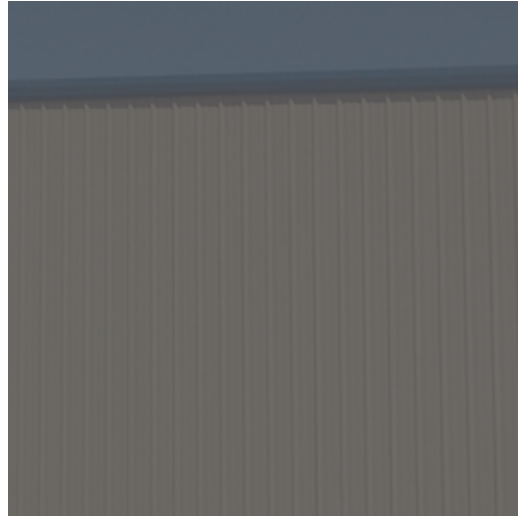


INDUSTRIAL PROPERTY FOR SALE OR LEASE

5051 LOGANS RUN

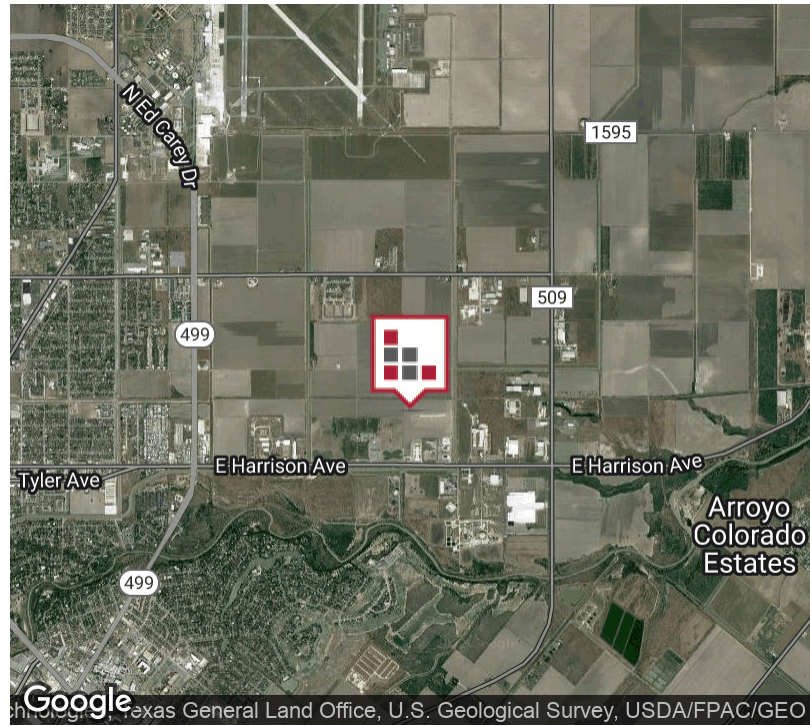


+/- 2.14 Acre Newly Sub-divided Industrial Lot Under Construction with one (1) 18,000 sf Warehouse on Lot 10 - Block 1 for Lease or For Sale. +/- 18,000 sf Warehouse with +/- 2,520 sf office and 15,480 sf Warehouse. Warehouse Dimensions are 72' x 250'. Graduated 20' Ceiling Height and Eight (8) 12' x 14' Grade Level Doors.



FOR LEASE 5051 LOGANS RUN

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	6.84 PSF [\$1.44 NNN]
Monthly Rent	\$12,420.00
Building Size:	18,000 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 Under Construction with one (1) 18,000 sf Warehouse on Lot 10 - Block 1 for Lease or For Sale. +/- 18,000 sf Warehouse with +/- 2,520 sf office and 15,480 sf Warehouse. Warehouse Dimensions are 72' x 250'. 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 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**
- **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 08/2022**



CINDY HOPKINS REAL ESTATE

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

FOR LEASE
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ADDITIONAL PHOTOS



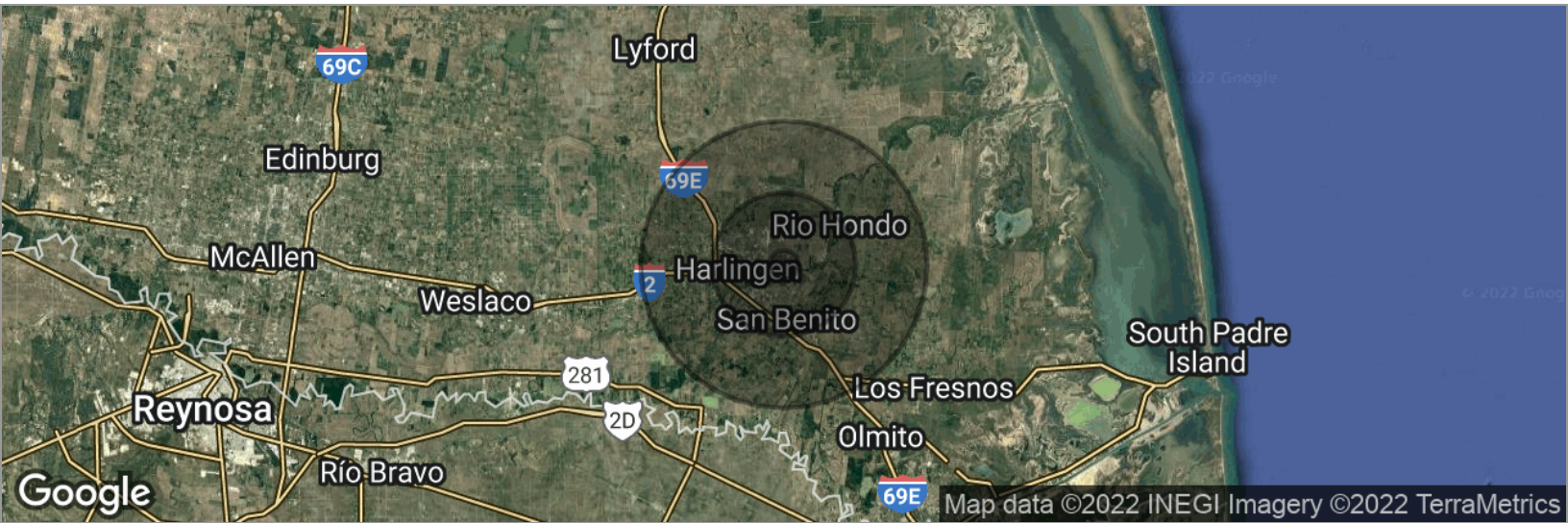
HARLINGEN INDUSTRIAL ESTATES

HARLINGEN INDUSTRIAL - RETAILER MAP



FOR LEASE
5051 LOGANS 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



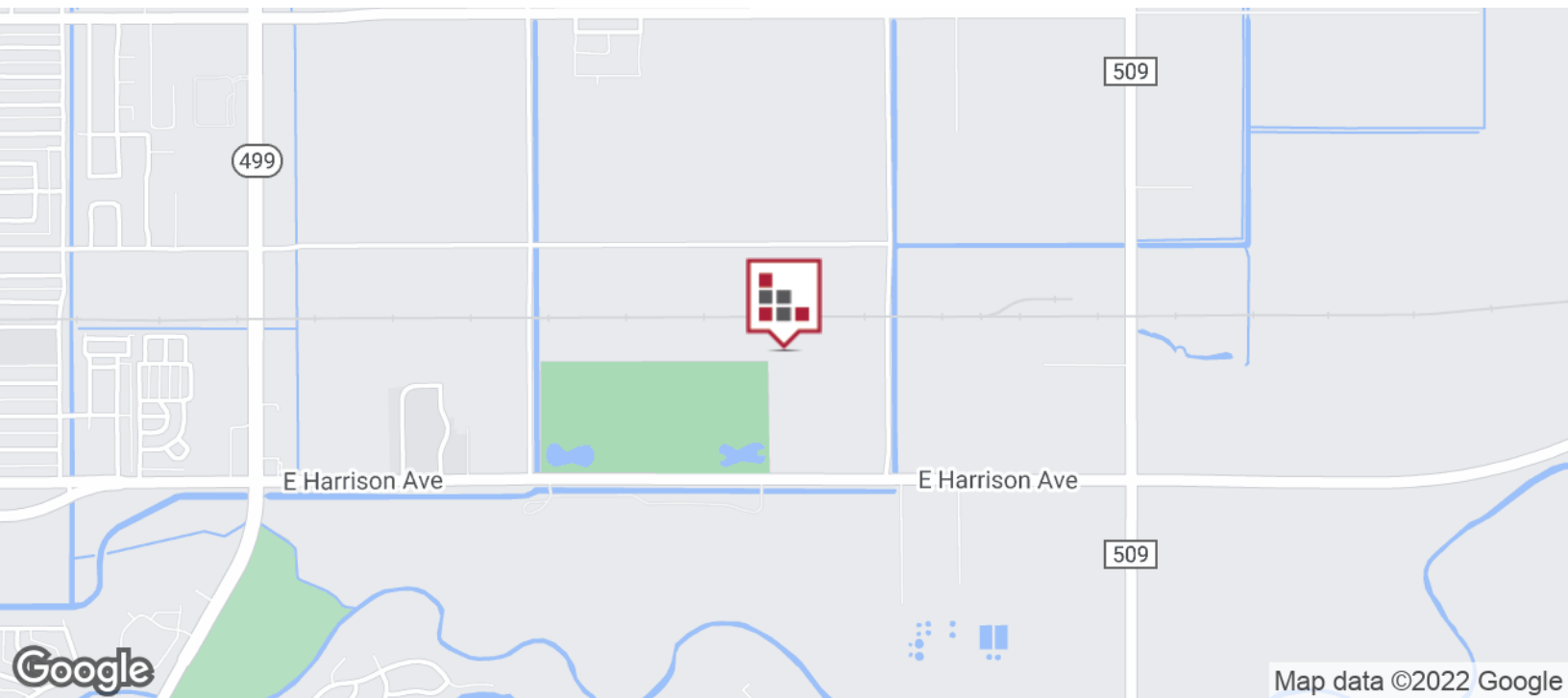
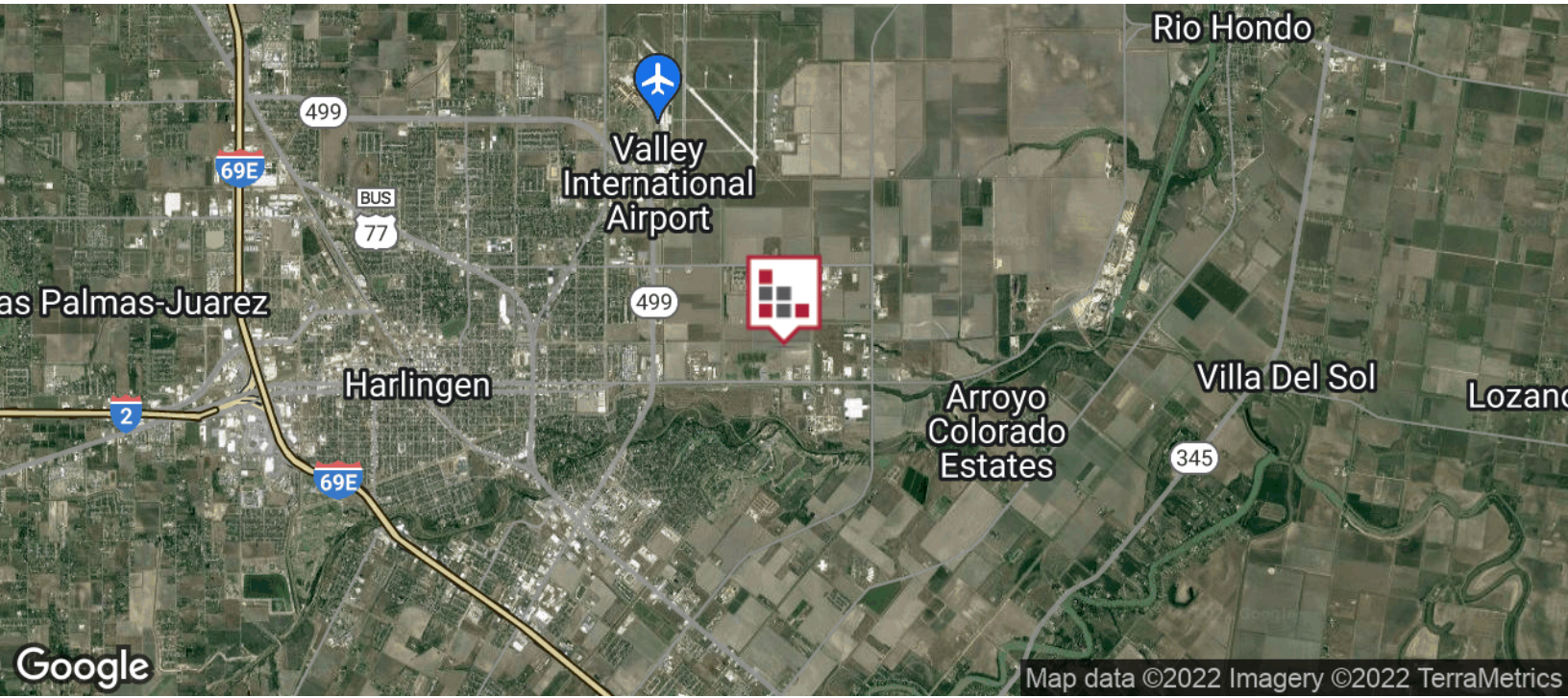
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FOR LEASE
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LOCATION MAP



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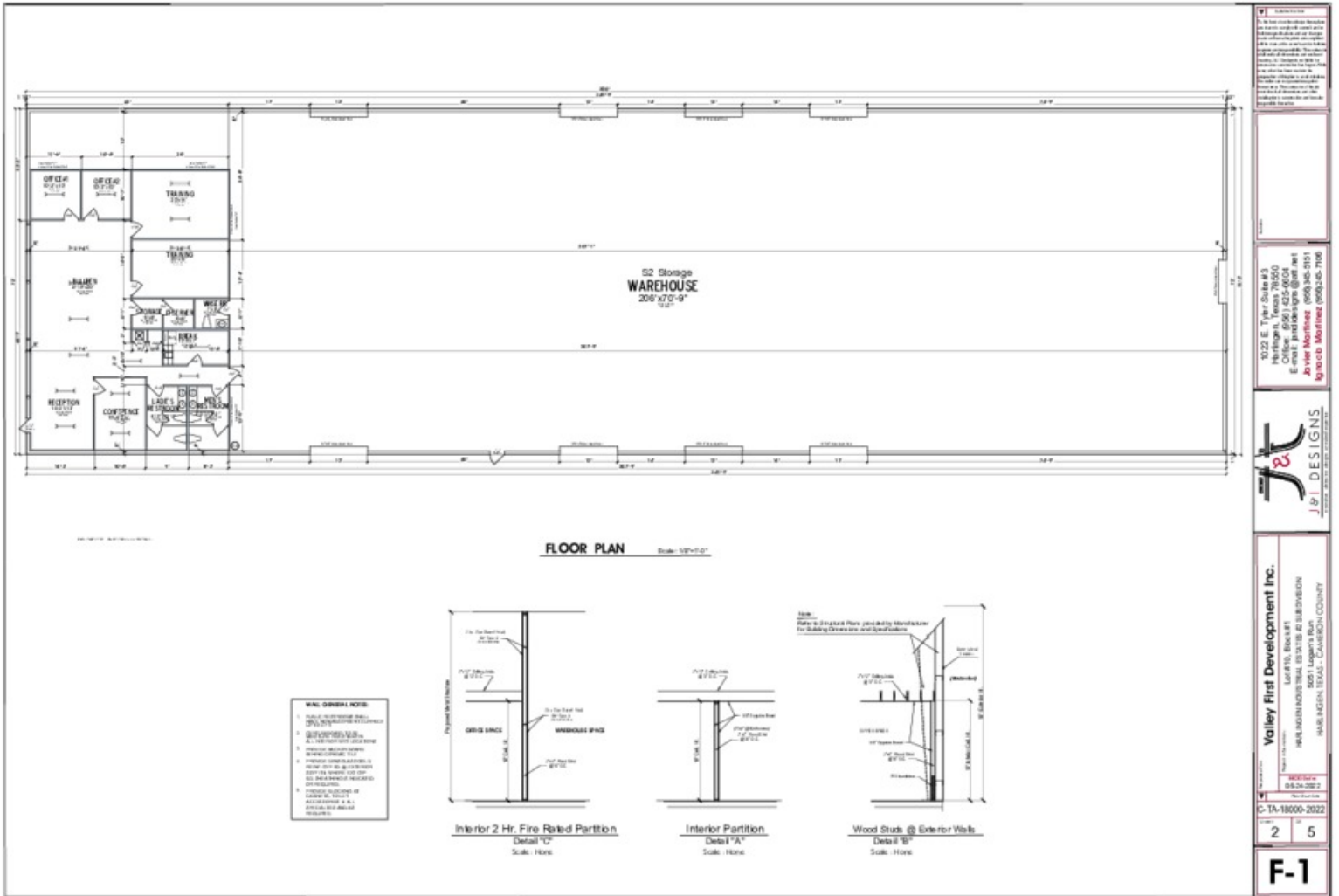
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FOR LEASE 5051 LOGANS RUN

FLOOR PLANS

VIDEO TOUR



VALUATION
The Architect shall be responsible for the design and construction of the building. The Architect shall be responsible for the design and construction of the building. The Architect shall be responsible for the design and construction of the building.

3022 E. Tyler Suite #3
Harlingen, Texas 78500
Cell: 361.255.1015
E-mail: j.montinez@jmi.net
Javier Montinez (669)346-5151
jmont@cb-montinez.com (669)346-7100

JMI DESIGNS
ARCHITECTS

Valley First Development Inc.
1401 W. 15th St.
Harlingen, Texas 78500
5051 Logans Run
HARLINGEN, TEXAS, CAMERON COUNTY

Project No: C-1A-18000-2022
Revision: 2 of 5
Date: 08-24-2022

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