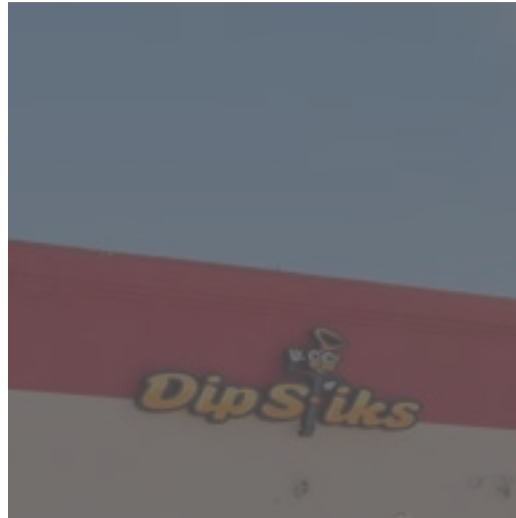


RETAIL PROPERTY FOR SALE

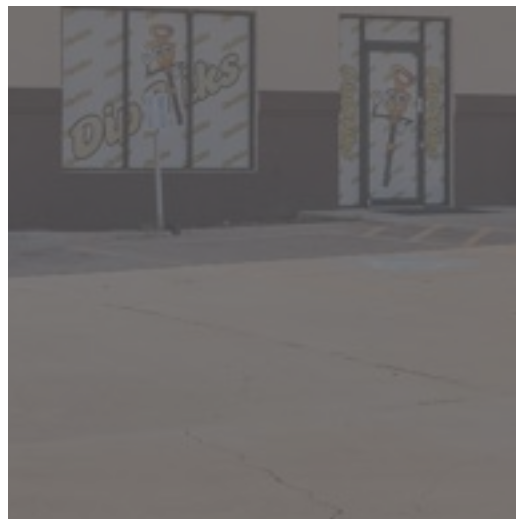
FORMER LUBE FACILITY



205

N LOOP 499

HARLINGEN, TX



Introducing a prime investment opportunity at 205 N Loop 499, Harlingen, TX. This meticulously maintained free-standing building boasts +/- 2,652 SF of versatile space, comprising 2 units. Former Dip Stiks Lube Facility includes Sales Office and Customer Reception with additional Upstairs Office and adjacent bonus retail store as well as two (2) oil changing bays and lifts. Renovated in 2025!



FOR SALE FORMER LUBE FACILITY

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	2,652 SF
Lot Size:	1 Acres
Zoning:	C
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 205 N Loop 499, Harlingen, TX. This meticulously maintained free-standing building boasts +/- 2,652 SF of versatile space, comprising 2 units. Former Dip Stiks Lube Facility includes Sales Office and Customer Reception with additional Upstairs Office and adjacent bonus retail store as well as two (2) oil changing bays and lifts. Built in 2004 and recently renovated in 2025, the property offers modern amenities and a fresh appeal. Zoned C, this property is perfectly positioned on a +/- 1 acre concrete lot with three (3) ingress/egress points, strategically located at the intersection of Loop 499 and FM 106, just 2 miles from Valley International Airport. Approximate Lot Dimensions are 185' x 233', 16' Clear Height, (2) 650-Gallon Tanks, Compressor, Vacuum and 25' Illuminated Pylon Sign. Fully landscaped and move-in ready for same-type user or retrofitted for single user. Don't miss out on this rare chance to own a premium asset in the thriving Rio Grande Valley area.

PROPERTY HIGHLIGHTS

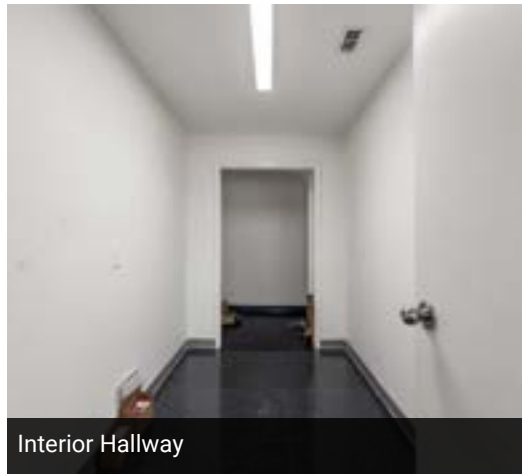
- **Freestanding Building**
- **Located on +/- 1 Acre Concrete Lot**
- **Conveniently located at Intersection of Loop 499 and FM 106**
- **2 Miles from Valley International Airport**

FOR SALE
FORMER LUBE FACILITY

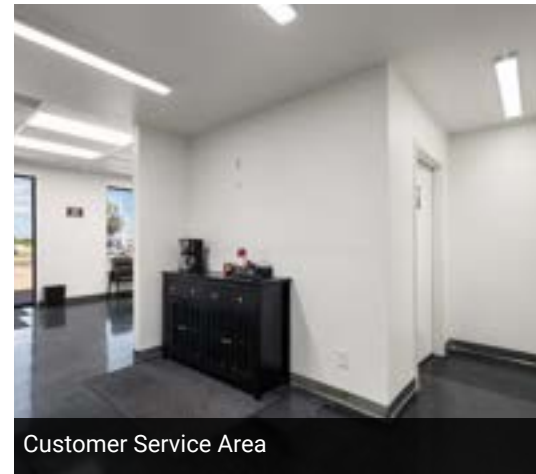
ADDITIONAL PHOTOS



Sales Counter



Interior Hallway



Customer Service Area



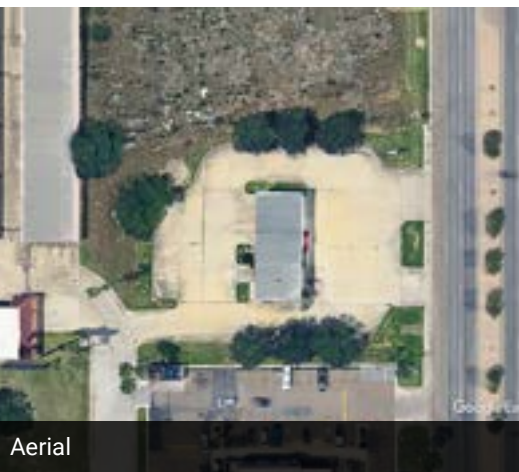
Oil Changing Bay



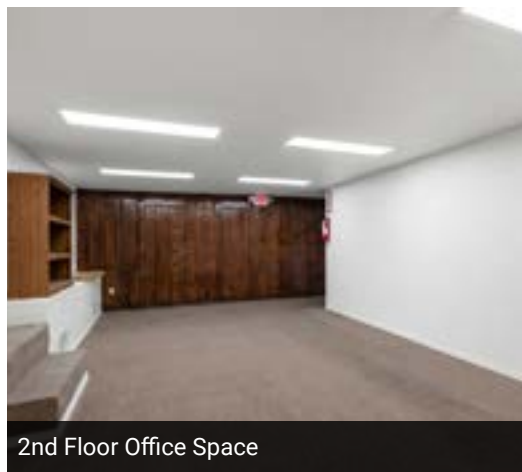
Basement



Aerial



Aerial



2nd Floor Office Space



Pylon Signage

FOR SALE FORMER LUBE FACILITY

FLOOR PLAN

360 MATTEPORT



FLOOR 1



FLOOR 2



FLOOR 3

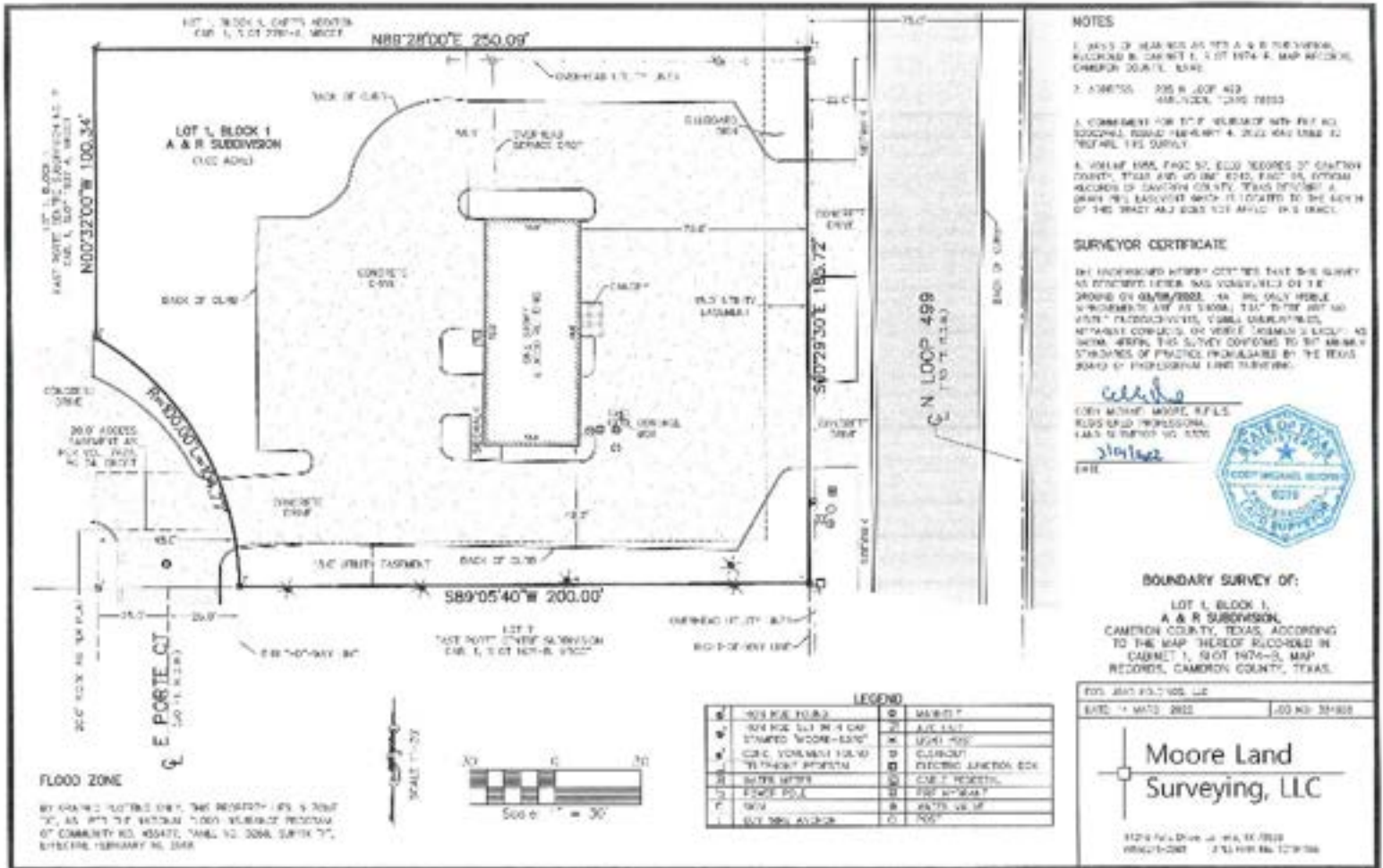
GROSS INTERNAL AREA
FLOOR 1 1,645 sq.ft. FLOOR 2 736 sq.ft. FLOOR 3 361 sq.ft.
EXCLUDED AREAS : GARAGE 943 sq.ft.
TOTAL : 2,742 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FOR SALE FORMER LUBE FACILITY

SURVEY

360 MATTEPORT



FOR SALE
FORMER LUBE FACILITY

AERIAL MAP



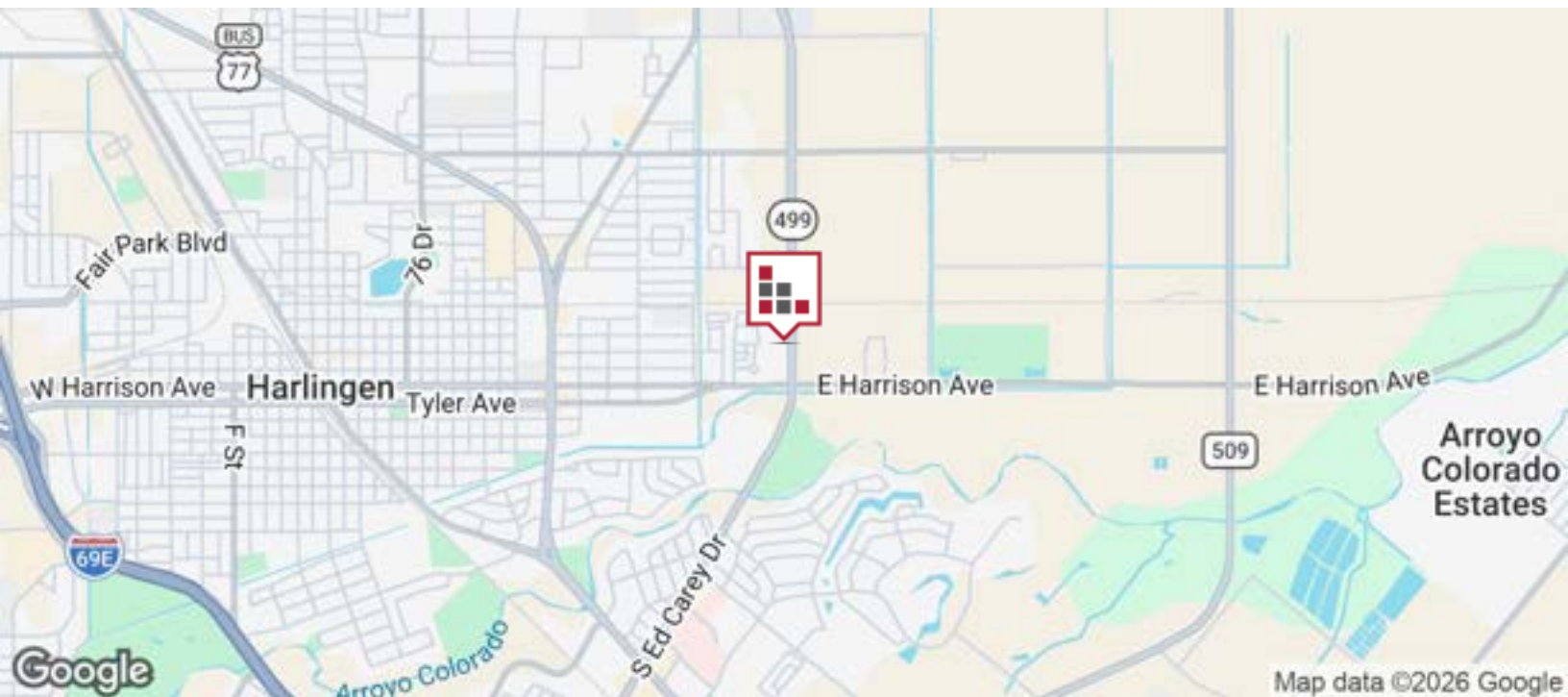
FOR SALE
FORMER LUBE FACILITY

RETAILER MAP



FOR SALE
FORMER LUBE FACILITY

LOCATION MAP



CINDY HOPKINS REAL ESTATE

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

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FOR SALE FORMER LUBE FACILITY

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	44,063	83,380	137,633
Median age	32.2	32.8	33.2
Median age (Male)	31.3	31.5	31.6
Median age (Female)	33.7	34.4	35.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	14,689	27,046	43,104
# of persons per HH	3.0	3.1	3.2
Average HH income	\$48,796	\$47,182	\$48,336
Average house value	\$85,021	\$84,971	\$85,862
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	78.6%	81.5%	82.1%
RACE (%)	3 MILES	5 MILES	10 MILES
White	87.7%	88.0%	88.5%
Black	1.1%	0.9%	0.7%
Asian	1.9%	1.4%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.3%	0.2%
Other	7.5%	7.8%	8.3%

* Demographic data derived from 2020 ACS - US Census