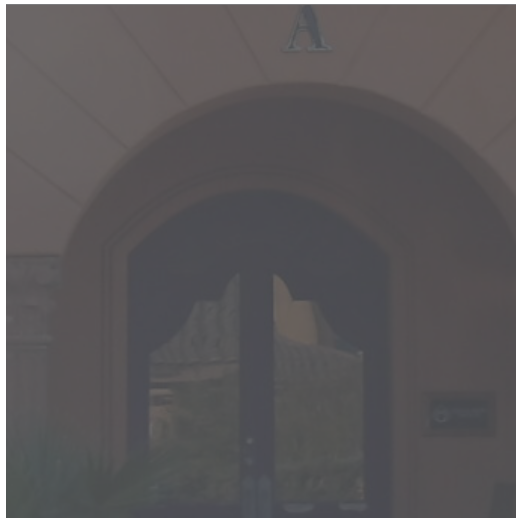
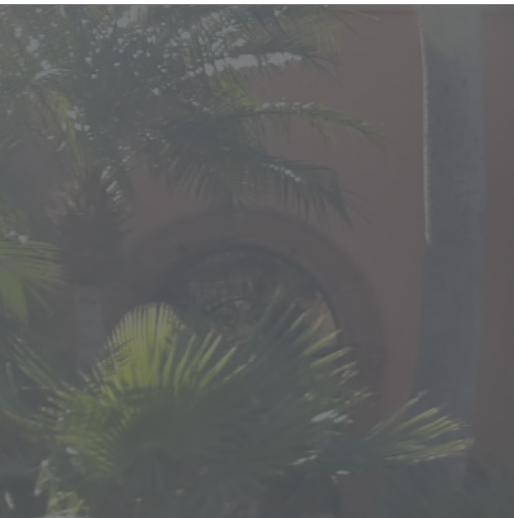


OFFICE BUILDING FOR SALE

1906 E TYLER UNIT A



1906
E TYLER, UNIT A
HARLINGEN, TX

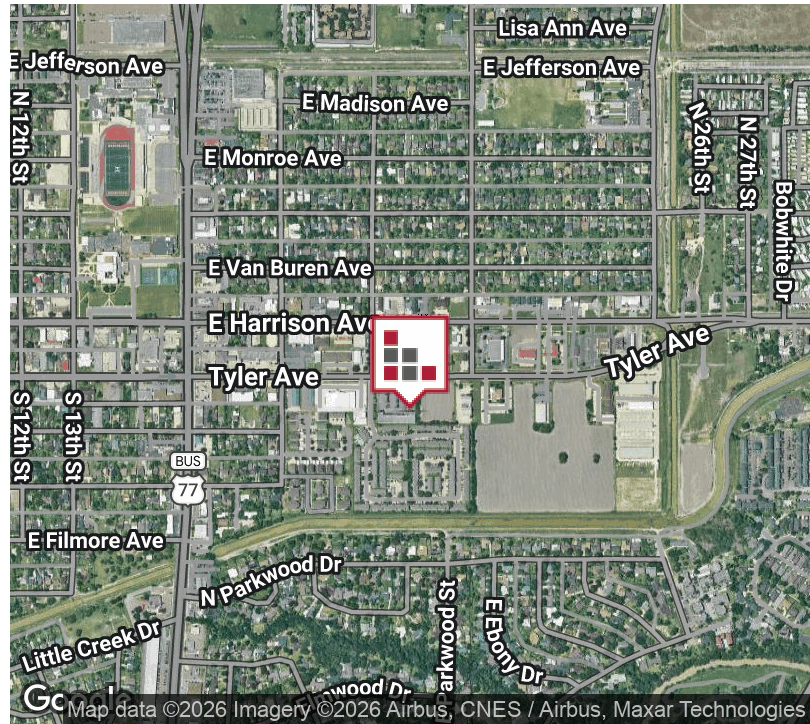


+/- 1,340 SF Professional Office Condominium located at the Corner Unit of Plaza Colonnial. Well Established Professional Office Development with private gate access and Professional 30' Monument Sign at entrance. Corner Unit contains reception area with four (4) independent areas, storage and restroom. This very contemporary styling has brick accents, decorative columns.



FOR SALE
1906 E TYLER, UNIT A

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$199,000
Building Size:	1,340 SF
Number of Units:	1
Price / SF:	\$148.51
Year Built:	2005
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

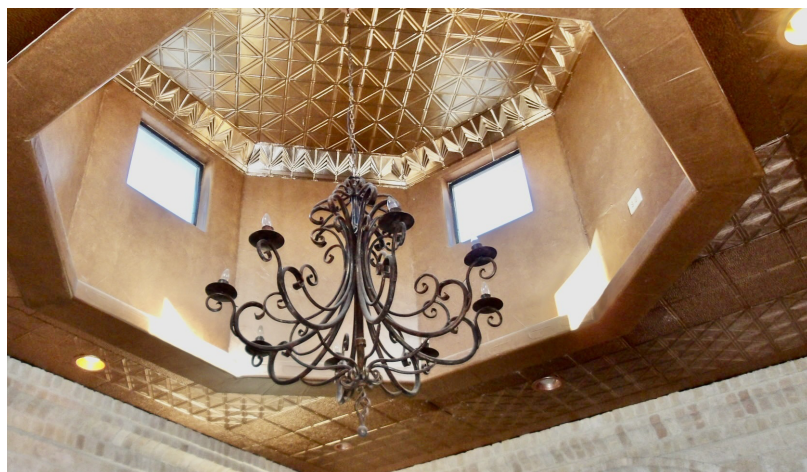
PROPERTY OVERVIEW

+/- 1,340 SF Professional Office Condominium located at the Corner Unit of Plaza Colonnial. Well Established Professional Office Development with private gate access and Professional 30' Monument Sign at entrance. Corner Unit contains reception area with four (4) independent areas, storage and restroom. This very contemporary styling has brick accents, decorative columns and beautiful dome ceiling. Formerly a construction office and now a hair salon, this Unit is very versatile and can be utilized for many professional uses! Plaza Colonnial is a 10-unit Professional Condominium Development with Property Owners Association fees with +/- \$500 per month association fees.

PROPERTY HIGHLIGHTS

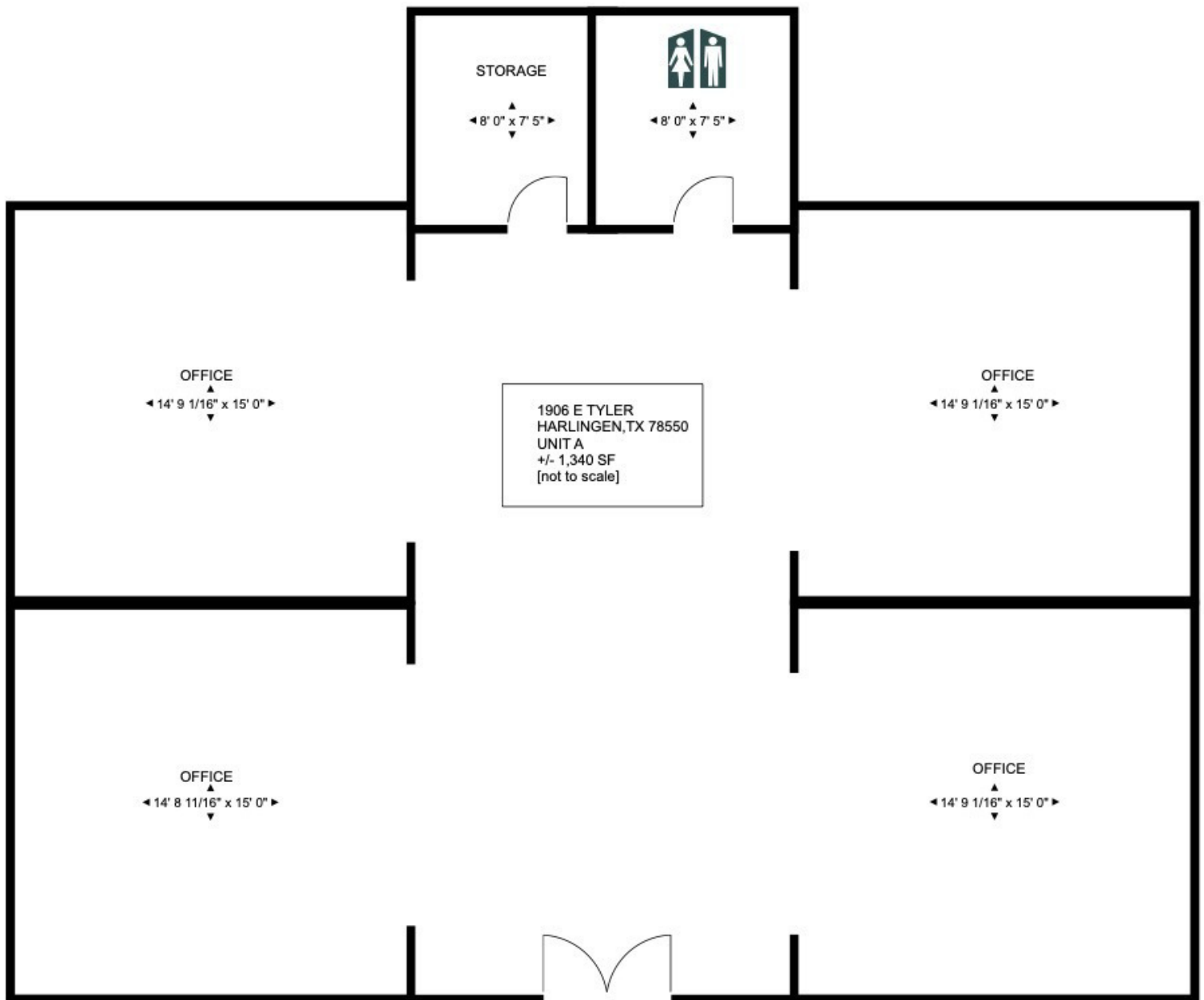
- Professional Office Condominium Development
- Private Entry Gate
- 30' Monument Sign

FOR SALE
1906 E TYLER, UNIT A
ADDITIONAL PHOTOS



FOR SALE
1906 E TYLER, UNIT A

FLOOR PLAN



FOR SALE
1906 E TYLER, UNIT A

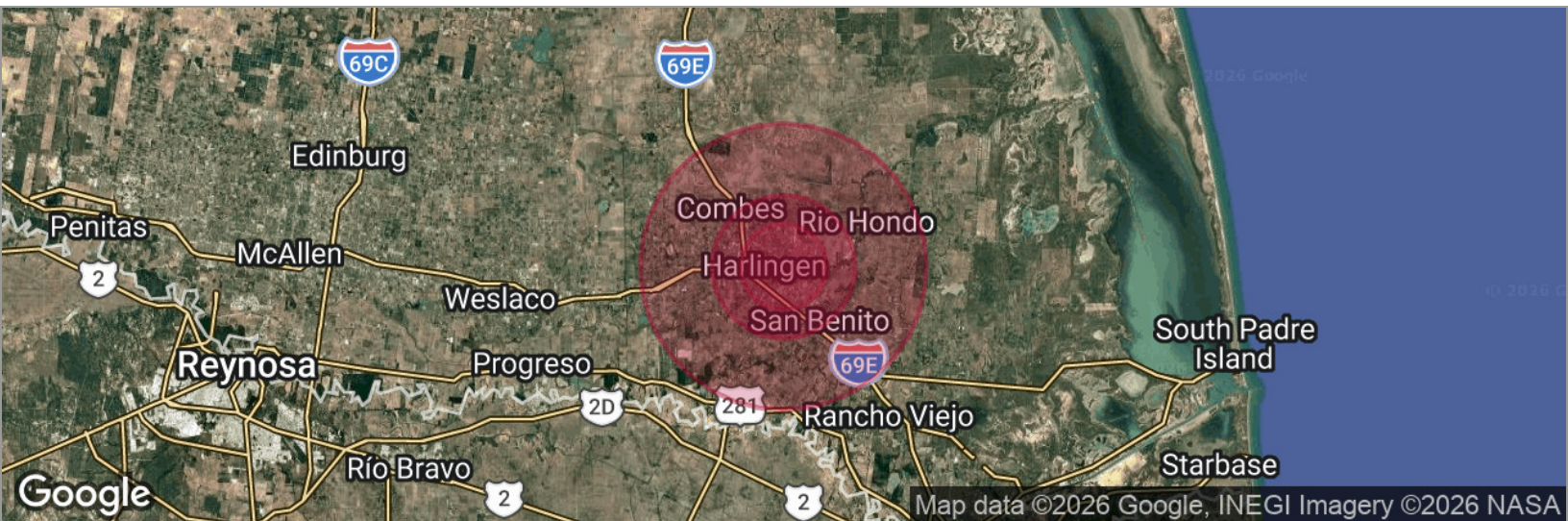
LOCATION MAP



FOR SALE

1906 E TYLER, UNIT A

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	59,772	96,526	149,075
Median age	37	38	38
Median age (Male)	36	37	37
Median age (Female)	39	39	39

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	21,028	33,313	50,338
# of persons per HH	2.8	2.9	3
Average HH income	\$69,020	\$69,807	\$72,930
Average house value	\$139,701	\$137,817	\$147,558

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	85.7%	86.3%	86.7%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	44.7%	43.1%	41.5%
Black	1.2%	1.0%	0.9%
Asian	1.1%	0.9%	0.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.7%	0.7%	0.6%
Other	16.4%	16.9%	17.2%

* Demographic data derived from 2020 ACS - US Census