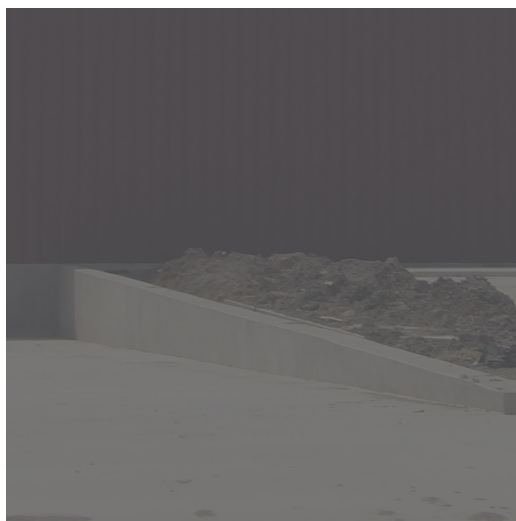


INDUSTRIAL PROPERTY FOR SALE OR LEASE

6201 FM 106 UNIT 5



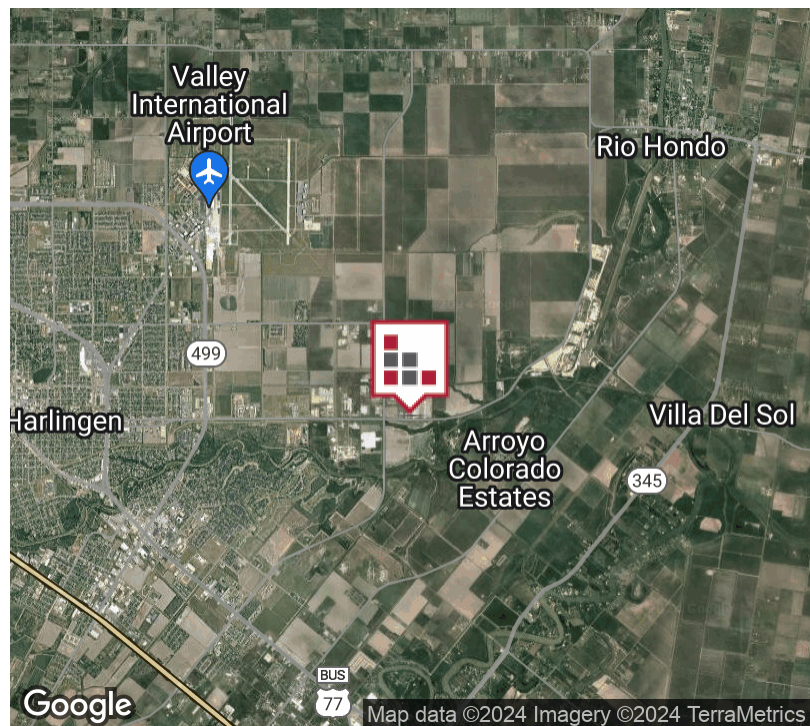
6201
FM 106, UNIT 5
HARLINGEN, TX

+/- 1.27 Acre Newly Sub-divided Industrial Lot with one (1) 10,000 sf Warehouse with 12' x 14' Dock High Door at 6201 FM 106, Unit 5 for Lease or For Sale. +/- 10,000 sf Warehouse with +/- 2,000 sf office and +/- 8,000 sf Warehouse. Warehouse Dimensions are 80' x 125' Graduated 20' - 22' Ceiling Height and Six (6) 12' x 14' Grade Level Doors. Ingress/Egress from FM 106 and FM 509 and located



FOR SALE OR LEASE
6201 FM 106, UNIT 5

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$880,000
Lease Rate:	\$8.00 SF/yr NNN = \$1.44 [est]
Monthly Rent:	\$7,866.67
Building Size:	10,000 SF
Lot Size:	1.3 Acres
Number of Units:	1
Year Built:	2023
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/- 1.27 Acre Newly Sub-divided Industrial Lot with one (1) 10,000 sf Warehouse with 12' x 14' Dock High Door at 6201 FM 106, Unit 5 for Lease or For Sale. +/- 10,000 sf Warehouse with +/- 2,000 sf office and +/- 8,000 sf Warehouse. Warehouse Dimensions are 80' x 125' Graduated 20' - 22' Ceiling Height and Six (6) 12' x 14' Grade Level Doors. Ingress/Egress from FM 106 and FM 509 and located in the Harlingen Industrial Park - Phase III. Approximate Lot Dimensions 197' x 281'. Seller is a General Contractor and can Build-to-Suit to your business requirements. Phase III Power Available at this location. Water/Sewer/Trash/Mowing additional cost. Located at the Intersection of FM 509 & FM 106 -- just 5 Minutes from I69 Corridor.

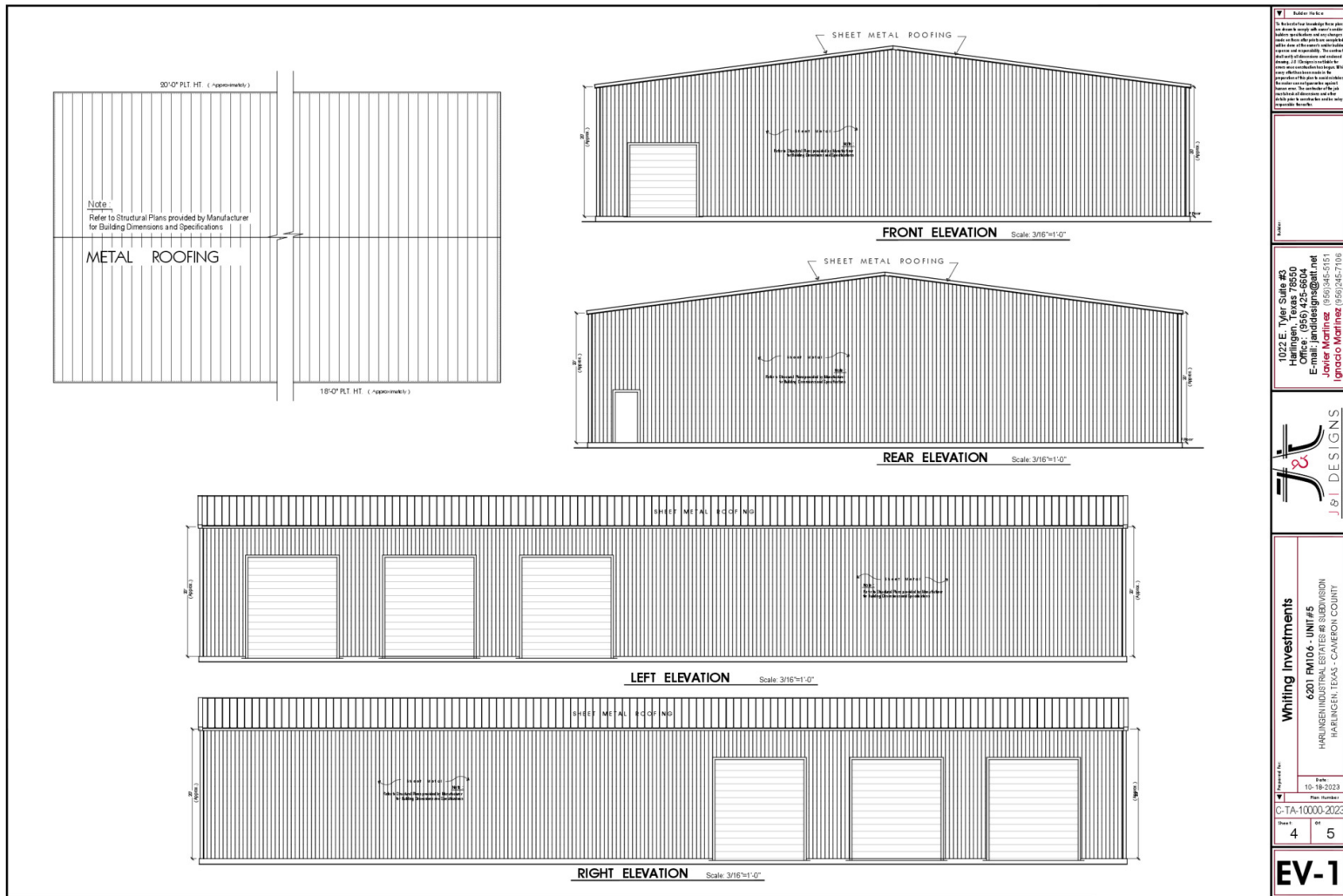
PROPERTY HIGHLIGHTS

- Freestanding Industrial Warehouse
- 12' x 14' Dock High Door
- 20' - 22' Graduated Ceiling Height
- Concrete Drive
- Six (6) Grade Level Doors - 12' x 14'
- New Construction -- Available 02/2024

FOR SALE OR LEASE
6201 FM 106, UNIT 5

ELEVATION

INDUSTRIAL ESTATES III



FOR SALE OR LEASE
6201 FM 106, UNIT 5

ADDITIONAL PHOTOS



Exterior Photo [Under Construction]



Exterior Photo [Under Construction]



Interior Offices - Open Workspace with Offices [proposed]



Exterior Warehouse - Rear Entry/Egress



CINDY HOPKINS REAL ESTATE

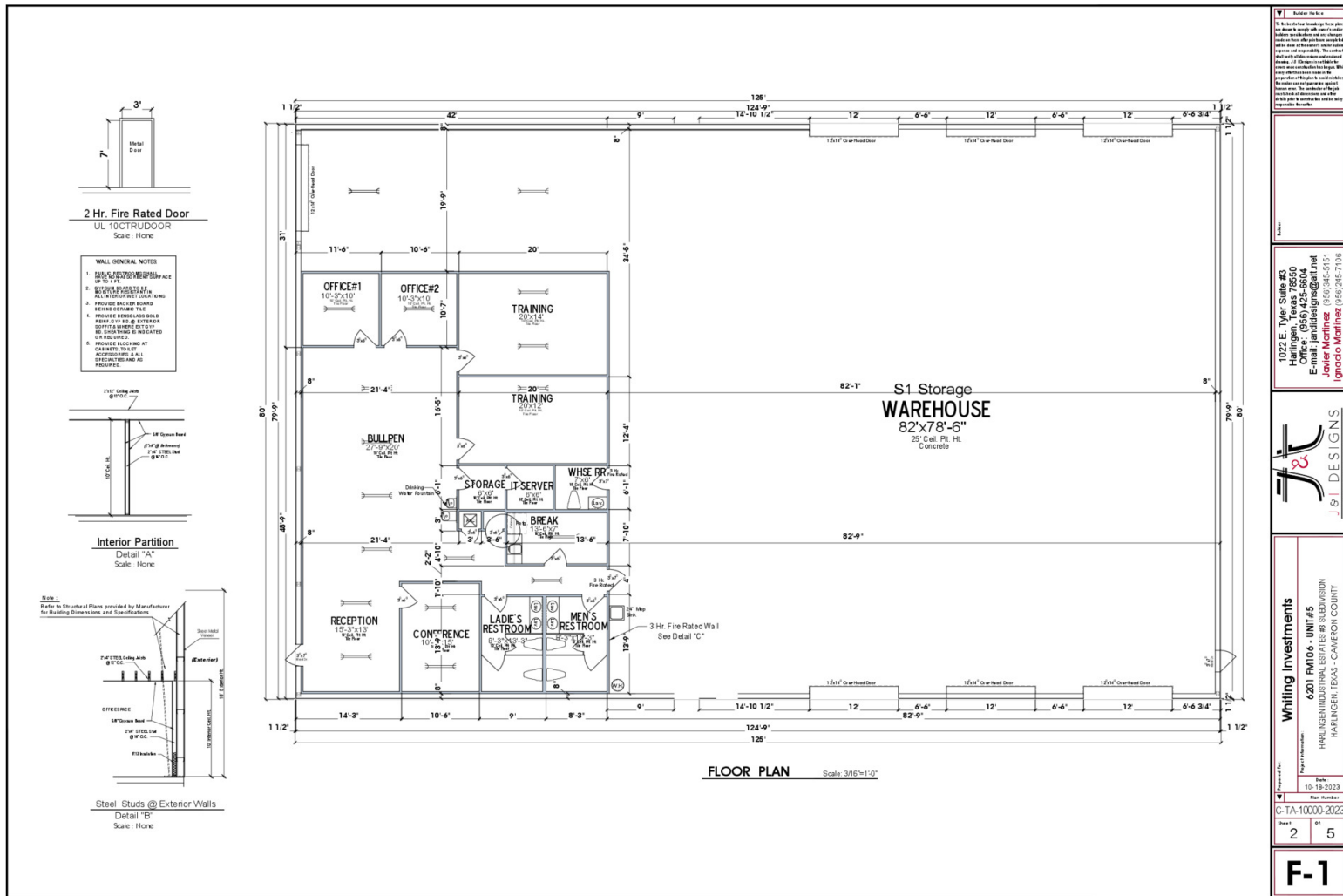
222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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 OR LEASE
6201 FM 106, UNIT 5

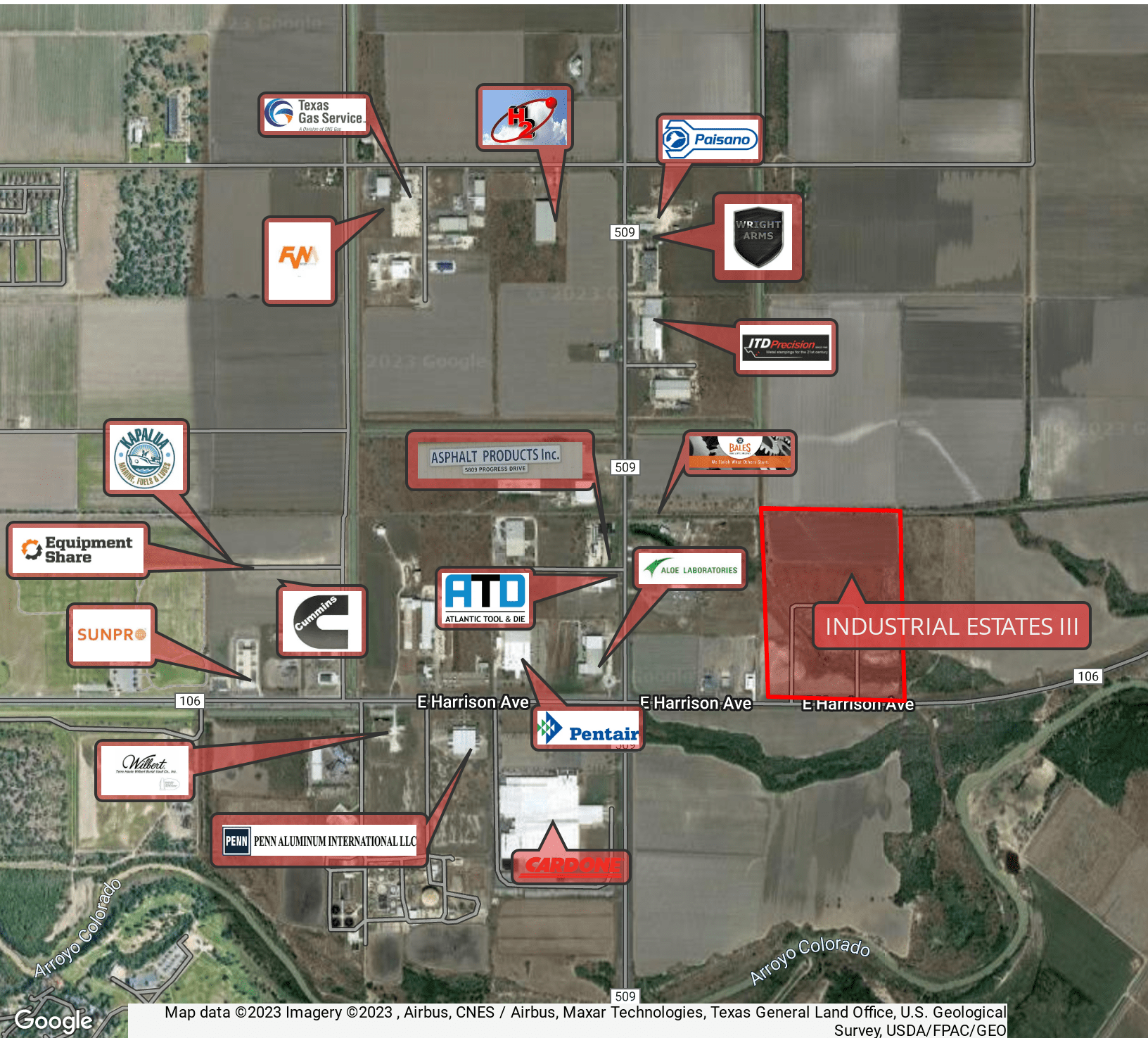
FLOOR PLAN

INDUSTRIAL ESTATES III



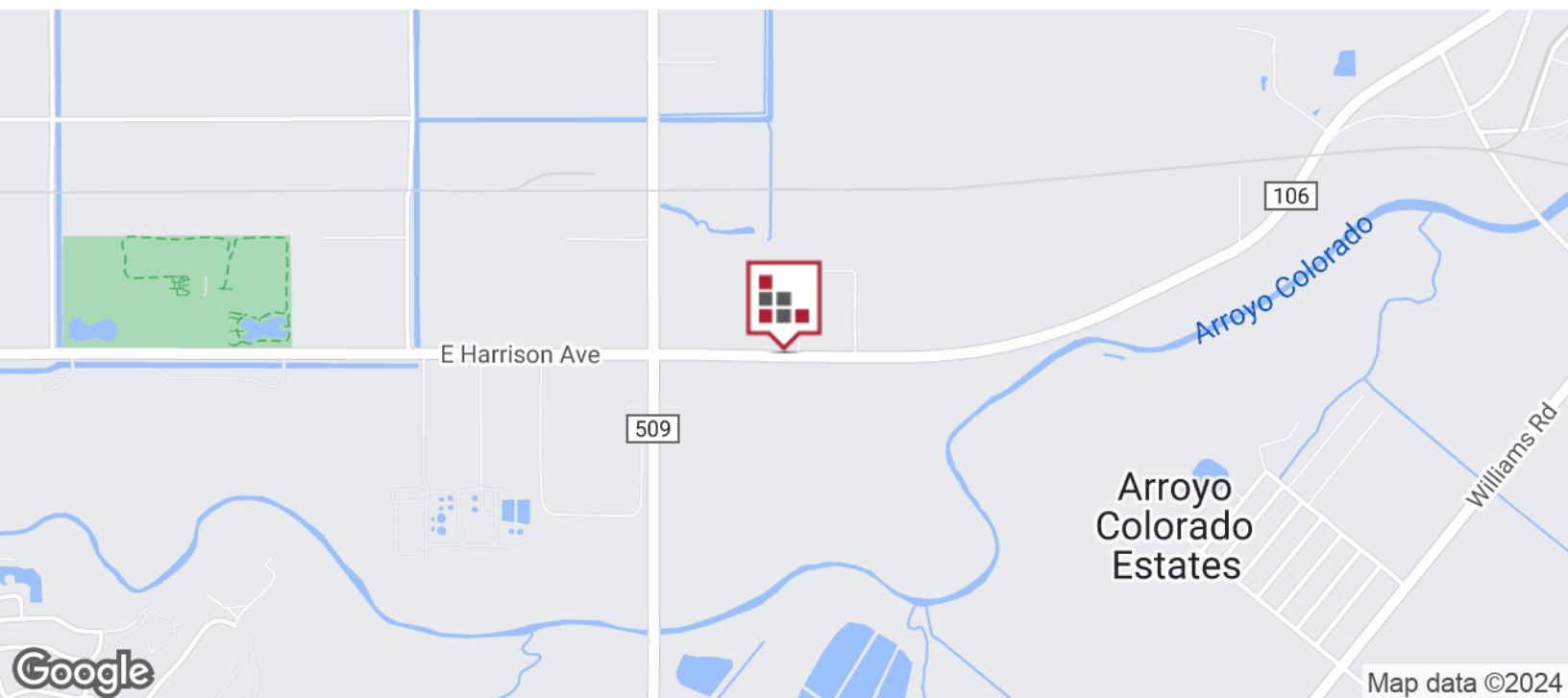
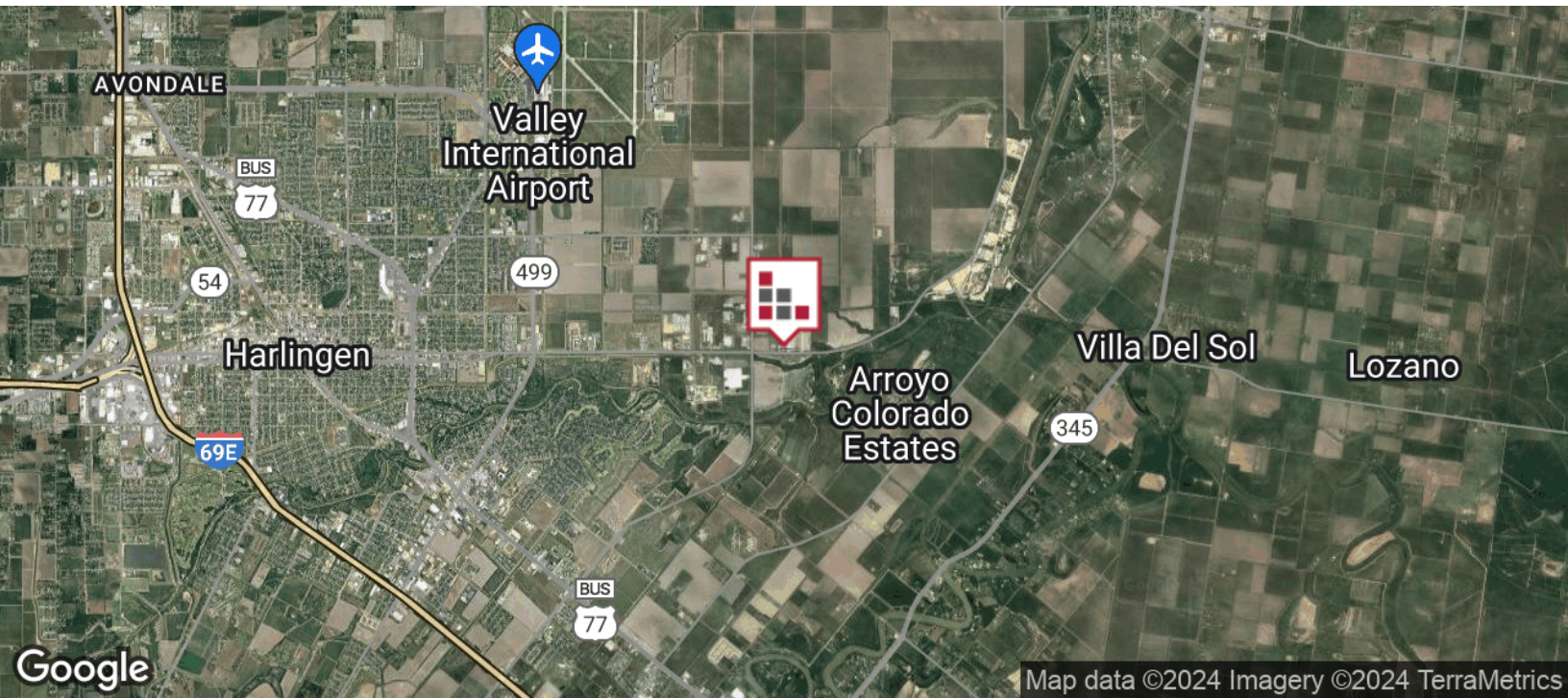
INDUSTRIAL ESTATES III

RETAILER MAP



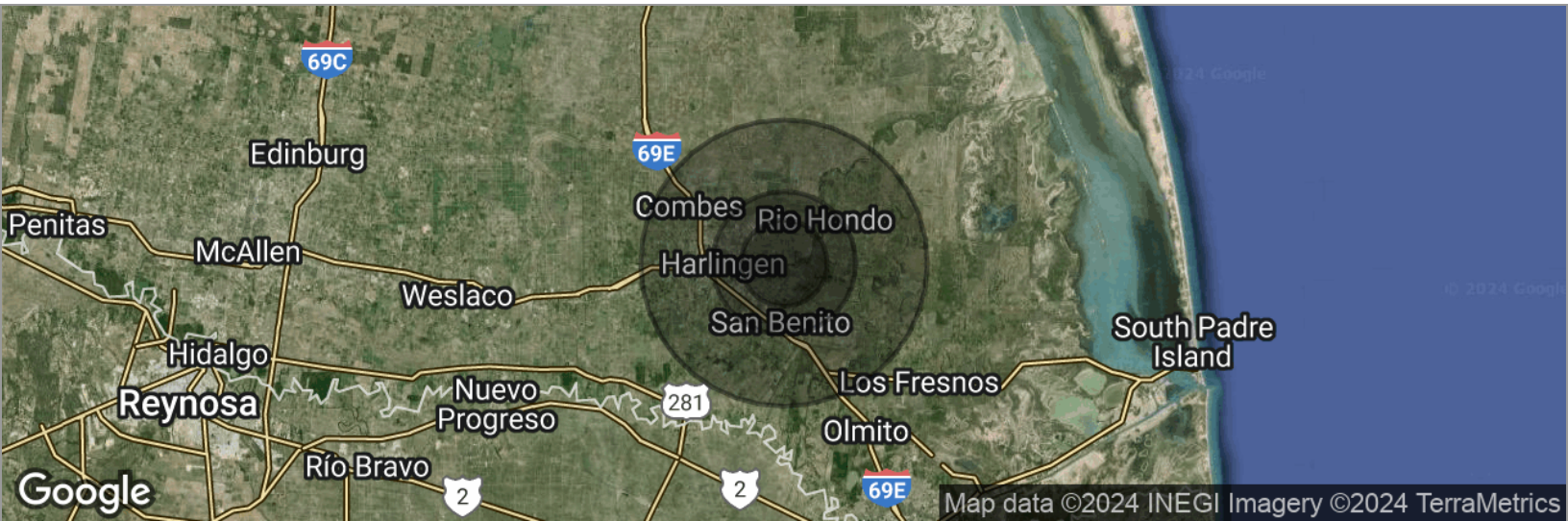
FOR SALE OR LEASE
6201 FM 106, UNIT 5

LOCATION MAP



FOR LEASE
6201 FM 106, UNIT 5

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	16,264	73,419	144,023
Median age	29.5	32.2	32.7
Median age (Male)	29.4	31.6	32.5
Median age (Female)	31.3	34.3	34.7

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	5,877	27,160	52,605
# of persons per HH	2.8	2.7	2.7
Average HH income	\$52,942	\$44,951	\$48,513
Average house value	\$107,018	\$88,801	\$94,047

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	80.4%	85.9%	86.5%
----------	-------	-------	-------

RACE (%)

White	80.6%	83.4%	84.1%
Black	2.3%	1.0%	1.0%
Asian	1.0%	0.6%	0.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.5%	0.2%	0.2%
Other	9.3%	5.3%	4.9%

* Demographic data derived from 2020 ACS - US Census