

INDUSTRIAL PROPERTY FOR SALE OR LEASE

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**1742  
REVEILLE  
ROAD**

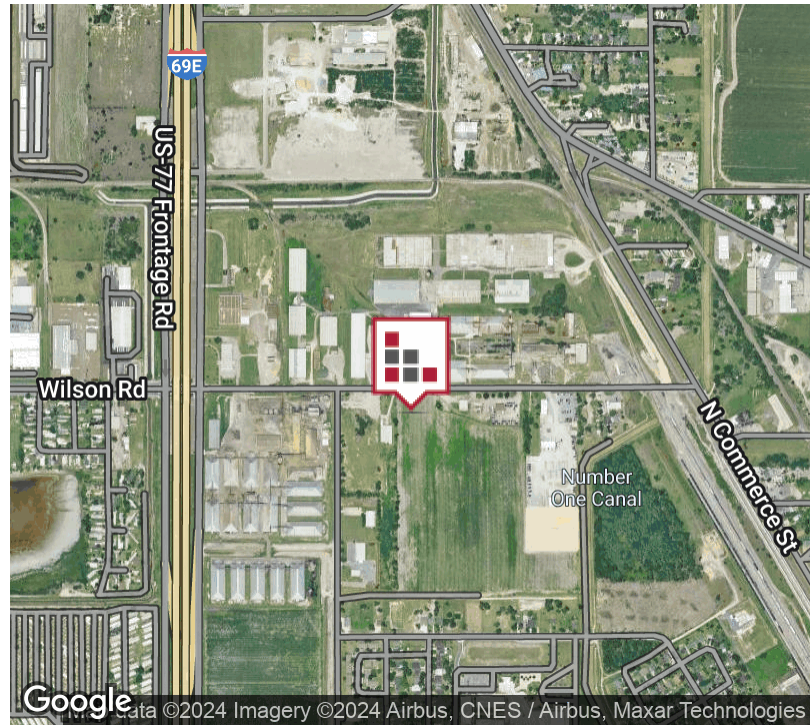
**1742**  
REVEILLE ROAD  
HARLINGEN, TX

+/- 2.41 Acre Newly Subdivided Industrial Lot Under Construction with one (1) 15,000 sf Warehouse for Lease or Sale. +/- 15,000 sf Warehouse with +/- 1,200 sf office and 13,800 Warehouse. Warehouse Dimensions are 120' x 125' Graduated 22 - 25" Ceiling Height and Seven (7) 12' x 14' Grade Level Doors and two (2) sets of restrooms with additional warehouse restroom.



# FOR LEASE 1742 REVEILLE ROAD

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$1,295,000</b>
<b>MONTHLY RENT:</b>	<b>\$11,512.50</b>
Lease Rate:	\$7.77 SF/yr
	\$1.44 NNN
<b>Building Size:</b>	15,000 SF
<b>Available SF:</b>	15,000 SF
<b>Lot Size:</b>	2.41 Acres
<b>Number of Units:</b>	1
<b>Year Built:</b>	2024
<b>Zoning:</b>	Industrial
<b>Market:</b>	Rio Grande Valley
<b>Submarket:</b>	Harlingen

### PROPERTY OVERVIEW

+/- 2.41 Acre Newly Subdivided Industrial Lot Under Construction with one (1) 15,000 sf Warehouse for Lease or Sale. +/- 15,000 sf Warehouse with +/- 1,200 sf office and 13,800 Warehouse. Warehouse Dimensions are 120' x 125' Graduated 22 - 25" Ceiling Height and Seven (7) 12' x 14' Grade Level Doors and two (2) sets of restrooms with additional warehouse restroom. Loading Dock and leveler can be installed for additional cost. Lot 4 lot dimensions are 261' x 403'. Adjacent Lot 6 contains 1.69 acres and can be purchased if additional acreage is required for additional parking or storage. Reveille Industrial Park contains a total of 12 Industrial Lots. Seller is a General Contractor and can Build-to-Suit to your business requirements. Ideally located 1/4 Mile from Interstate 69E, Wilson Road Exit, a major North/South thoroughfare.

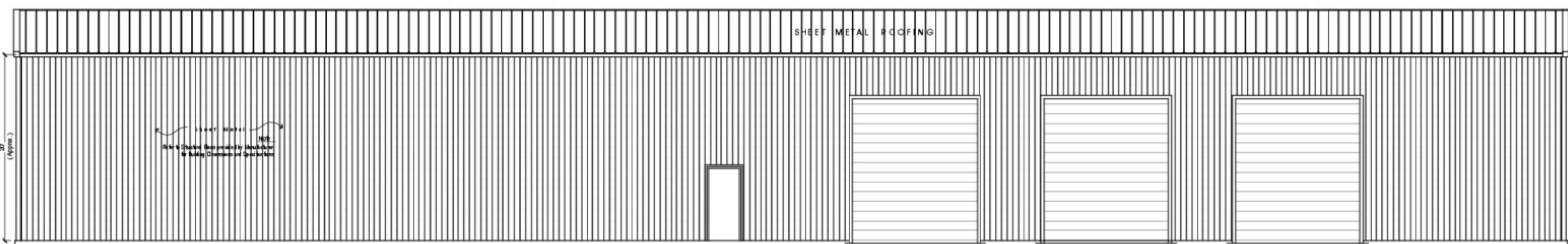
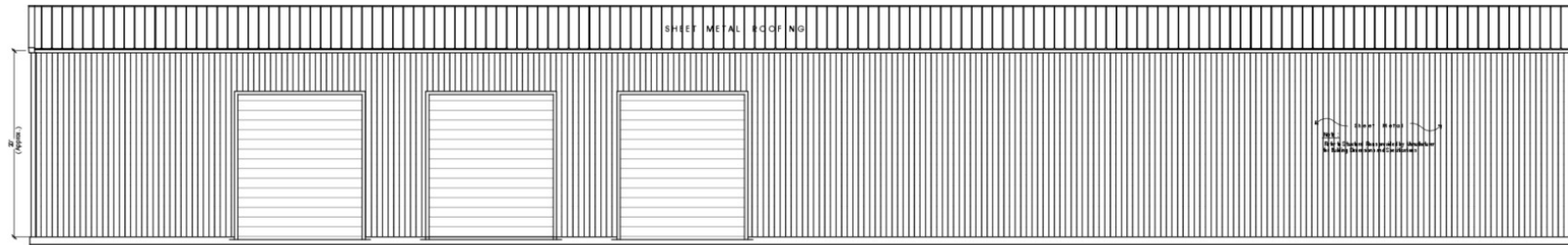
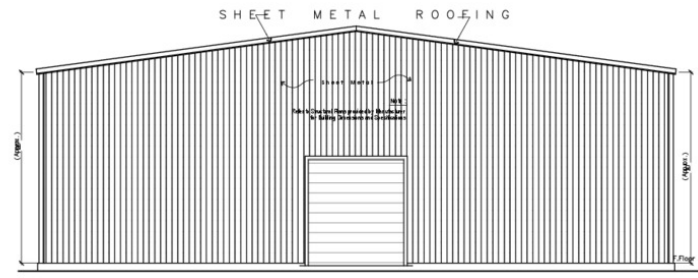
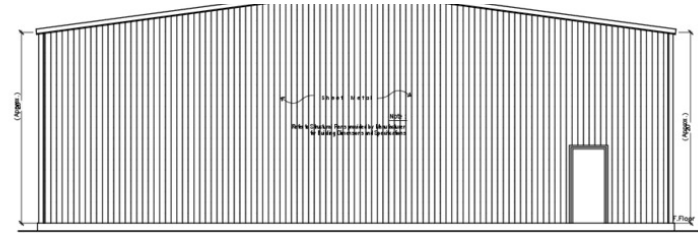
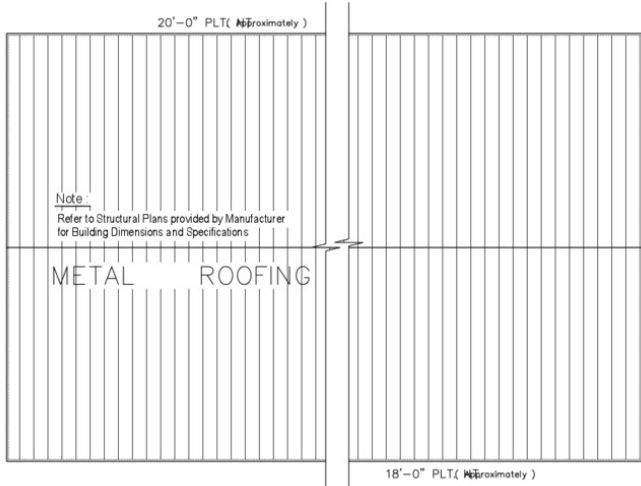
### PROPERTY HIGHLIGHTS

- **Freestanding Industrial Warehouse**
- **25' Graduated Ceiling Height**
- **Concrete Drive**
- **Eight (8) Grade Level Doors - 12' x 14'**
- **Located 1/4 Mile From Interstate 69E**

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# BUILDING ELEVATION

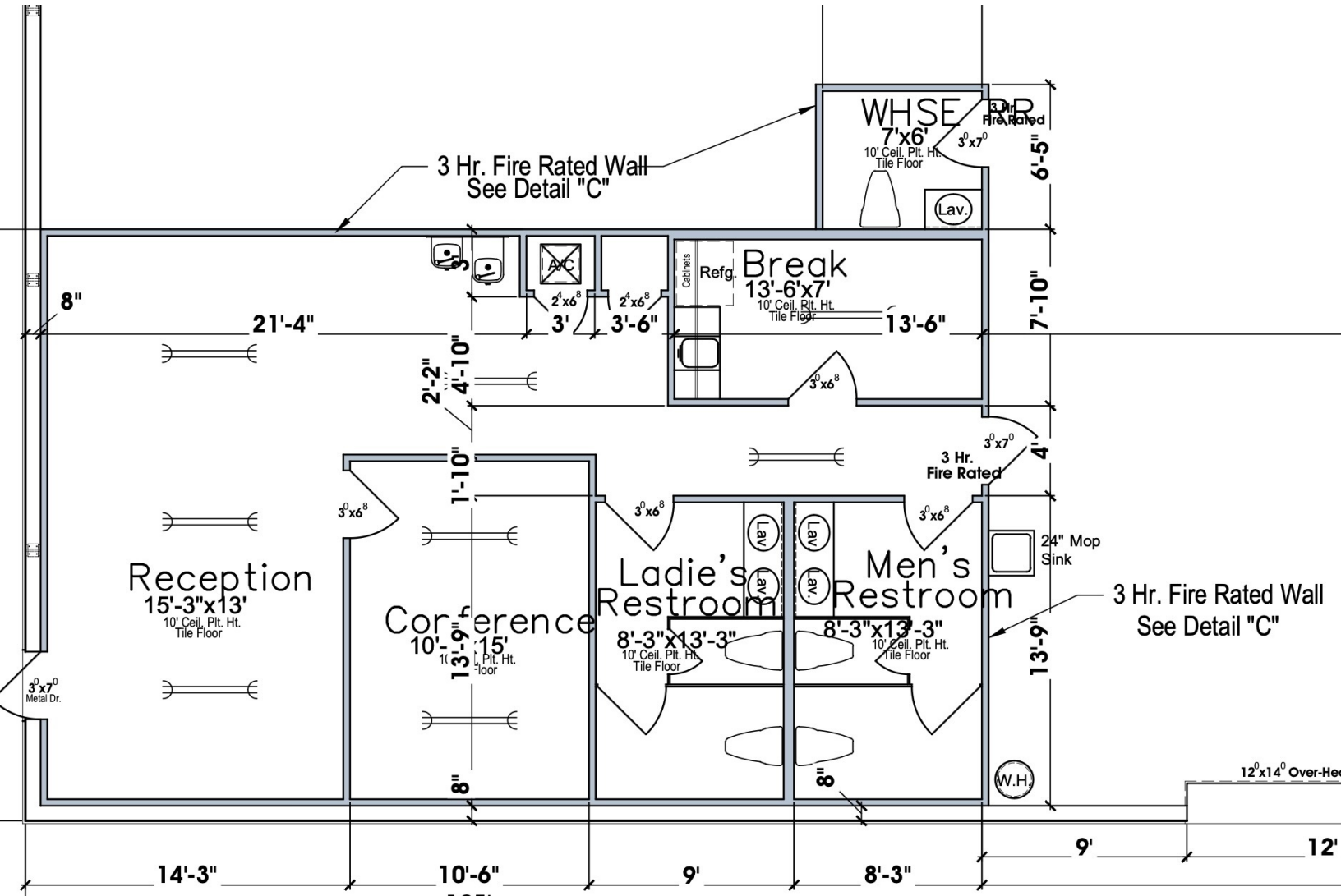
VIRTUAL TOUR



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# FLOOR PLAN

VIRTUAL TOUR



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**ADDITIONAL PHOTOS**



**CINDY HOPKINS REAL ESTATE**

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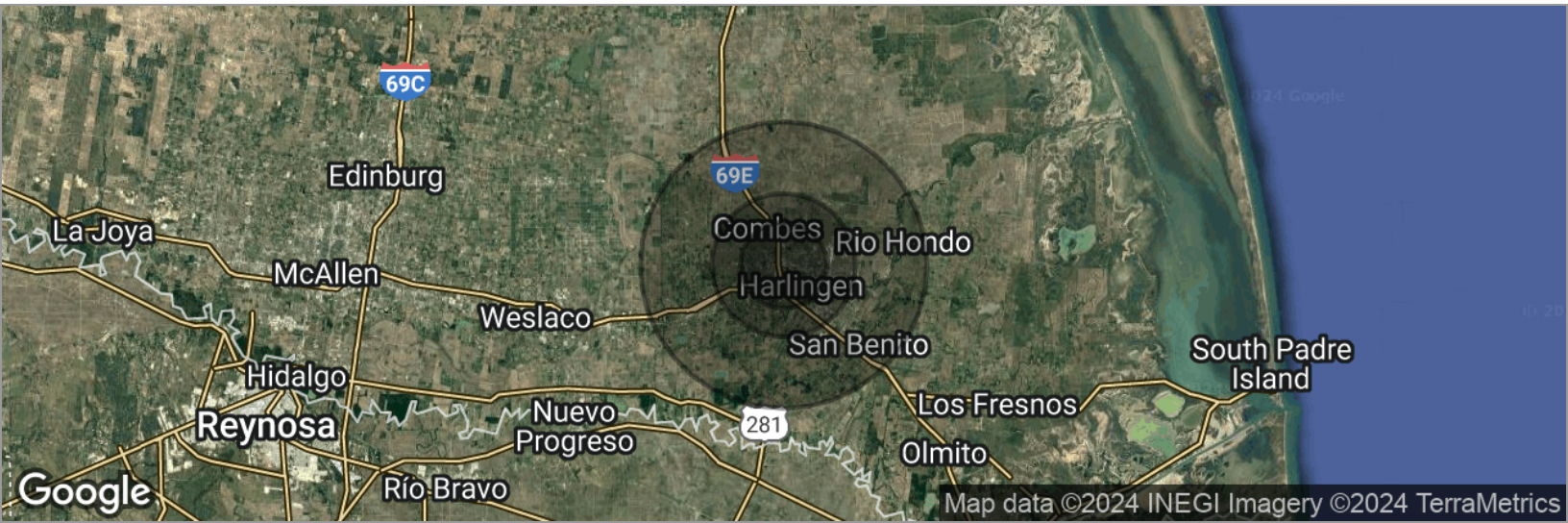
RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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## DEMOGRAPHICS MAP

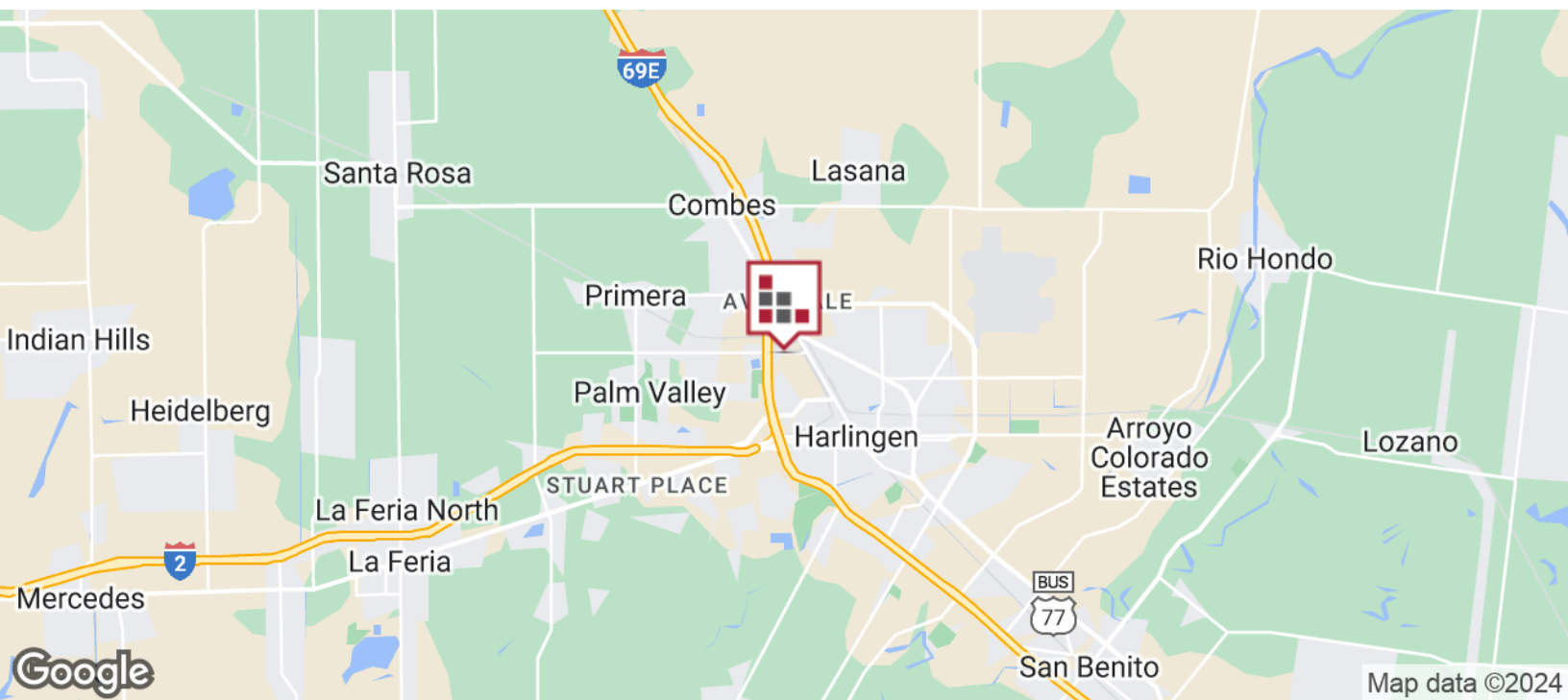
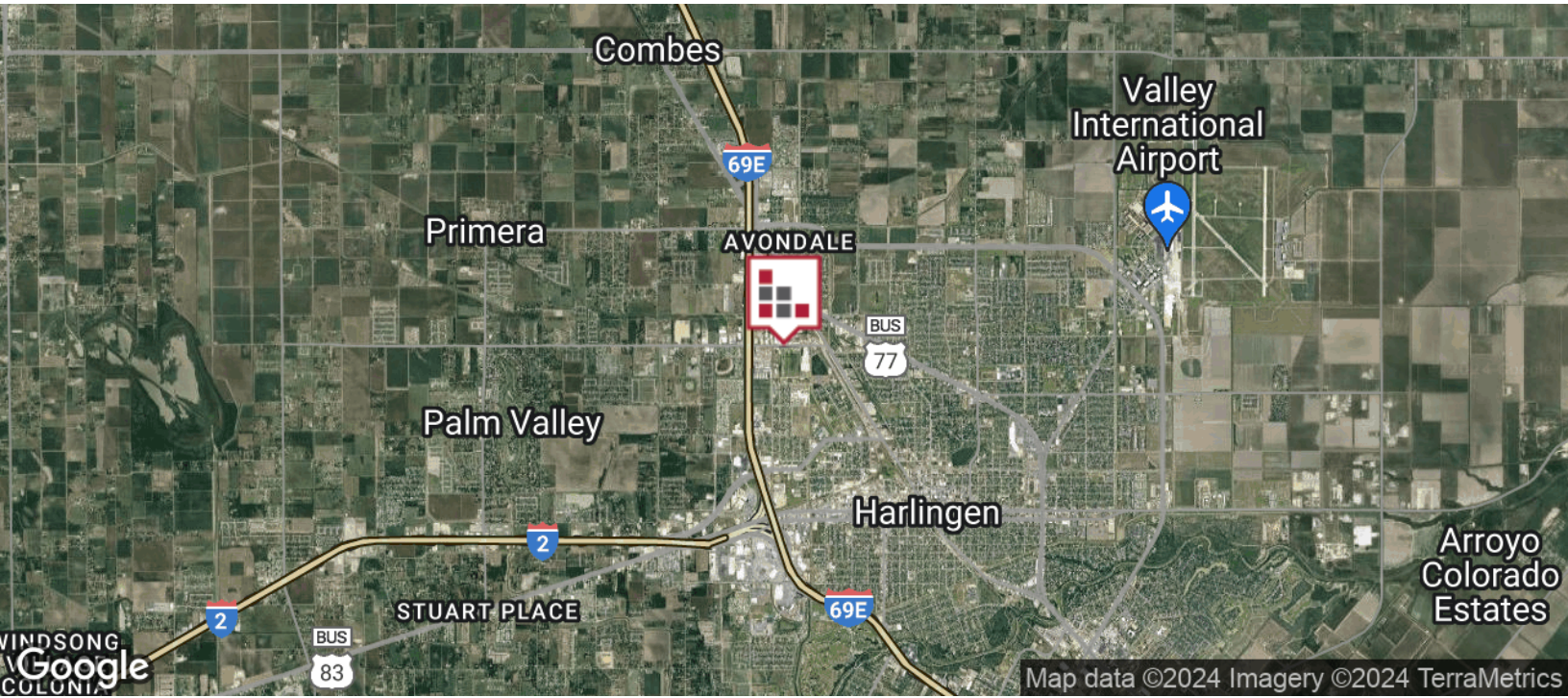


POPULATION	3 MILES	5 MILES	10 MILES
Total population	61,080	88,734	138,677
Median age	38	38	38
Median age (Male)	36	37	37
Median age (Female)	39	39	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	21,292	30,797	47,366
# of persons per HH	2.9	2.9	2.9
Average HH income	\$70,524	\$74,843	\$73,501
Average house value	\$142,865	\$150,186	\$147,605
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	85.5%	84.6%	86.0%
RACE (%)	3 MILES	5 MILES	10 MILES
White	43.4%	43.7%	42.2%
Black	1.1%	1.1%	0.9%
Asian	0.8%	0.9%	0.8%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.7%	0.7%	0.6%
Other	16.7%	16.0%	16.7%

\* Demographic data derived from 2020 ACS - US Census

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**LOCATION MAP**



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