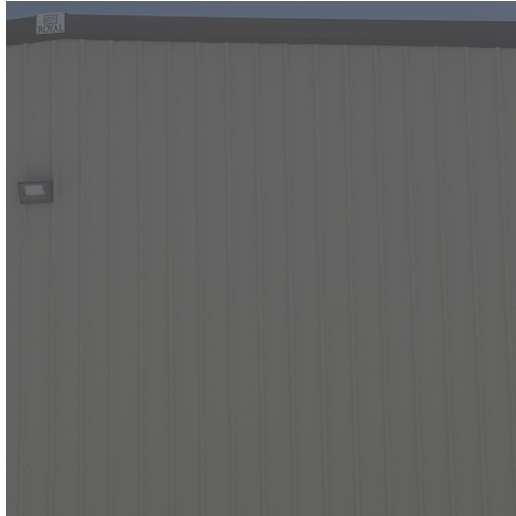
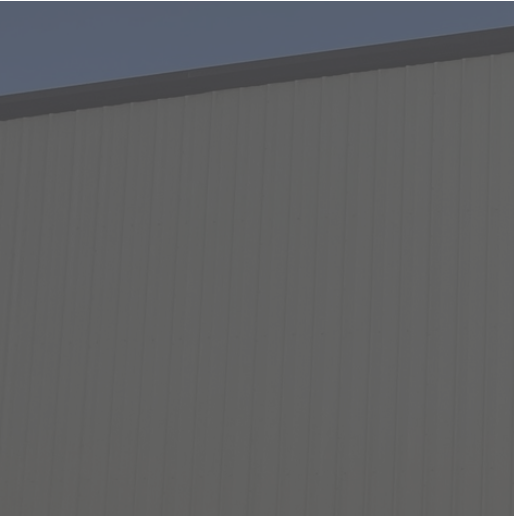


INDUSTRIAL PROPERTY FOR SALE OR LEASE

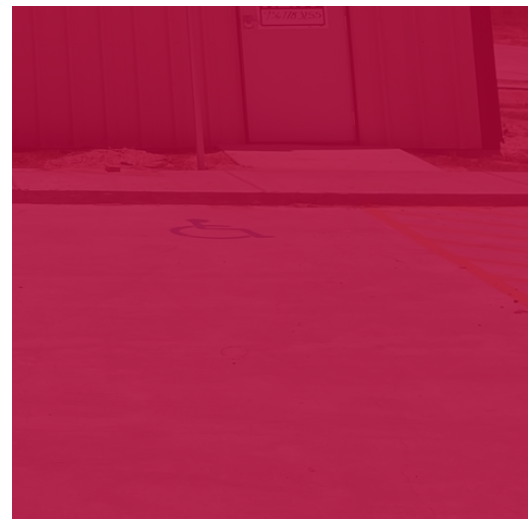
# 5052 LOGANS RUN



# 5052

LOGANS RUN

HARLINGEN, TX

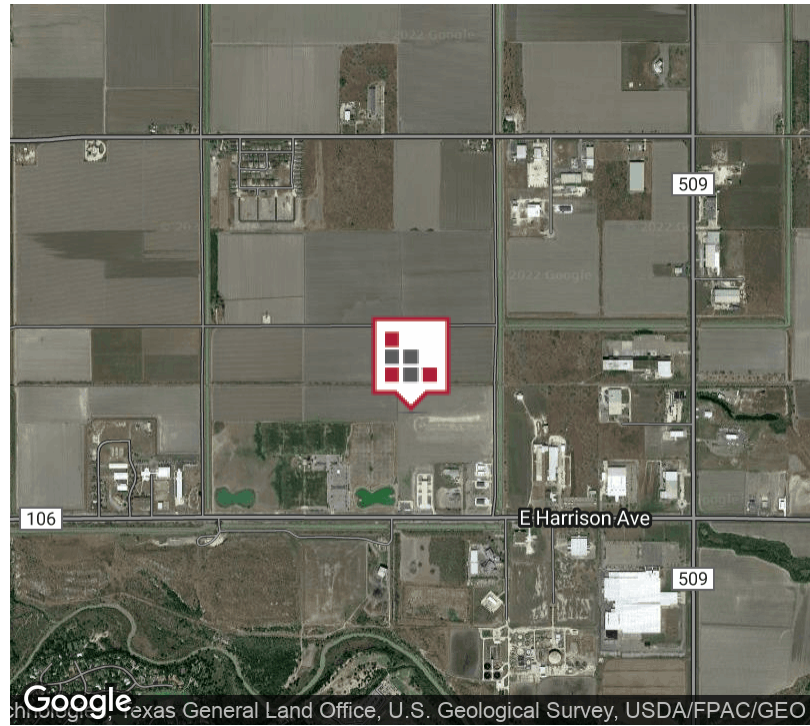


+/- 2.14 Acre Newly Sub-divided Industrial Lot with one (1) 9,000 sf Warehouse on Lot 3 - Block 1 for Lease or For Sale. +/- 9,000 sf Warehouse with +/- 2,520 sf office and 6,480 sf Warehouse. Warehouse. Dimensions are 60' x 150'. Graduated 20' Ceiling Height and Six (6) 12' x 14' Grade Level Doors. Ingress/Egress from Bob Youker and FM 106 and located in the Harlingen Industrial Park.



# FOR LEASE 5052 LOGANS RUN

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	<b>\$745,500</b>
Lease Rate:	\$7.68 [\$1.44 NNN]
Monthly Rent:	<b>\$6,840.00</b>
Building Size:	9,000 SF
Lot Size:	2.14 Acres
Number of Units:	1
Year Built:	2022
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

+/- 2.14 Acre Newly Sub-divided Industrial Lot with one (1) 9,000 sf Warehouse on Lot 3 - Block 1 for Lease or For Sale. +/- 9,000 sf Warehouse with +/- 2,520 sf office and 6,480 sf Warehouse. Warehouse Dimensions are 60' x 150'. Graduated 20' Ceiling Height and Six (6) 12' x 14' Grade Level Doors. Ingress/Egress from Bob Youker and FM 106 and located in the Harlingen Industrial Park - Phase II. Approximate Lot Dimensions 192' x 486'. Seller is a General Contractor and can Build-to-Suit to your business requirements. 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
- 20' Graduated Ceiling Height
- Concrete Drive
- Six (6) Grade Level Doors - 12' x 14'
- Located at the Intersection of FM 509 & FM 106 -- just 5 Minutes from I69 Corridor,
- New Construction

FOR LEASE  
5052 LOGANS RUN

**ADDITIONAL PHOTOS**



Exterior Photo



Front Entrance



West Side Elevation



Interior Office - Open Concept



Six (6) 12' x 14' Grade Level Doors

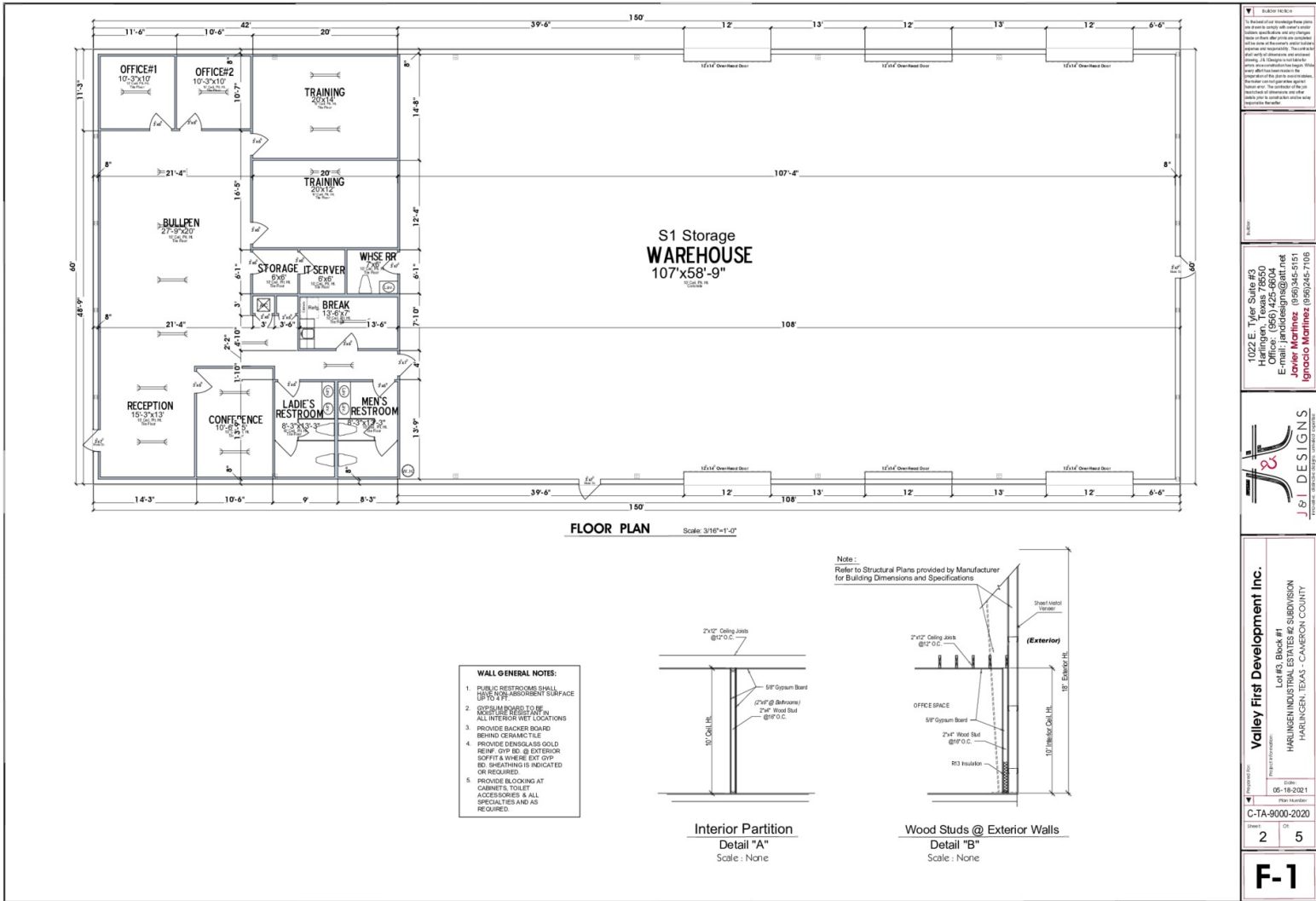


Interior Warehouse

# FOR LEASE 5052 LOGANS RUN

## FLOOR PLANS

VIDEO TOUR



1022 E. Tyler Suite #3  
Harlingen, Texas 78550  
Office: (956) 425-8604  
E: Javier.Martinez@j&i.com  
Javier Martinez (956) 945-9151  
Igoracio Martinez (956) 245-7108

**J&I DESIGNS**  
1022 E. Tyler Suite #3  
Harlingen, Texas 78550

**Valley First Development Inc.**  
Lot #3, Block #1  
HARLINGEN INDUSTRIAL ESTATES #2 SUBDIVISION  
HARLINGEN, TEXAS - CAMERON COUNTY

Date: 05-18-2021  
C-TA-9000-2020  
2 5

**F-1**

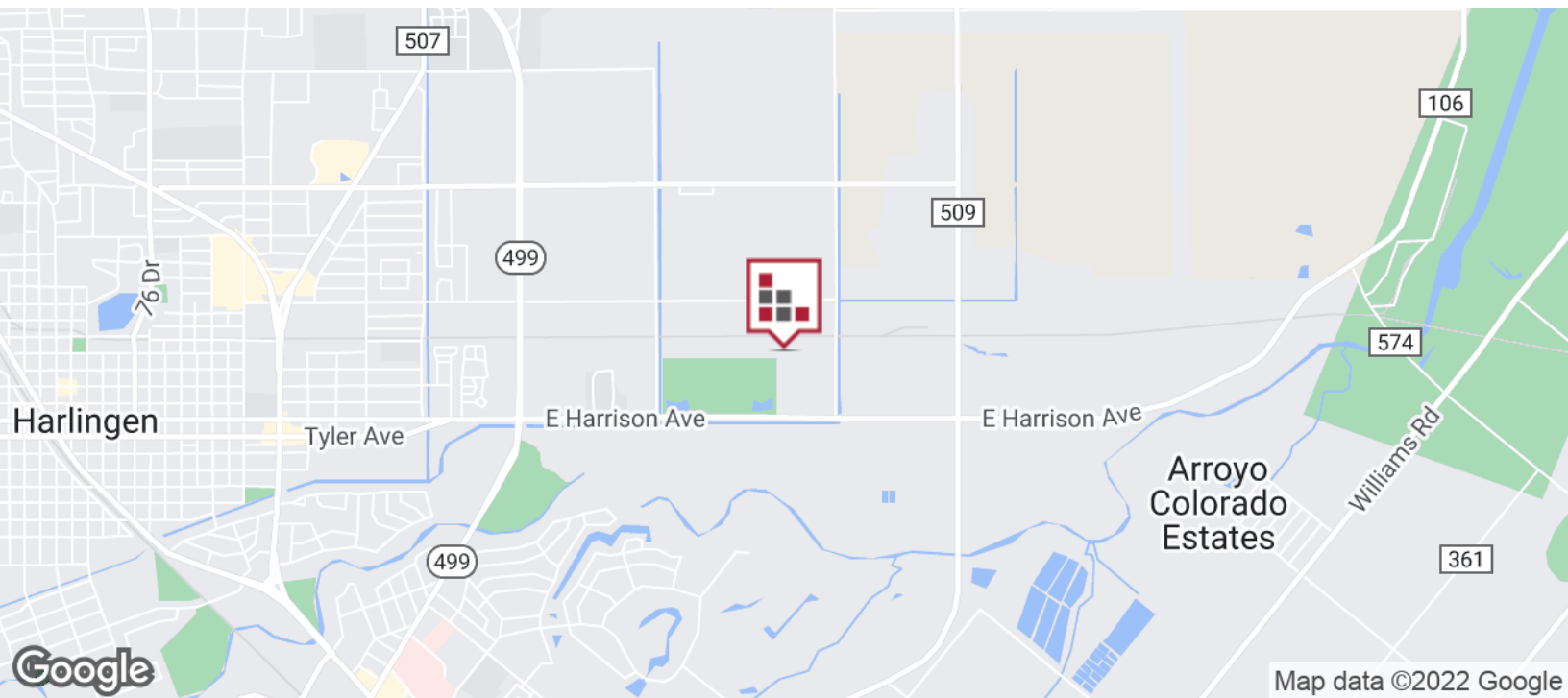
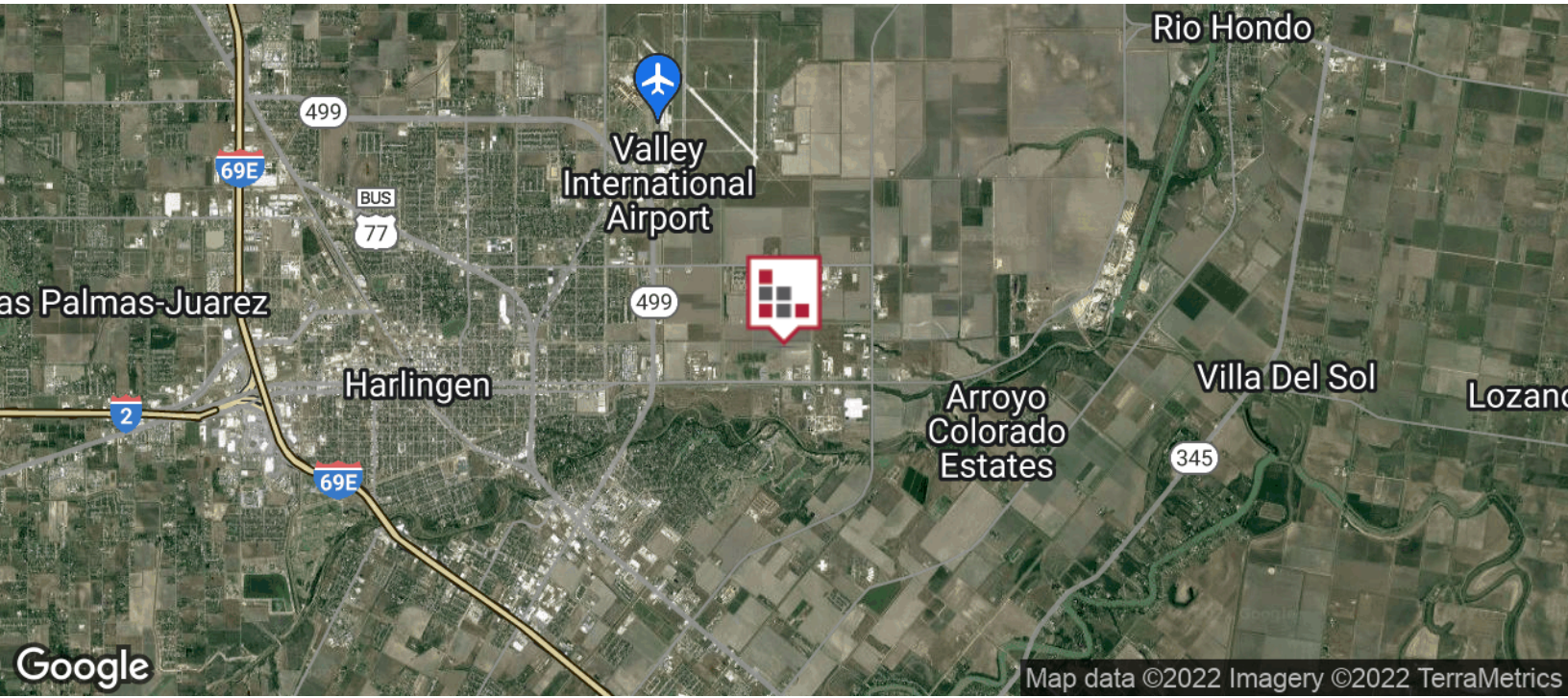
# HARLINGEN INDUSTRIAL ESTATES

## HARLINGEN INDUSTRIAL - RETAILER MAP



FOR LEASE  
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**LOCATION MAP**



**CINDY HOPKINS REAL ESTATE**

312 E Harrison Ave // Harlingen, TX 78550  
956.778.3255 // chopkinsrealestate.com

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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	570	22,845	73,541
Median age	26.5	28.8	31.9
Median age (Male)	26.6	28.8	30.9
Median age (Female)	20.1	30.4	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	94	8,458	27,171
# of persons per HH	6.1	2.7	2.7
Average HH income	\$108,283	\$51,386	\$45,145
Average house value	\$1,940,131	\$182,211	\$112,561
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	77.7%	81.6%	86.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	55.1%	83.3%	84.1%
Black	8.1%	1.8%	1.1%
Asian	0.0%	0.7%	0.7%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.5%	0.5%	0.2%
Other	30.9%	7.5%	5.3%

\* Demographic data derived from 2020 ACS - US Census



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