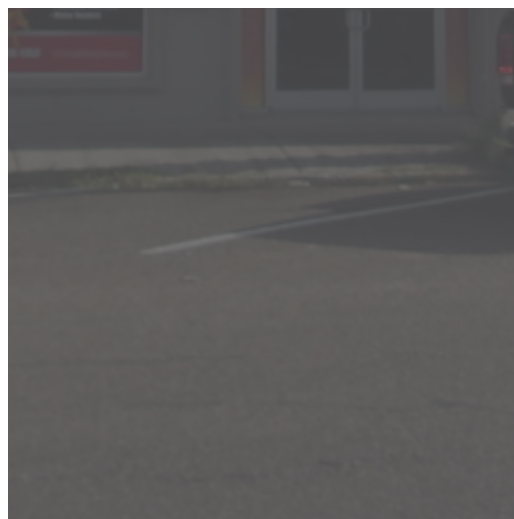


RETAIL PROPERTY FOR SALE

FORMER PLUMBING COMPANY



618

W VAN BUREN AVE

HARLINGEN, TX

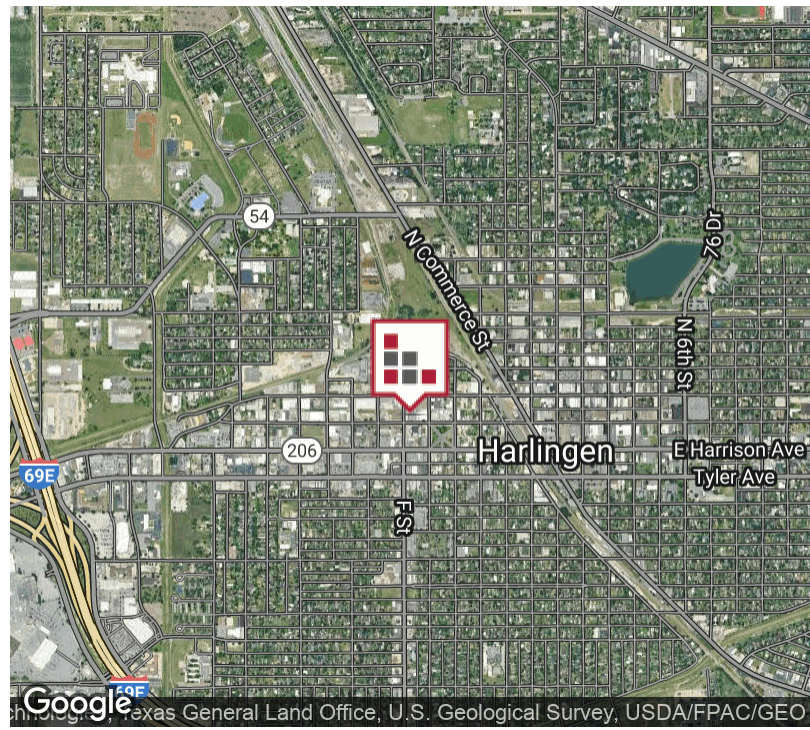
5,000 sf former Plumbing Company business with three (3) sections. +/-1,800 Retail Storefront; +/- 1,325 Supply Room and Manager's Office and +/- 1,875 sf Warehouse with 12' x 10' roll up door. Warehouse includes a secured area 20' x 17' for products. From the warehouse, there is entry into fenced area with rolling gate and entrance from alley. Outside fenced area dimensions are 50' x 40',



Commercial Real Estate in the Rio Grande Valley

FOR SALE FORMER PLUMBING COMPANY

EXECUTIVE SUMMARY



Sale Price

\$279,000

OFFERING SUMMARY

Building Size:	5,000 SF
Available SF:	
Lot Size:	304,920,000 SF
Price / SF:	\$55.80
Year Built:	1979
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

5,000 sf former Plumbing Company business with three (3) sections. +/-1,800 Retail Storefront; +/- 1,325 Supply Room and Manager's Office and +/- 1,875 sf Warehouse with 12' x 10' roll up door. Warehouse includes a secured area 20' x 17' for products. From the warehouse, there is entry into fenced area with rolling gate and entrance from alley. Outside fenced area dimensions are 50' x 40', with concrete slab. Move-in Ready for your business!

PROPERTY HIGHLIGHTS

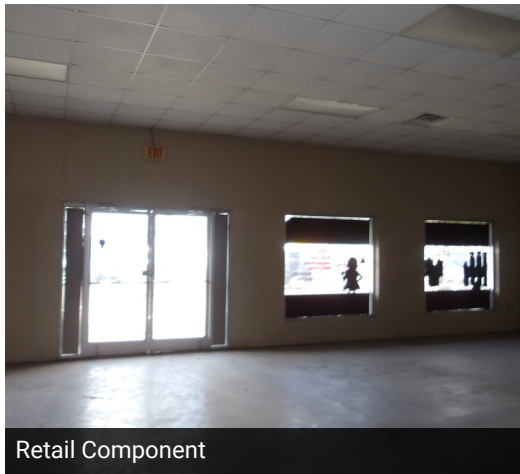
- **Move-In Ready**
- **Fenced Lot with Rolling Gate**
- **Retail-Supplies-Warehouse all-in-one facility**

FOR SALE
FORMER PLUMBING COMPANY

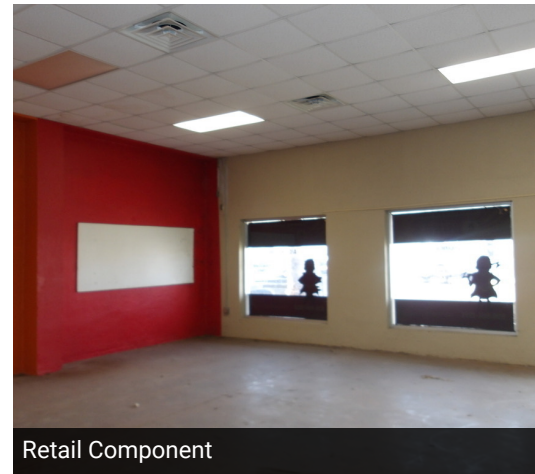
ADDITIONAL PHOTOS



Exterior Photo



Retail Component



Retail Component



Supply/Storage Area



Manager's Office



Entry to Warehouse Area



12' x 10' Grade Level Door



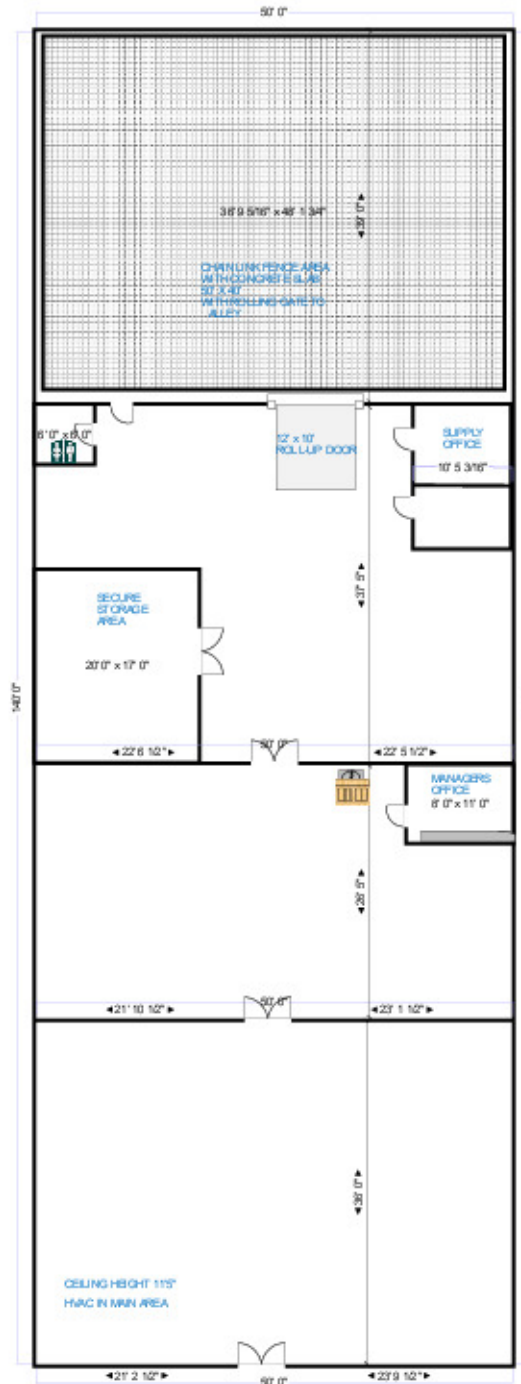
Warehouse Area



Fenced Area / Concrete Slab

FOR SALE FORMER PLUMBING COMPANY

FLOOR PLAN



RETAILER MAP



FOR SALE
FORMER PLUMBING COMPANY

AERIAL MAP



Map data ©2023 Imagery ©2023 , Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey



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CINDY HOPKINS REAL ESTATE

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

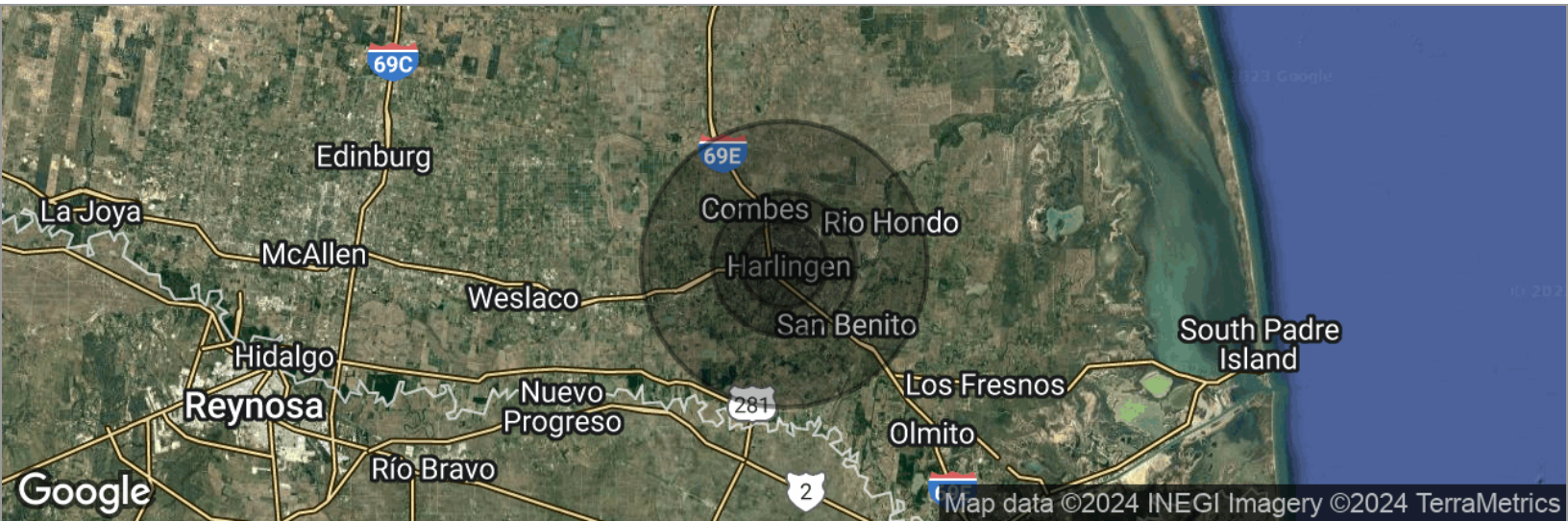
FOR SALE
FORMER PLUMBING COMPANY

LOCATION MAP



FOR SALE FORMER PLUMBING COMPANY

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	62,159	88,517	152,878
Median age	30.8	33.1	33.4
Median age (Male)	30.1	32.8	32.8
Median age (Female)	33.2	35.1	35.4

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	23,604	34,080	56,497
# of persons per HH	2.6	2.6	2.7
Average HH income	\$46,854	\$50,416	\$48,378
Average house value	\$94,356	\$99,638	\$93,382

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	84.7%	83.0%	86.4%
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RACE (%)

White	85.4%	85.1%	84.5%
Black	1.5%	1.3%	0.8%
Asian	0.9%	0.9%	0.8%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.3%	0.3%	0.2%
Other	5.5%	5.3%	5.1%

* Demographic data derived from 2020 ACS - US Census