

INDUSTRIAL/FOR SALE OR LEASE

4901 LOGAN'S RUN



4901
LOGAN'S RUN
HARLINGEN, TX



+/- 3.83 Acre Newly Sub-divided Industrial Lot Under Construction with one (1) 20,000 sf Warehouse on Lot 7 - Block 1 for Lease or For Sale. +/- 20,000 sf Warehouse with +/- 4,700 sf office and 14,500 Warehouse. Warehouse Dimensions are 160' x 120'. Graduated 20' Ceiling Height and Eight (8) 12' x 14' Grade Level Doors. Ingress/Egress from Bob Youker and FM 106 and located in Harlingen.



FOR LEASE 4901 LOGAN'S RUN

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|--------------------------------|
| Sale Price: | \$1,500,000 |
| Lease Rate: | \$9.03 SF/yr (NNN = \$1.44) |
| Building Size: | 20,000 SF |
| Available SF: | 20,000 SF |
| Number of Units: | 1 |
| Year Built: | 2021 |
| Zoning: | Industrial |
| Market: | Rio Grande Valley |
| Submarket: | Harlingen |

PROPERTY OVERVIEW

+/- 3.83 Acre Newly Sub-divided Industrial Lot Under Construction with one (1) 20,000 sf Warehouse on Lot 7 - Block 1 for Lease or For Sale. +/- 20,000 sf Warehouse with +/- 4,700 sf office and 14,500 Warehouse. Warehouse Dimensions are 160' x 120'. Graduated 20' Ceiling Height and Eight (8) 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 330' x 454'. 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
- Eight (8) Grade Level Doors - 12' x 14'
- Located at the Intersection of FM 509 & FM 106 -- just 5 Minutes from I69 Corridor,
- New Construction -- Available 10/2021

FOR LEASE
4901 LOGAN'S RUN

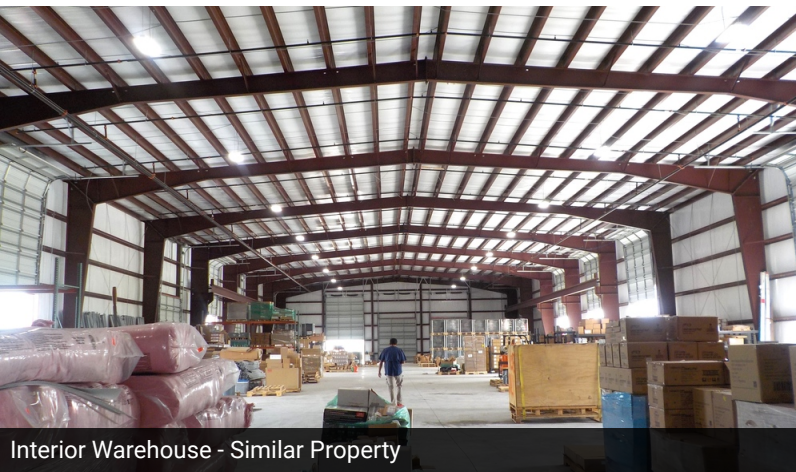
ADDITIONAL PHOTOS



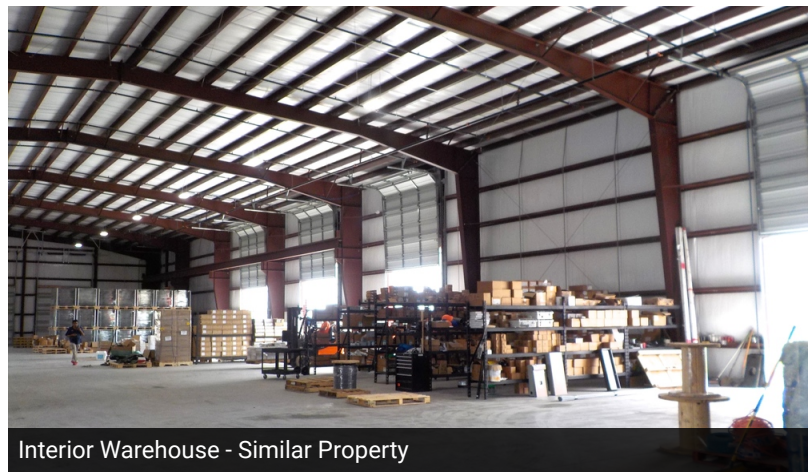
Typical Construction



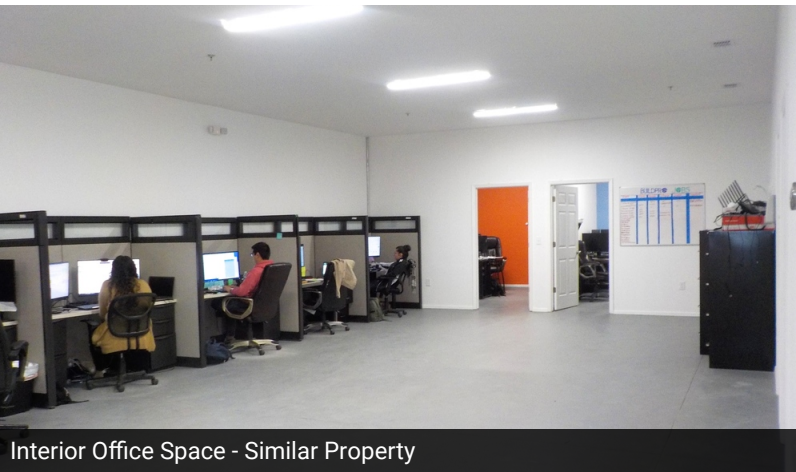
Exterior Image - Similar Property



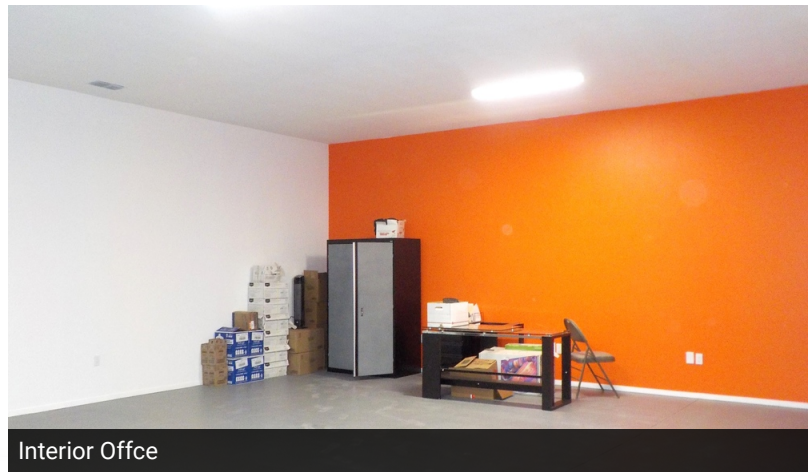
Interior Warehouse - Similar Property



Interior Warehouse - Similar Property



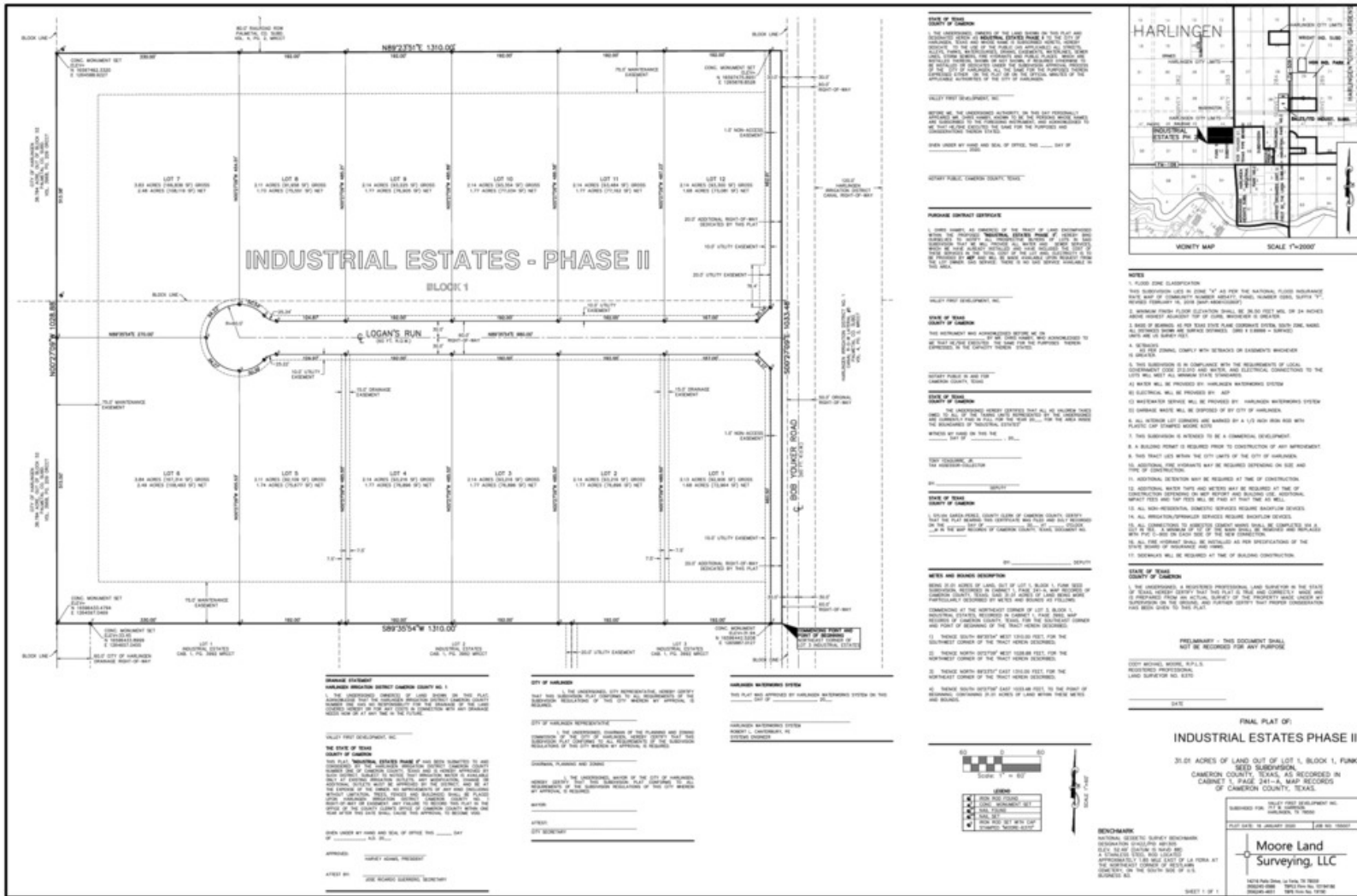
Interior Office Space - Similar Property



Interior Office

FOR LEASE 4901 LOGAN'S RUN

FLOOR PLANS



STATE OF TEXAS
COUNTY OF CAMERON

INDUSTRIAL ESTATES - PHASE II
BLOCK 1

LOGAN'S RUN
S 1/4 E 23

HARLINGEN
S 1/4 E 23

BOB JOHNSON ROAD
S 1/4 E 23

LOT 1 2.0 ACRES (2.0000 AC) NET
LOT 2 2.0 ACRES (2.0000 AC) NET
LOT 3 2.0 ACRES (2.0000 AC) NET
LOT 4 2.0 ACRES (2.0000 AC) NET
LOT 5 2.0 ACRES (2.0000 AC) NET
LOT 6 2.0 ACRES (2.0000 AC) NET
LOT 7 2.0 ACRES (2.0000 AC) NET
LOT 8 2.0 ACRES (2.0000 AC) NET
LOT 9 2.0 ACRES (2.0000 AC) NET
LOT 10 2.0 ACRES (2.0000 AC) NET
LOT 11 2.0 ACRES (2.0000 AC) NET
LOT 12 2.0 ACRES (2.0000 AC) NET
LOT 13 2.0 ACRES (2.0000 AC) NET
LOT 14 2.0 ACRES (2.0000 AC) NET



PROVISION CONTRACT SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HARLINGEN AND THE CAMERON COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HARLINGEN AND THE CAMERON COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HARLINGEN AND THE CAMERON COUNTY HEALTH DEPARTMENT.

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NOTES

1. THIS SUBDIVISION IS INTENDED TO BE A COMMERCIAL DEVELOPMENT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HARLINGEN AND THE CAMERON COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HARLINGEN AND THE CAMERON COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HARLINGEN AND THE CAMERON COUNTY HEALTH DEPARTMENT.

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SCALE OF THIS MAP

1" = 2000'

LEGEND

1. LOT BOUNDARIES

2. EASEMENTS

3. UTILITY LINES

4. SURVEY MARKERS

5. BENCHMARK

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

INDUSTRIAL ESTATES PHASE II

31.85 ACRES OF LAND OUT OF LOT 1, BLOCK 1, FUNK SEED SUBDIVISION, CAMERON COUNTY, TEXAS, AS RECORDED IN CABINET 1, PAGE 241-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

Moore Land Surveying, LLC

3115 N. LOOP WEST, SUITE 100, HARLINGEN, TEXAS 77530
936.282.1111

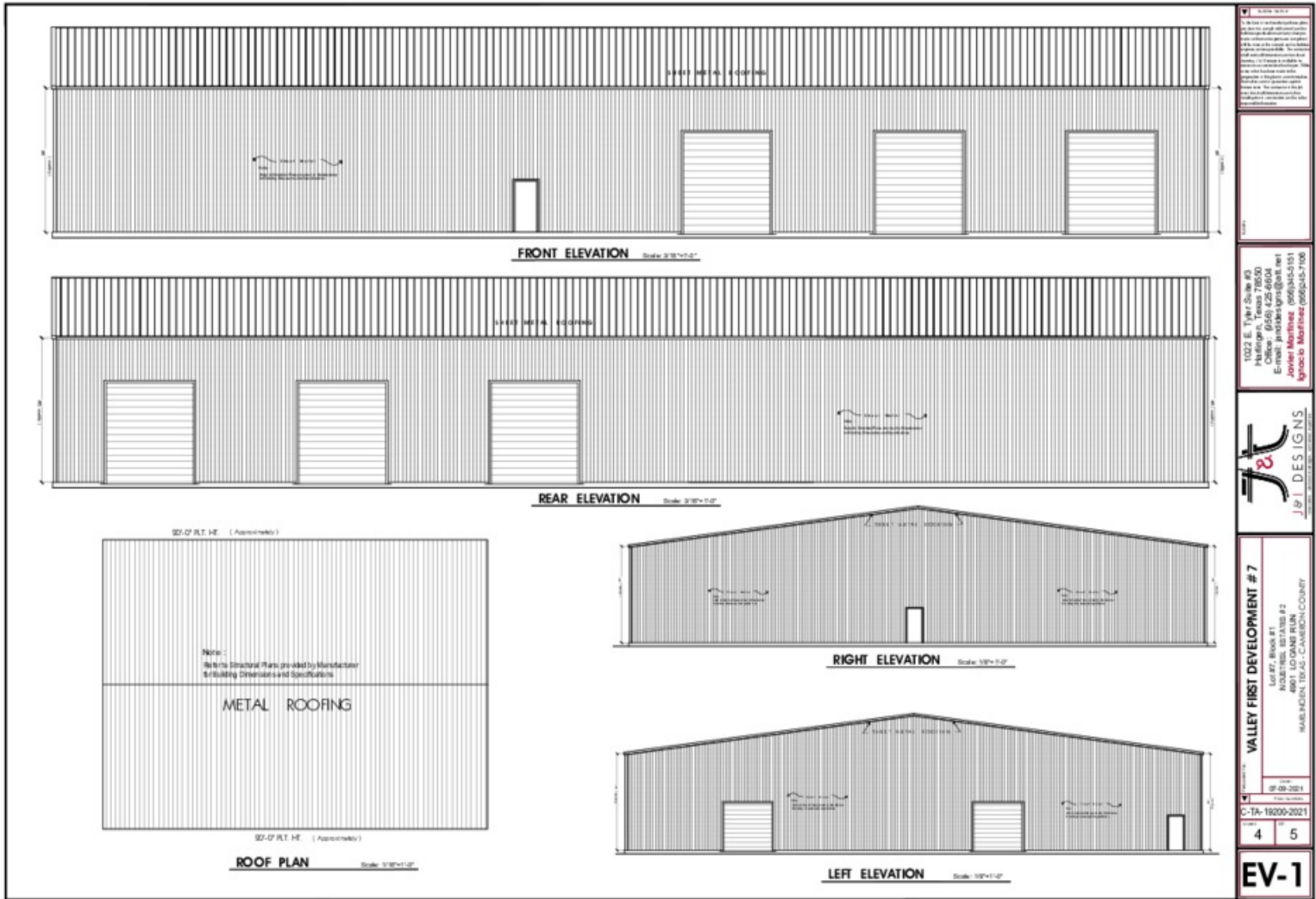


CINDY HOPKINS REAL ESTATE
312 E Harrison Ave // Harlingen, TX 78550
956.778.3255 // chopkinsrealestate.com

The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

FOR LEASE 4901 LOGAN'S RUN

ELEVATION



1022 E. Tyler St., Suite 100
 Harlingen, TX 78550
 Office: (956) 425-4604
 E-mail: jpridek@jpridek.com
 JPRIDEK REALTY

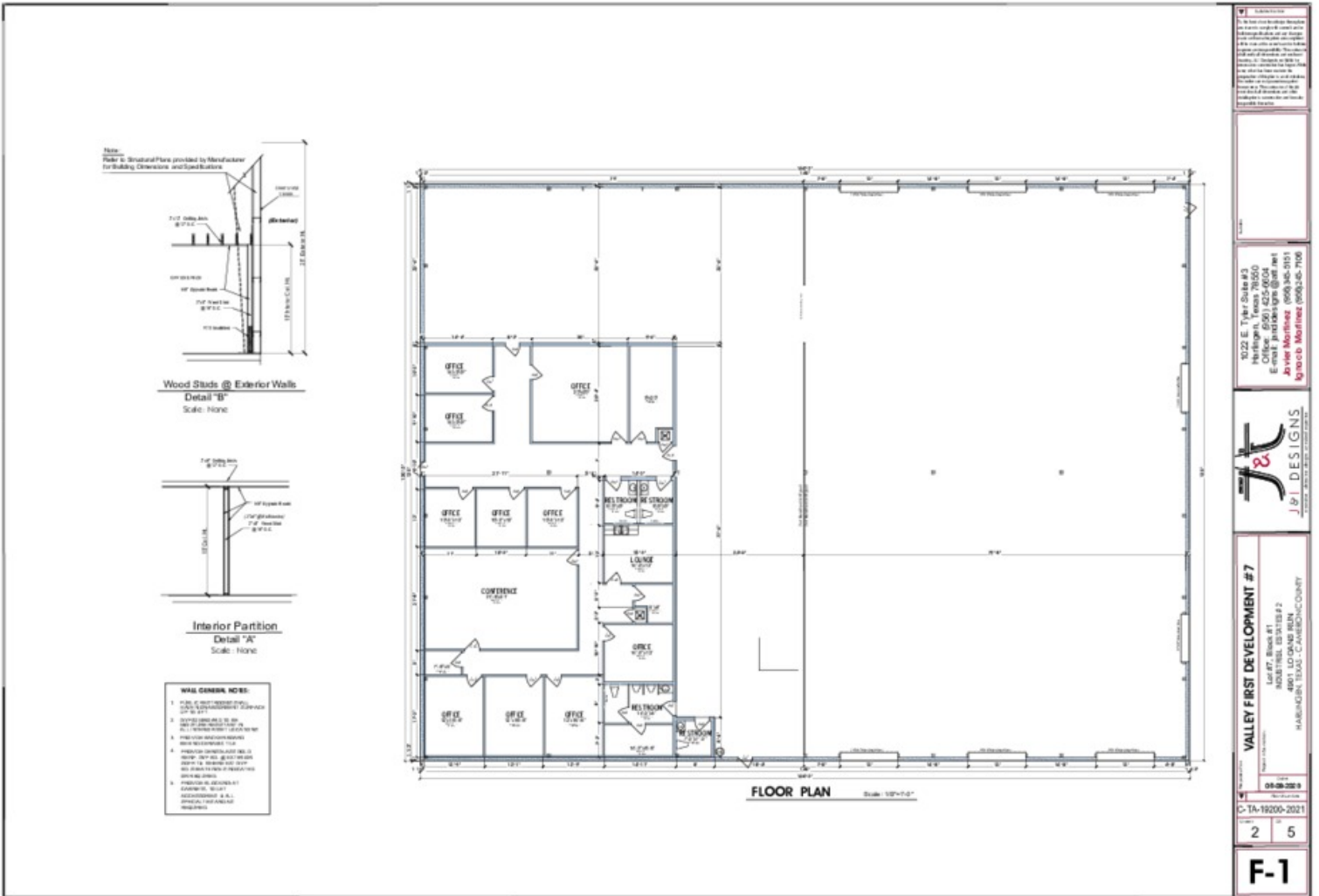
VALLEY FIRST DEVELOPMENT # 7
 Lot 87, Block #1
 INDUSTRIAL SECT 102, #2
 4901 LOGAN'S RUN
 HARLINGEN, TEXAS, CAMERON COUNTY

07-09-2021
 C-TA-19200-2021
 4 5

EV-1

FOR LEASE 4901 LOGAN'S RUN

FLOOR PLAN



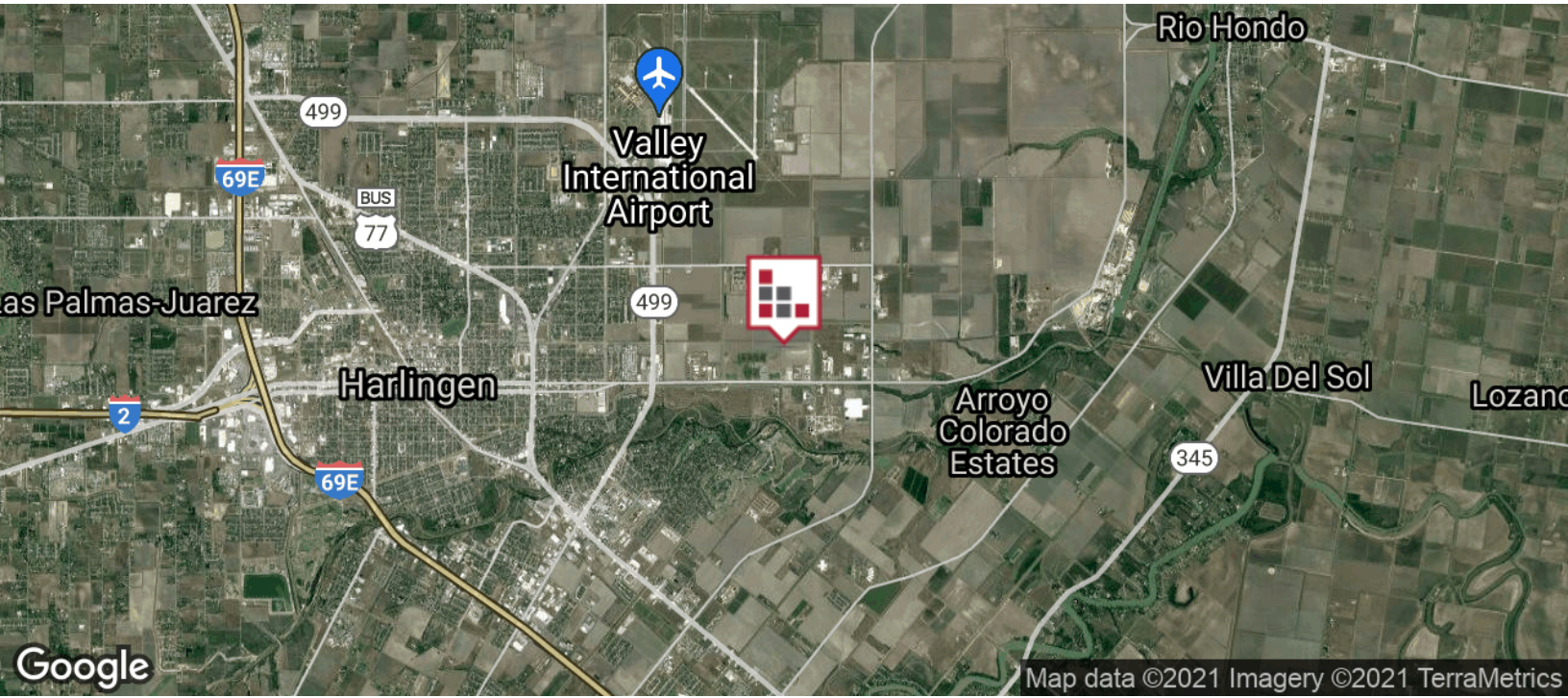
VALLEY FIRST DEVELOPMENT #7
 4901 LOGAN'S RUN
 HARLINGEN, TEXAS - CAMERON COUNTY

J&J DESIGNS
 JAMES & JENNIFER
 1022 E. Tyler Suite #3
 Harlingen, Texas 78500
 Phone: 361-205-0205
 Email: jandjdesigns@gmail.com
 Javier Martinez (959) 346-5151
 Ignacio Martinez (959) 346-7100

09-28-2019
 C-1A-19200-2021
 2 of 5
F-1

FOR LEASE
4901 LOGAN'S RUN

LOCATION MAP



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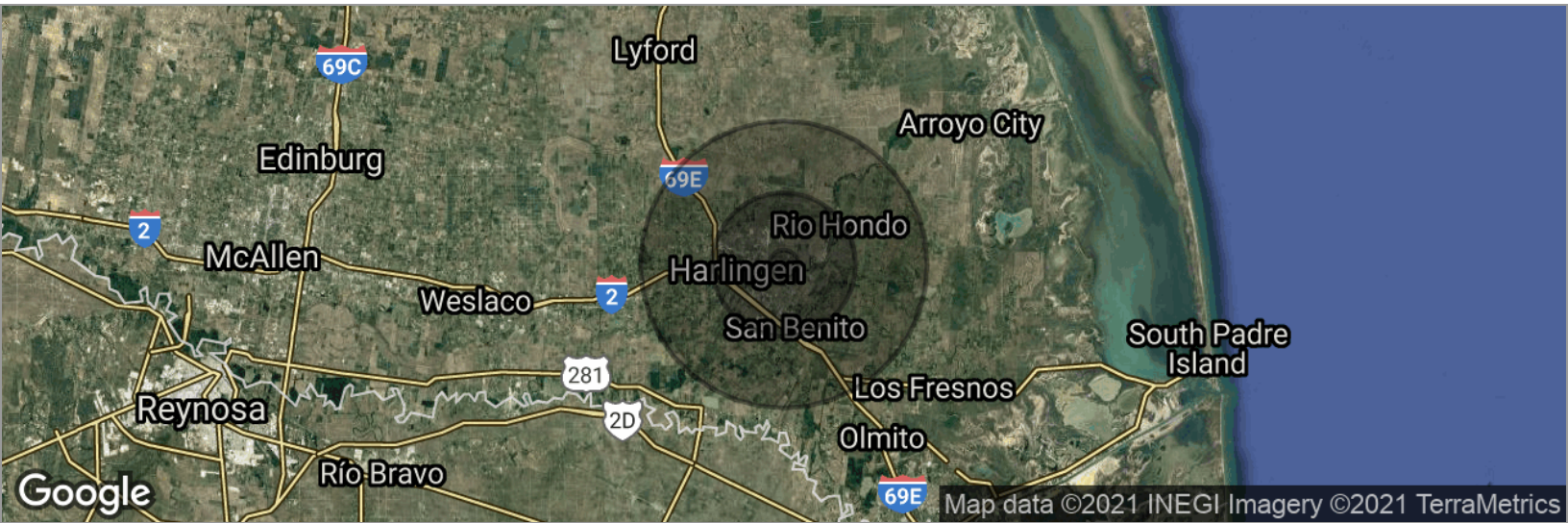
HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP



FOR LEASE
4901 LOGAN'S RUN

DEMOGRAPHICS MAP



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total population | 2,584 | 77,611 | 135,644 |
| Median age | 29.0 | 32.1 | 33.3 |
| Median age (Male) | 28.7 | 31.0 | 31.8 |
| Median age (Female) | 31.2 | 33.6 | 35.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total households | 929 | 24,985 | 42,532 |
| # of persons per HH | 2.8 | 3.1 | 3.2 |
| Average HH income | \$49,898 | \$46,149 | \$48,547 |
| Average house value | \$106,328 | \$85,466 | \$86,409 |

ETHNICITY (%)

| | 1 MILE | 5 MILES | 10 MILES |
|----------|---------------|----------------|-----------------|
| Hispanic | 72.1% | 82.7% | 82.1% |

RACE (%)

| | 1 MILE | 5 MILES | 10 MILES |
|-----------------|---------------|----------------|-----------------|
| White | 86.8% | 87.5% | 88.7% |
| Black | 0.7% | 0.9% | 0.7% |
| Asian | 3.7% | 1.3% | 1.0% |
| Hawaiian | 0.0% | 0.0% | 0.0% |
| American Indian | 0.0% | 0.2% | 0.2% |
| Other | 5.8% | 8.3% | 8.1% |

* Demographic data derived from 2010 US Census