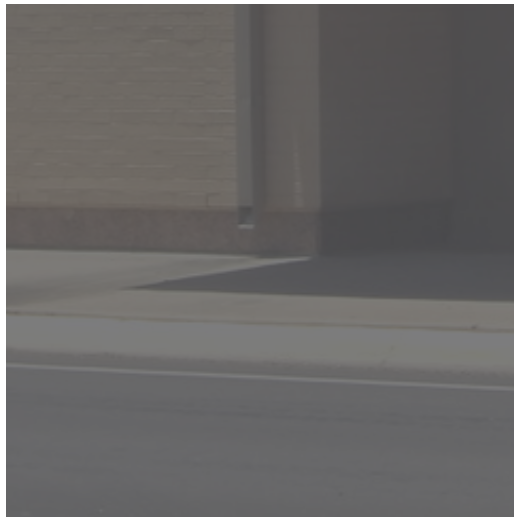


OFFICE BUILDING FOR SALE

601 E HARRISON



601
E HARRISON
HARLINGEN, TX

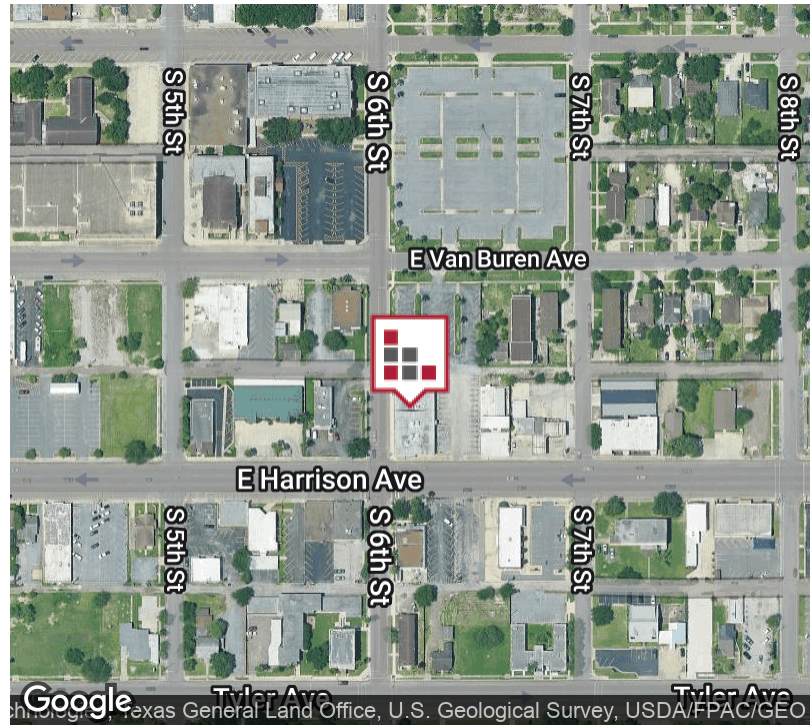


+/-8,059 square ft Freestanding Office Building on 0.4821-acre site with 34 parking spaces. This half acre site at the hard corner of Harrison & S. 6th is a prime parcel to be redeveloped as retail/restaurant uses. Move-in ready for an office and is currently occupied by the Harlingen unemployment office, which will be vacating 01/01/2023.



FOR SALE
601 E HARRISON

EXECUTIVE SUMMARY



Sale Price

\$699,000

OFFERING SUMMARY

Building Size:	8,059 SF
Lot Size:	0.482 Acres
Number of Units:	1
Price / SF:	\$86.74
Year Built:	1968
Renovated:	2010
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

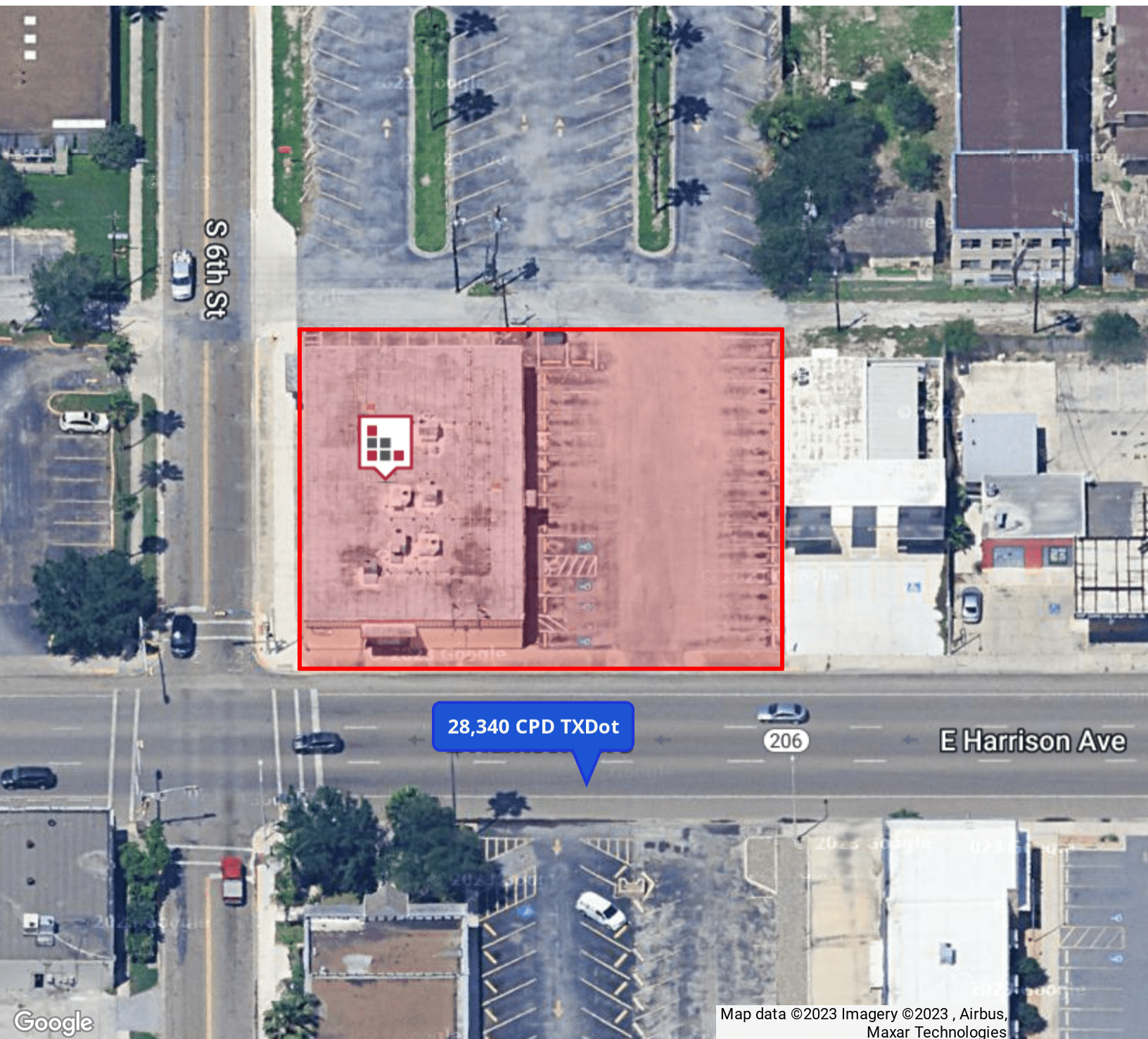
+/-8,059 square ft Freestanding Office Building on 0.4821-acre site with 34 parking spaces. This half acre site at the hard corner of Harrison & S. 6th is a prime parcel to be redeveloped as retail/restaurant uses. Move-in ready for an office and is currently occupied by the Harlingen unemployment office, which will be vacating 01/01/2023. The floor plan of the building includes a reception area, a conference room, a training room, a LAN equipment room, 5 private offices, multiple work cubicle areas, two (2) single-stall restrooms for public use, two (2) multi-stall restrooms for employee use, an employee break room, and a janitorial closet. Building is constructed of concrete block with a brick veneer with a 12' roof height. The roof is a single-pitch and replaced in 2010 along with electrical and HVAC upgrades. Flood Zone X, an area of minimal flood hazard. Current Zoning is GR - General Retail. Property is ideal for your Professional Offices or Retail Use.

PROPERTY HIGHLIGHTS

- Freestanding Professional Office Building
- 5 individual offices available
- 34 parking spaces
- 28,340 CPD TXDot
- Move-In Ready

FOR SALE
601 E HARRISON

AERIAL MAP



FOR SALE
601 E HARRISON

ADDITIONAL PHOTOS



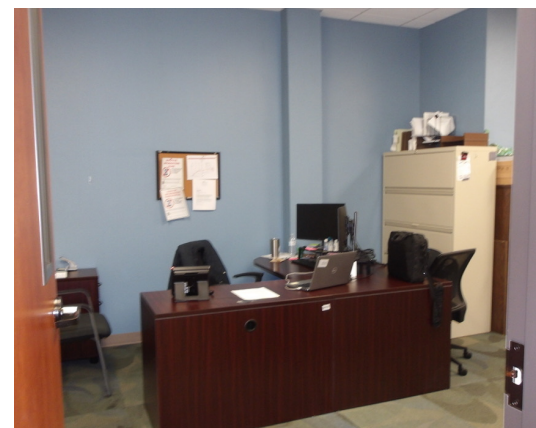
Front Elevation



Parking Field



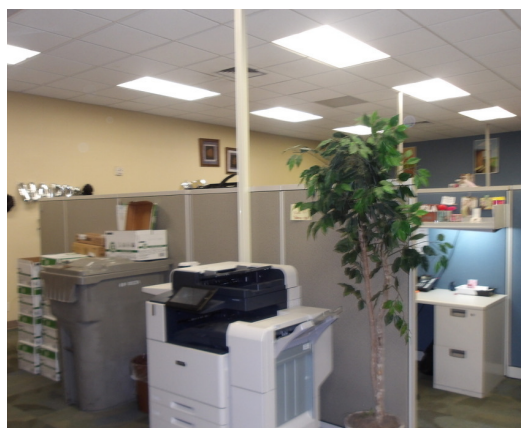
Parking Field



Typical Office Layout



One (1) of Five (5) Offices



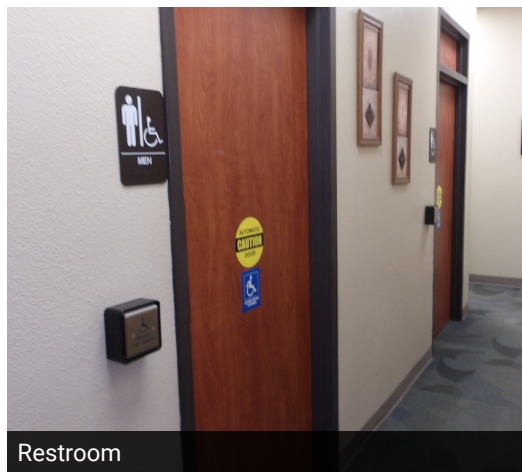
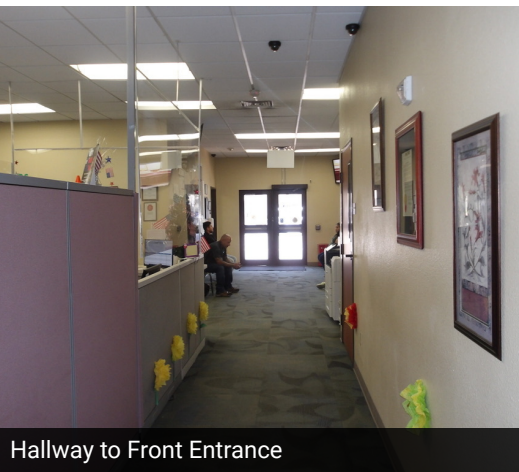
Cubicle Area



Cubicle Area [does not convey]

FOR SALE
601 E HARRISON

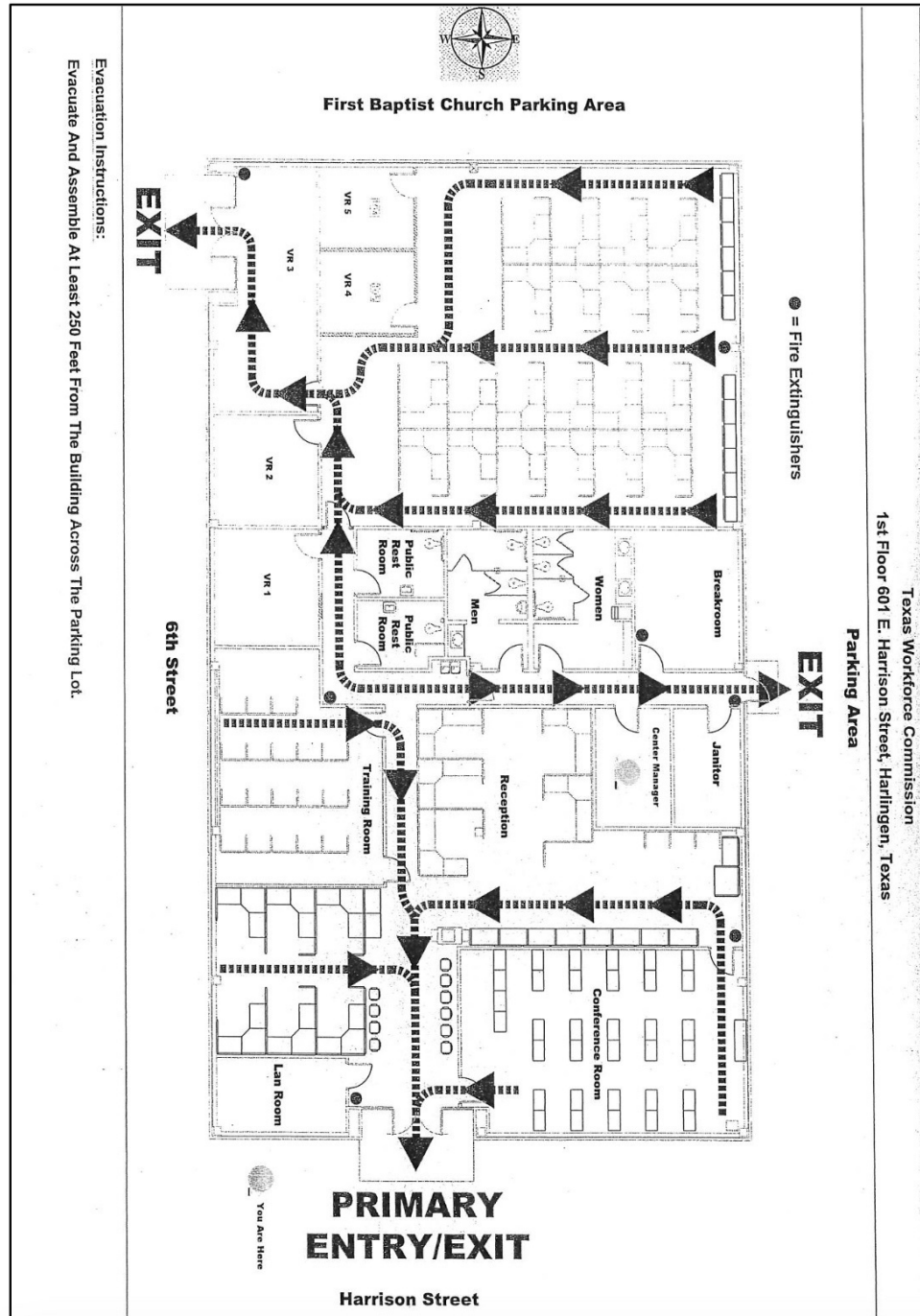
ADDITIONAL PHOTOS



FOR SALE
601 E HARRISON

EVACUATION PLAN

FLOOR PLAN DRAWING

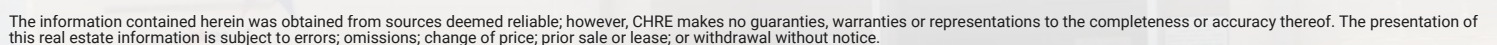


BUILDING SKETCH

Site plan of a rectangular lot with overall dimensions of 104' by 120'. The lot is divided into three sections by setbacks from the boundaries:

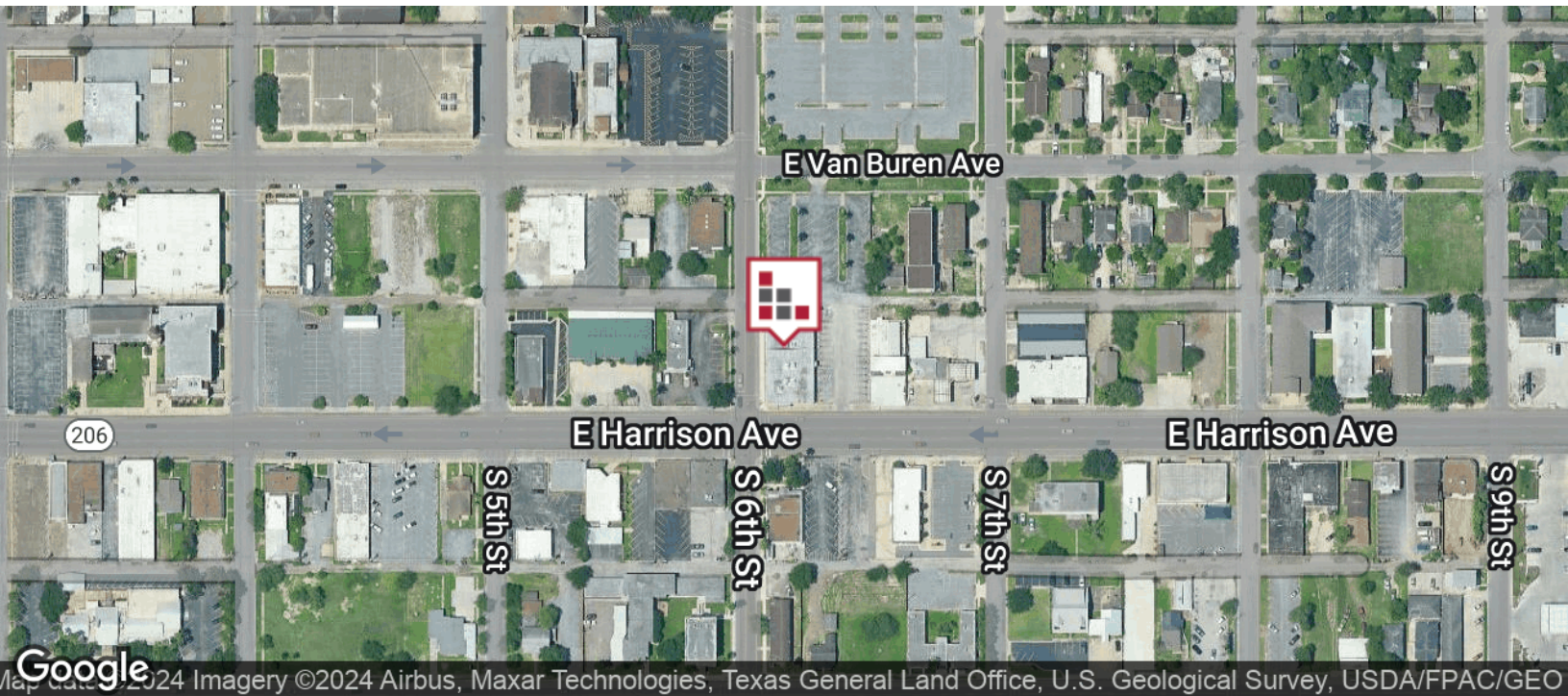
- Top Section:** A setback of 2' from the top boundary and 68' from the right boundary. The section is 14' high and 3'-7" wide.
- Bottom Section:** A setback of 19' from the left boundary and 35' from the right boundary. The section is 14' high and 3'-7" wide.
- Central Section:** The remaining area of the lot, which is 104' - 14' - 14' = 76' high and 120' - 68' - 35' = 17' wide.

The setbacks are indicated by dashed green lines and arrows. The overall dimensions are indicated by arrows and text labels.



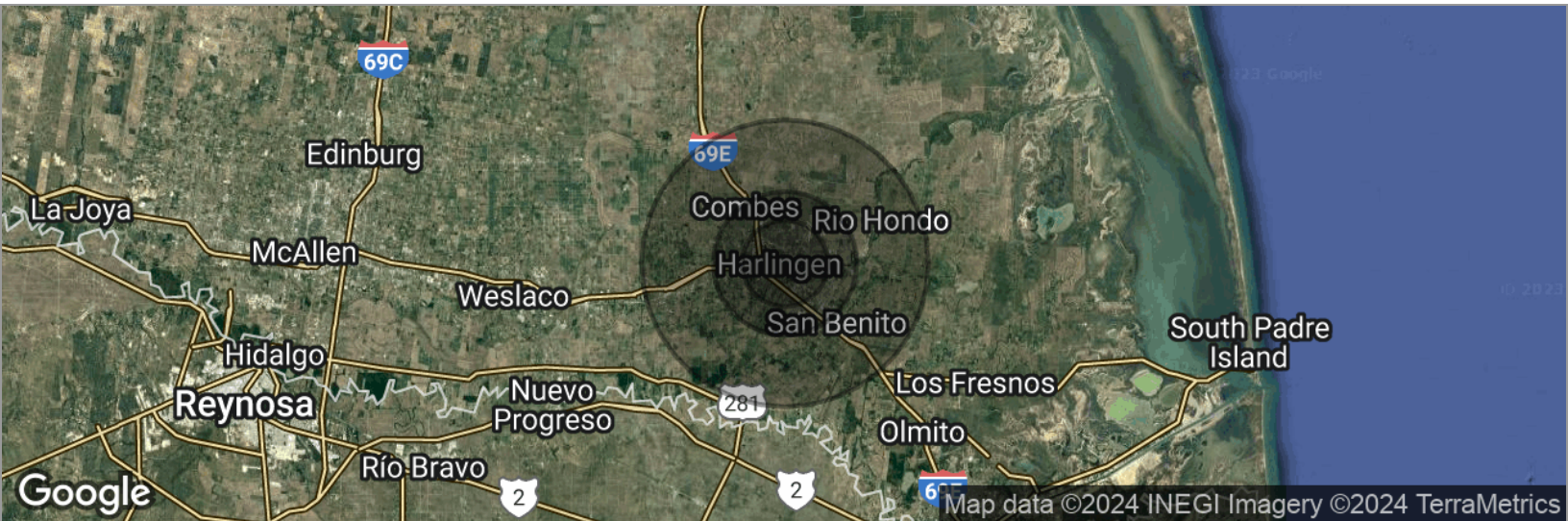
FOR SALE
601 E HARRISON

LOCATION MAP



FOR SALE
601 E HARRISON

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	58,527	89,918	152,903
Median age	30.8	32.8	33.3
Median age (Male)	30.3	32.2	32.9
Median age (Female)	32.9	35.1	35.3

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	22,326	34,228	56,561
# of persons per HH	2.6	2.6	2.7
Average HH income	\$46,594	\$49,132	\$48,516
Average house value	\$92,860	\$97,060	\$93,609

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	84.3%	83.9%	86.4%
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RACE (%)

White	85.0%	84.5%	84.5%
Black	1.5%	1.3%	0.8%
Asian	1.0%	0.8%	0.8%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.3%	0.3%	0.2%
Other	5.7%	5.4%	5.0%

* Demographic data derived from 2020 ACS - US Census