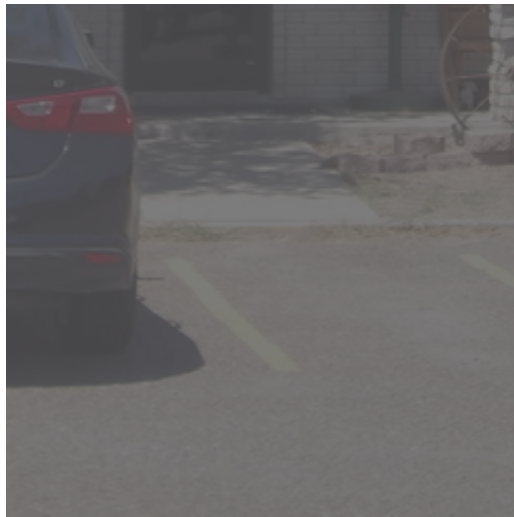


OFFICE/WAREHOUSE FOR SALE

**7706**  
**W EXPY 83**



**7706**  
**WEST EXPY 83**  
MISSION, TX



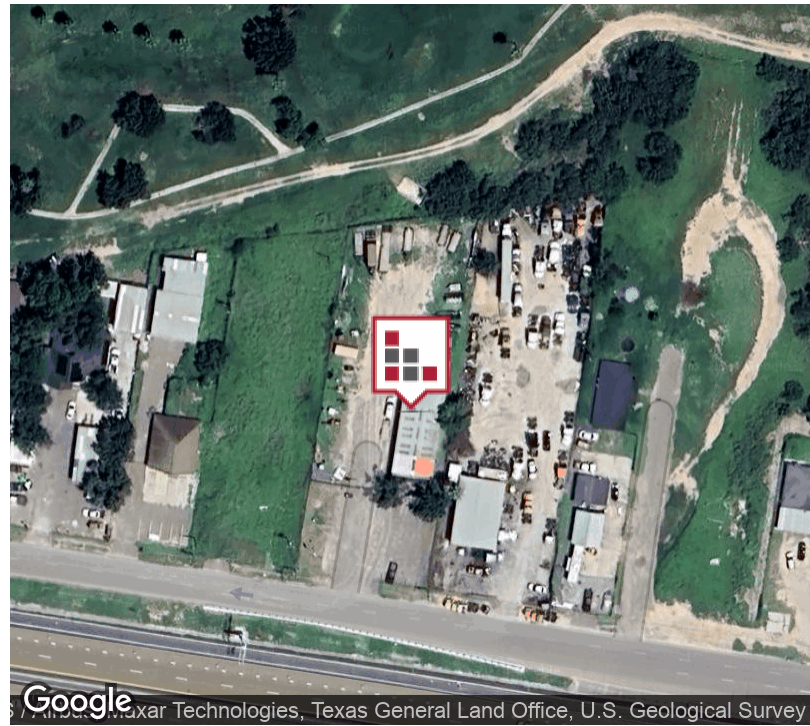
+/- 3,780 SF Office/Warehouse located on W Expressway Frontage in Mission, Texas. Building is easily accessible and has +/- 0.86 fenced yard with rolling gate to secure your warehouse yard and supplies. Currently being utilized as a Contractor's warehouse and work area and previously used as a Plumbing Company for Retail Sales and Storage. Warehouse has 3-Phase Electric.



Commercial Real Estate in the Rio Grande Valley

FOR SALE  
7706 W EXPY 83

## EXECUTIVE SUMMARY



Sale Price

**\$355,000**

### OFFERING SUMMARY

Building Size:	3,780 SF
Available SF:	3,780 SF
Lot Size:	0.86 Acres
Price / SF:	\$93.92
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Mission

### PROPERTY OVERVIEW

+/- 3,780 SF Office/Warehouse located on W Expressway Frontage in Mission, Texas. Building is easily accessible and has +/- 0.86 fenced yard with rolling gate to secure your warehouse yard and supplies. Currently being utilized as a Contractor's warehouse and work area and previously used as a Plumbing Company for Retail Sales and Storage. Warehouse has 3-Phase Electric, Four (4) 12' x 12' Roll Up Doors, Emergency Eye Washing Sink, Electrical Drops throughout warehouse, restroom in warehouse. Office Portion has a reception area, Conference Room, Window overlooking Warehouse, Quick Erase Wall for projects, Break Room, storage, Manager's Office and Restroom with Shower. Current tenant will be vacating when building sells.

### PROPERTY HIGHLIGHTS

- Freestanding Office/Warehouse
- Fenced Yard with Rolling Gate
- Great Office for General Contractor
- 3-Phase Electric

FOR SALE  
7706 W EXPY 83

ADDITIONAL PHOTOS



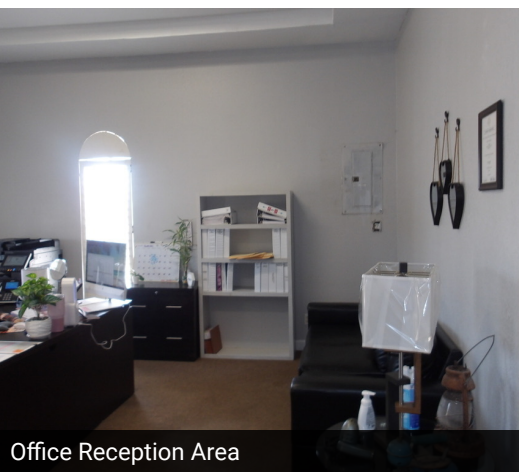
WH Interior - 1 of 5 Roll up doors



WH Interior



Interior Photo - 2 of 5 Roll up Doors



Office Reception Area



Office Conference Room w/shop window



Employee Break Room



0.86 Construction Yard



Rolling Gate for Security



Stabilized Yard

## FLOOR PLAN



222 E Van Buren, Suite 617 // Harlingen, TX 78550  
956.778.3255 // 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  
7706 W EXPY 83

AERIAL MAP



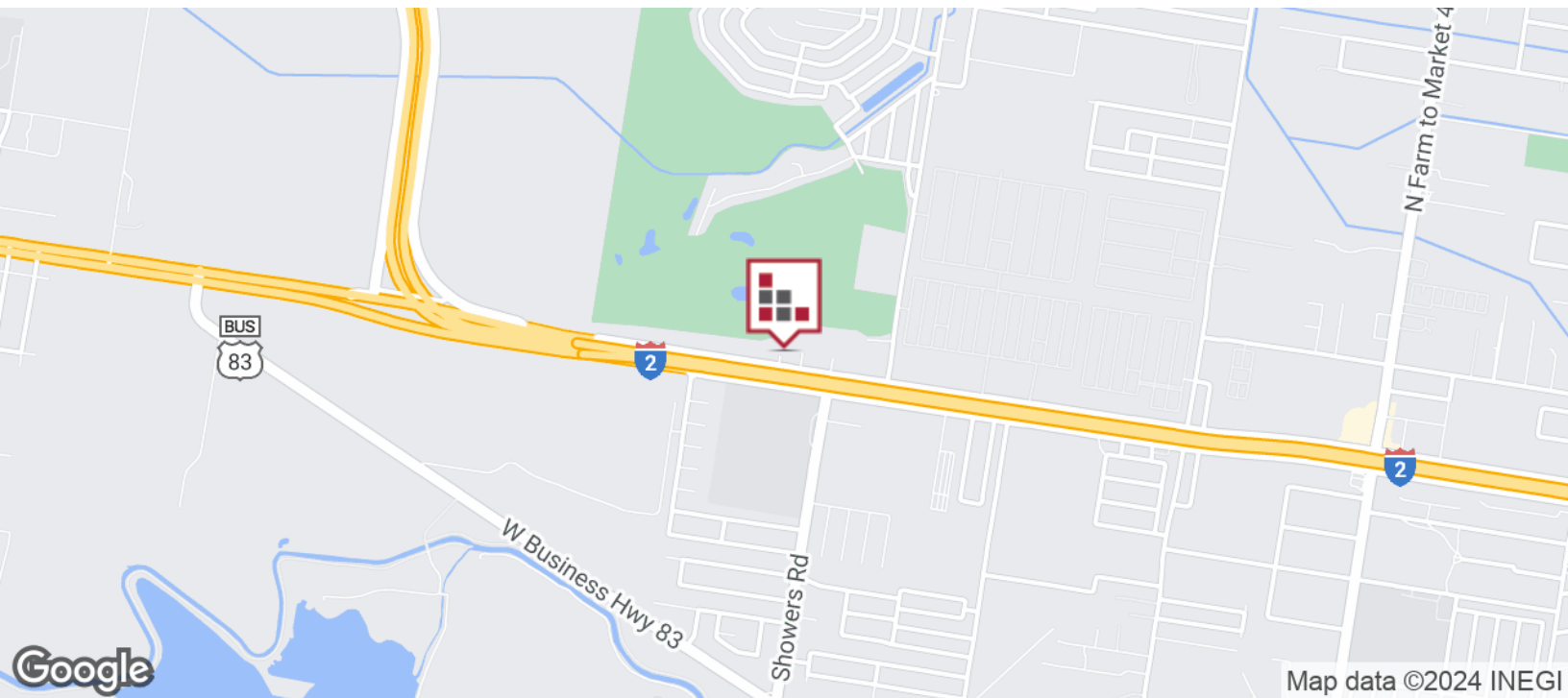
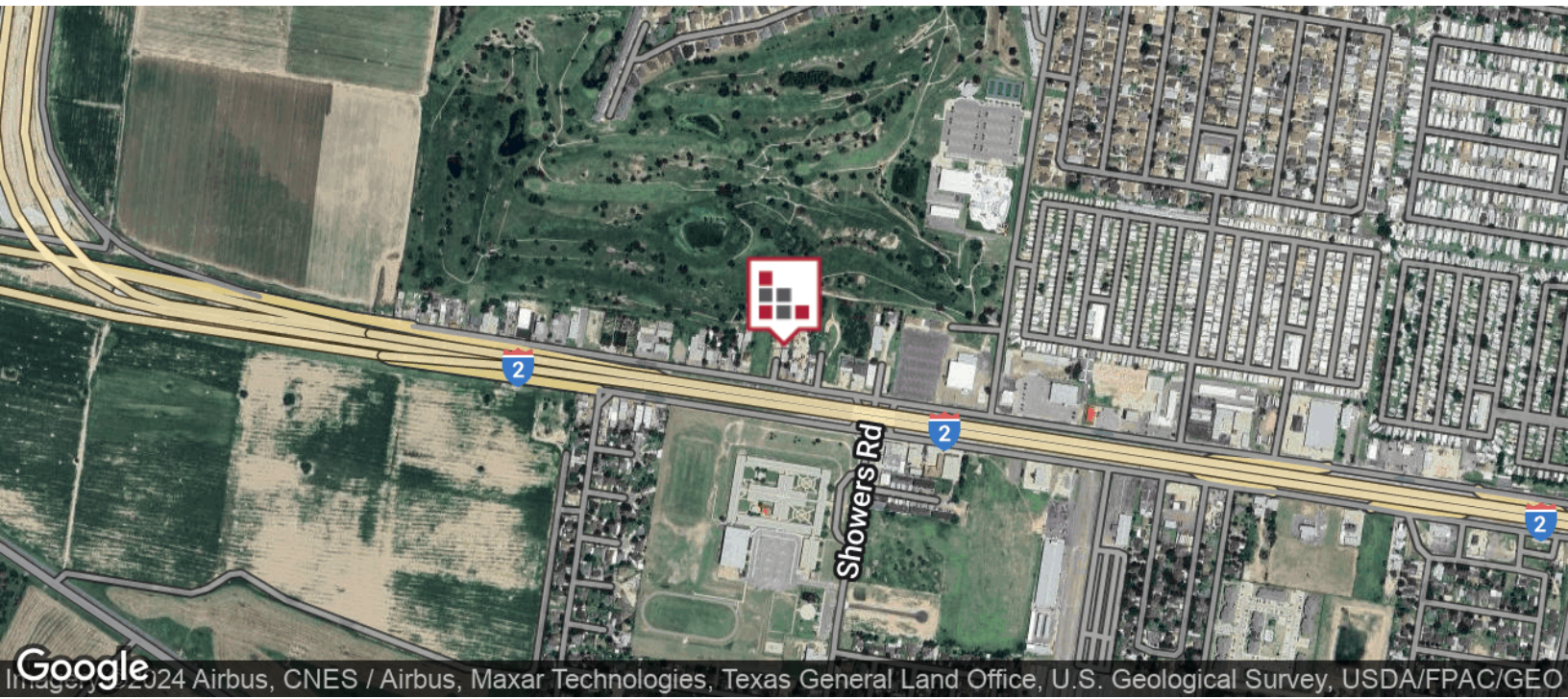
FOR SALE  
7706 W EXPY 83

## RETAILER MAP



FOR SALE  
7706 W EXPY 83

LOCATION MAP



FOR SALE  
7706 W EXPY 83

## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total population	25,652	78,300	227,583
Median age	34.4	31.1	30.4
Median age (Male)	32.0	29.8	29.4
Median age (Female)	36.7	33.3	32.4

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total households	9,756	25,560	73,047
# of persons per HH	2.6	3.1	3.1
Average HH income	\$44,577	\$47,520	\$52,857
Average house value	\$98,612	\$99,423	\$116,008

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

Hispanic	88.1%	92.9%	92.7%
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### RACE (%)

White	80.5%	81.0%	75.1%
Black	0.4%	0.4%	0.3%
Asian	0.5%	0.4%	1.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.1%
Other	6.7%	4.9%	8.4%

\* Demographic data derived from 2020 ACS - US Census