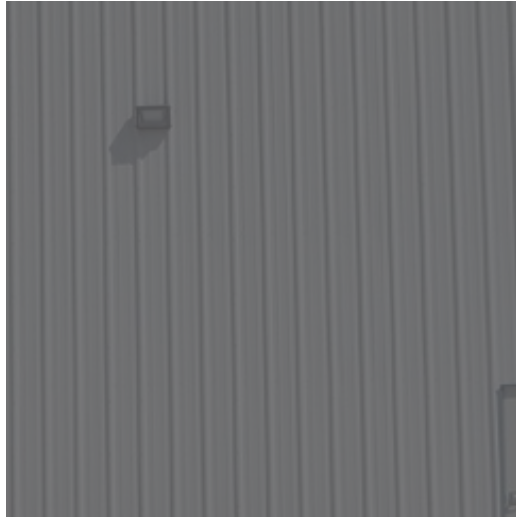


INDUSTRIAL PROPERTY FOR SALE/LEASE

6201 FM 106 UNIT 4



6201
FM 106, UNIT 4
HARLINGEN, TX

+/- 1.36 Acre Newly Sub-divided Industrial Lot available with four (4) 5,000 sf Warehouses with Shared access at Industrial Estates III - Unit 4 for Lease or Sale. +/- 5,000 sf Warehouses with +/- 570 sf office and 4,430 sf Warehouse. Graduated Ceiling Height and Two (2) 12' x 12' Grade Level Doors.
Ingress/Egress from FM 509 [Paseo Real] and FM 106 [E Harrison].



FOR SALE/LEASE
6201 FM 106, UNIT 4

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: **\$415,000.00 /unit**

Lease Rate: \$7.22 SF/yr
[\$1.88 NNN]

Monthly: \$3,791.13

Building Size: 5,000 SF

Available SF: 5,000 SF

Lot Size: 1.36 Acres

Number of Units: 4

Year Built: 2023

Zoning: Industrial

Market: Rio Grande Valley

Submarket: Harlingen

PROPERTY OVERVIEW

+/- 1.36 Acre Newly Sub-divided Industrial Lot available with four (4) 5,000 sf Warehouses with Shared access at Industrial Estates III - Unit 4 for Lease or Sale. +/- 5,000 sf Warehouses with +/- 570 sf office and 4,430 sf Warehouse. Graduated Ceiling Height and Two (2) 12' x 12' Grade Level Doors. Ingress/Egress from FM 509 [Paseo Real] and FM 106 [E Harrison] and located in the Harlingen Industrial Park - Phase III. Approximate Lot Dimensions 195' x 295'. Water. Sewer and Mowing costs are shared and billed through NNN charges. Electricity is separately metered. Seller is a General Contractor and can Build-to-Suit to your business requirements.

PROPERTY HIGHLIGHTS

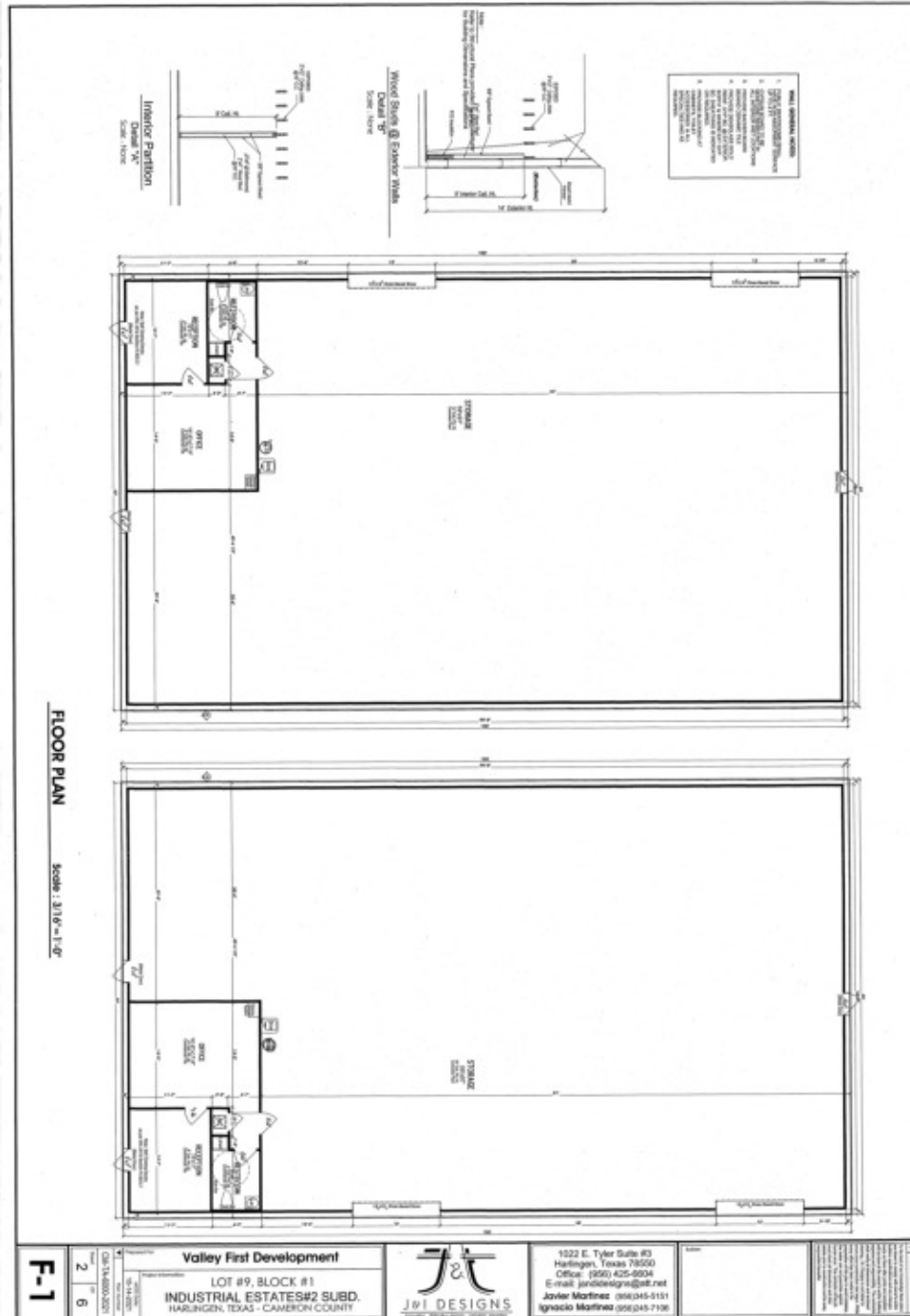
- **Freestanding Industrial Warehouse**
- **20" Ceiling Height**
- **Concrete Drive**
- **Two (2) Grade Level Doors - 12' x 12'**
- **New Construction**

FOR SALE/LEASE
6201 FM 106, UNIT 4

FLOOR PLANS

INDUSTRIAL ESTATES II - BIRD'S EYE VIEW

VIDEO TOUR



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ADDITIONAL PHOTOS



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AERIAL SALMAP



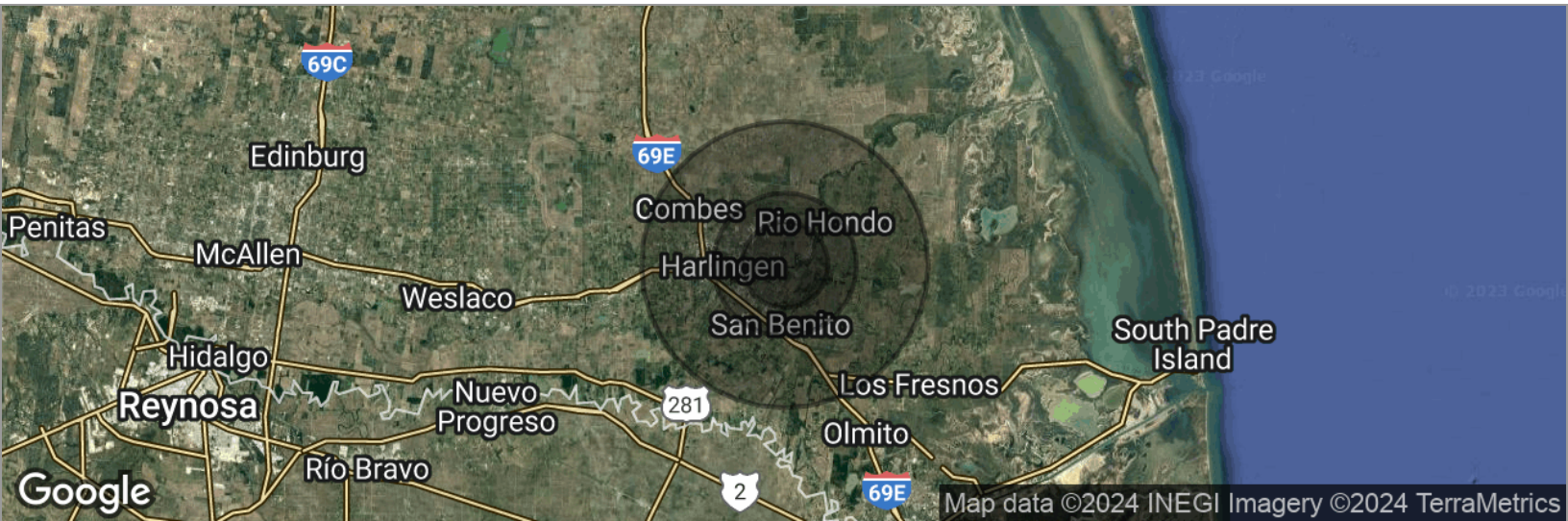
HARLINGEN INDUSTRIAL ESTATES

RETAILER MAP



FOR SALE/LEASE
6201 FM 106, UNIT 4

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	15,475	72,282	143,487
Median age	29.6	32.1	32.7
Median age (Male)	29.5	31.6	32.5
Median age (Female)	31.2	34.2	34.7

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	5,553	26,741	52,396
# of persons per HH	2.8	2.7	2.7
Average HH income	\$53,414	\$45,077	\$48,499
Average house value	\$108,082	\$89,000	\$94,007

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	80.3%	85.8%	86.5%
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RACE (%)

White	80.1%	83.4%	84.1%
Black	2.3%	1.0%	1.0%
Asian	1.0%	0.5%	0.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.5%	0.2%	0.2%
Other	9.6%	5.3%	4.9%

* Demographic data derived from 2020 ACS - US Census