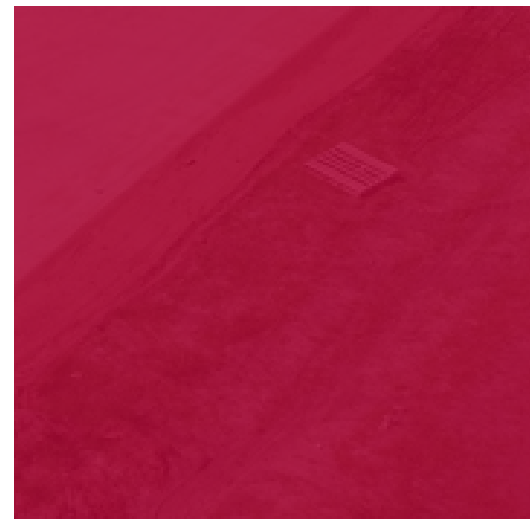
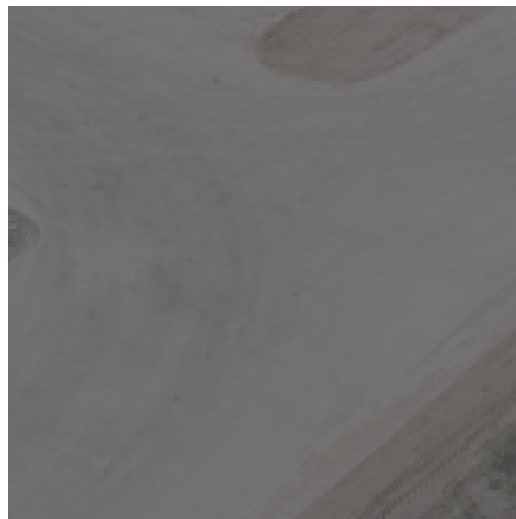


INDUSTRIAL PROPERTY FOR LEASE

5101 LOGANS RUN



5101
LOGANS RUN
HARLINGEN, TX



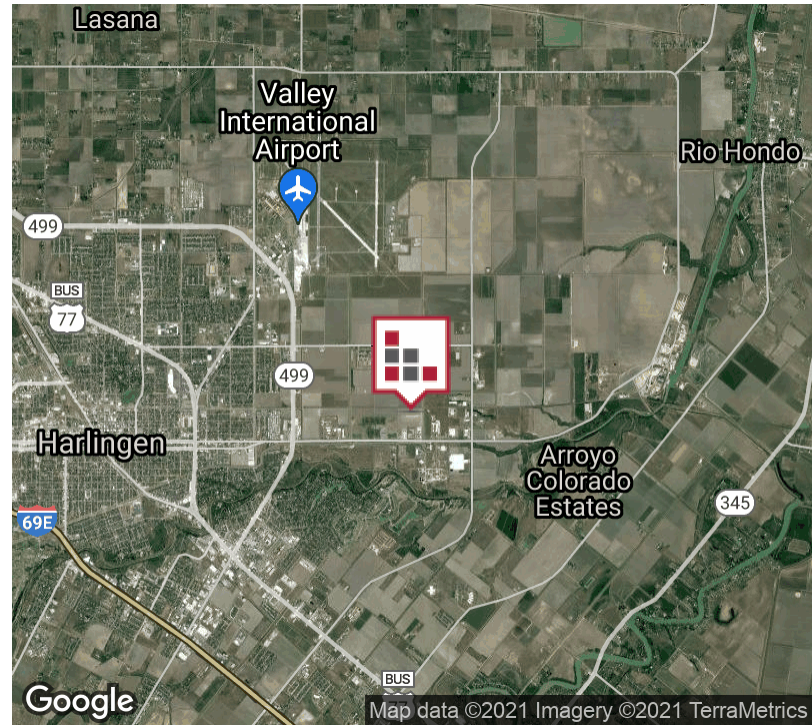
+/- 1.77 Acre Newly Sub-divided Industrial Lot available with two (2) 5,000 sf Warehouses with Shared access on Lot 11 - Block 1 for Lease. +/- 5,000 sf Warehouses with +/- 544 sf office and 4,456 Warehouse. Warehouse Dimensions are 50 x 100, 14" Ceiling Height and Two (2) 12' x 12' Grade Level Doors. Ingress/Egress from Bob Youker and FM 106 and located in the Harlingen Industrial Park.



Commercial Real Estate in the Rio Grande Valley

FOR LEASE 5101 LOGANS RUN

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr [NNN = \$1.88 Est]
Building Size:	5,000 SF
Available SF:	5,000 SF
Lot Size:	1.77 Acres
Year Built:	2021
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/- 1.77 Acre Newly Sub-divided Industrial Lot available with two (2) 5,000 sf Warehouses with Shared access on Lot 11 - Block 1 for Lease. +/- 5,000 sf Warehouses with +/- 544 sf office and 4,456 Warehouse. Warehouse Dimensions are 50 x 100, 14" Ceiling Height and Two (2) 12' x 12' 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 460'. Seller is a General Contractor and can Build-to-Suit to your business requirements. Water/Sewer/Trash/Mowing Included.

PROPERTY HIGHLIGHTS

- Freestanding Industrial Warehouse
- 14" Ceiling Height
- Concrete Drive
- Two (2) Grade Level Doors - 12' x 12'
- New Construction -- Available 10/2021

FOR LEASE 5101 LOGANS RUN

LEASE SPACES



LEASE INFORMATION

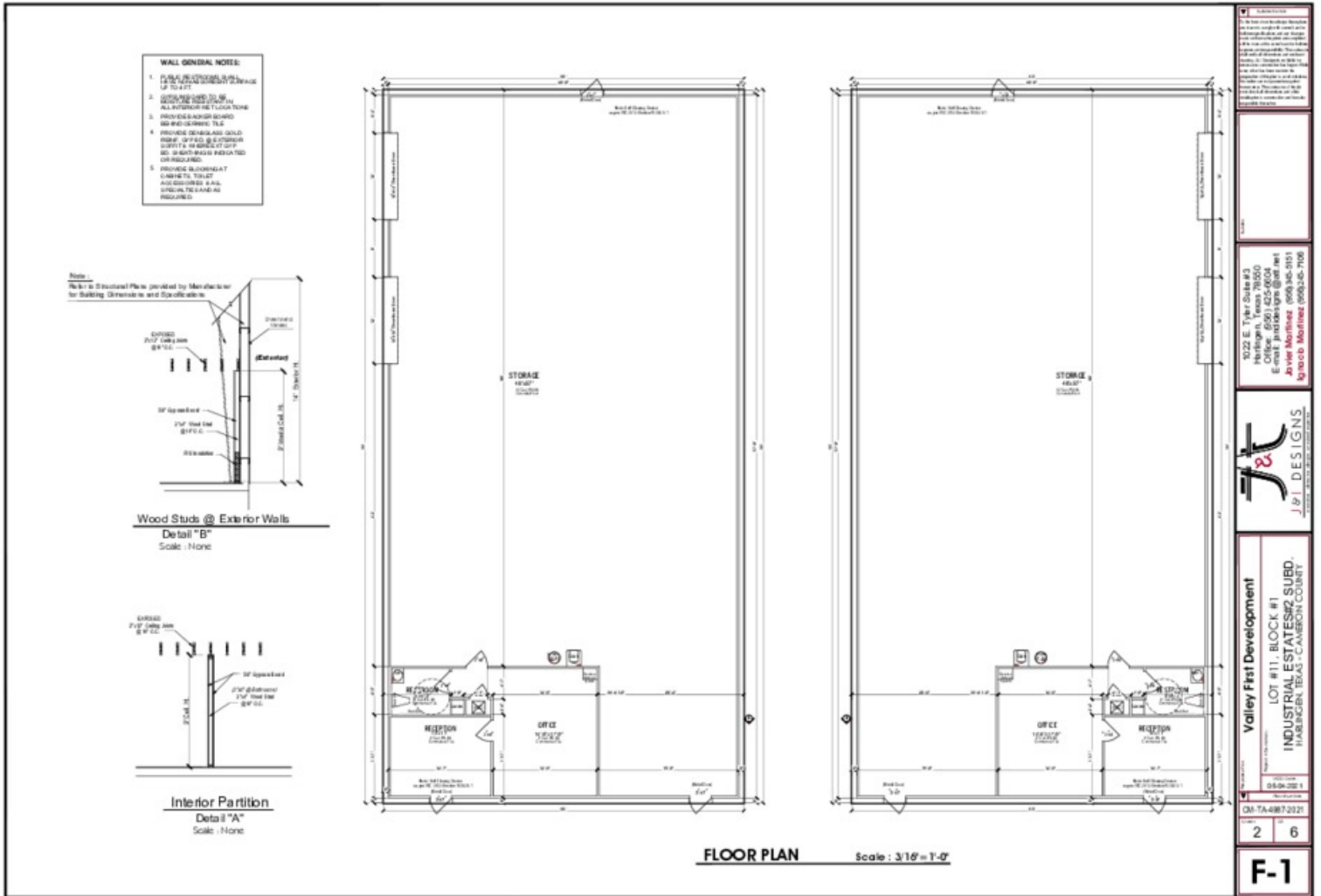
Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	5,000 SF	Lease Rate:	\$8.00 SF/yr + NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5101-A Logans Run	Available	5,000 SF	[NNN = \$1.88 Est]	\$8.00 SF/yr	5101-A for Lease. +/- 5,000 sf Warehouses with +/- 544 sf office and 4,456 Warehouse.
5101-B Logans Run	Available	5,000 SF	[NNN = \$1.88 Est]	\$8.00 SF/yr	5101-B for Lease. +/- 5,000 sf Warehouses with +/- 544 sf office and 4,456 Warehouse.

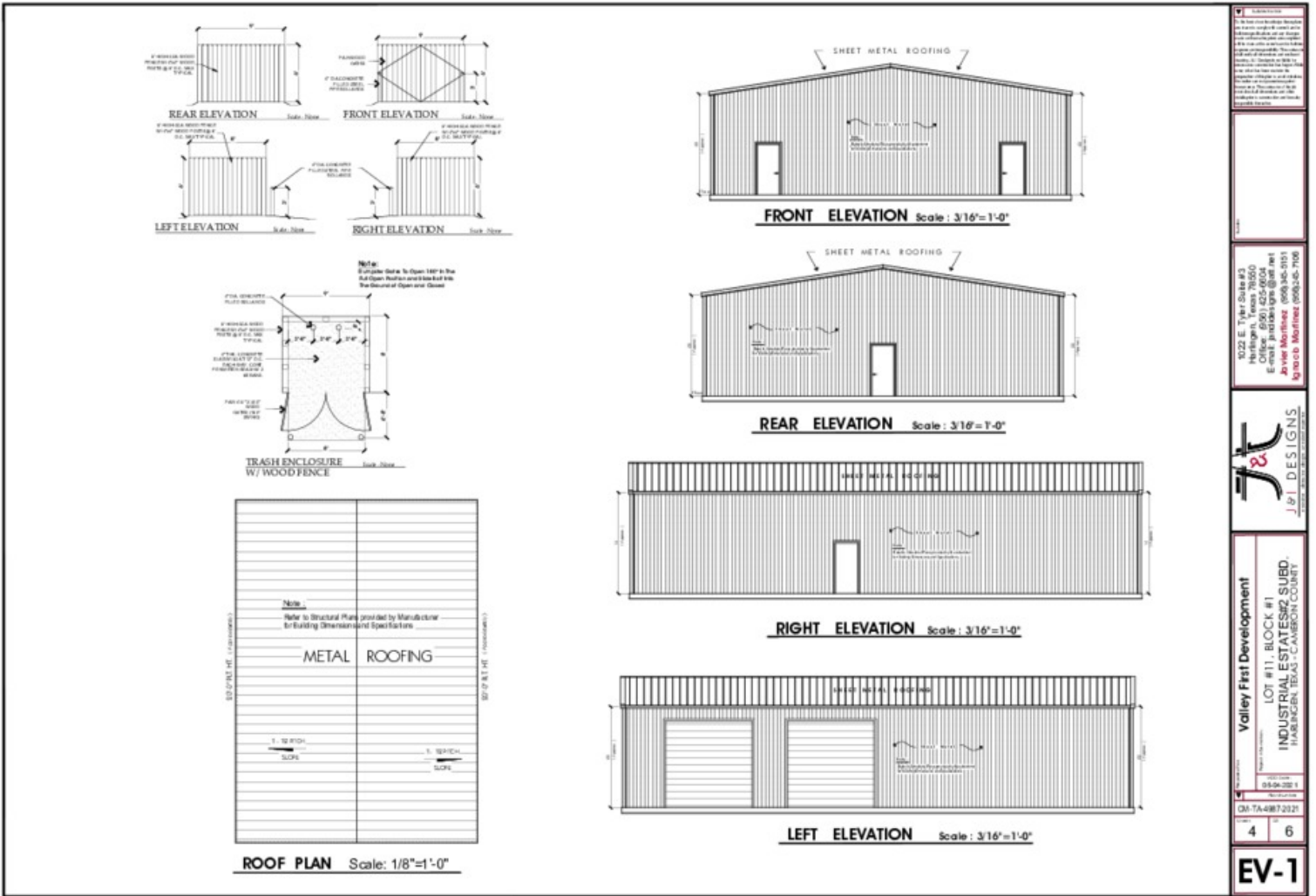
FOR LEASE 5101 LOGANS RUN

FLOOR PLANS



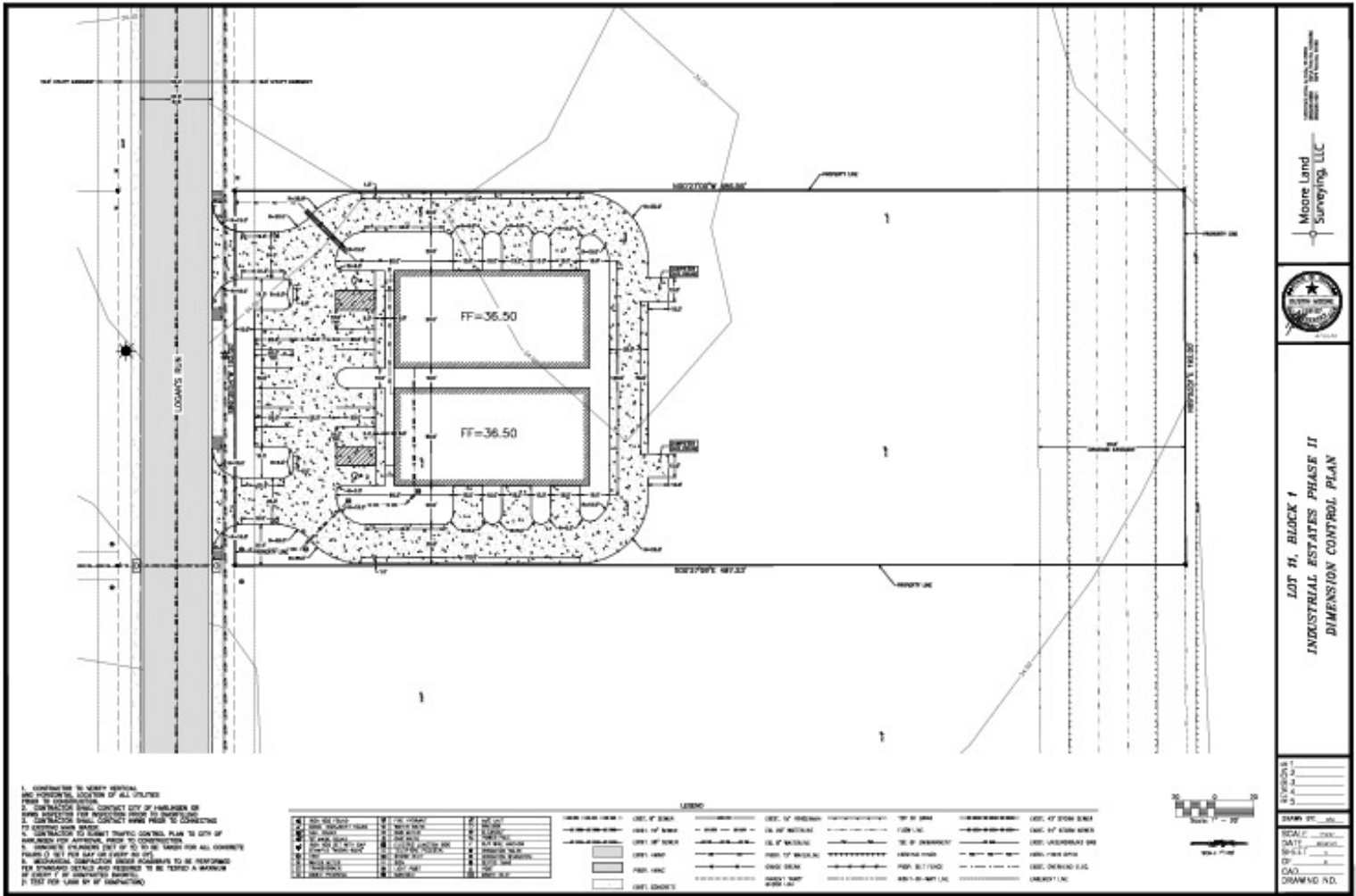
FOR LEASE 5101 LOGANS RUN

ELEVATION PLAN



FOR LEASE
5101 LOGANS RUN

SITE PLANS



Moore Land Surveying, LLC
10000 W. 10th Street, Suite 100
Harlingen, TX 78550
956.778.3255



LOT #1, BLOCK 1
INDUSTRIAL ESTATES PHASE II
DIMENSION CONTROL PLAN

DATE: _____
SCALE: _____
SHEET: _____
OF: _____
C.A.D.: _____
DRAWING NO.:



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
5101 LOGANS RUN

ADDITIONAL PHOTOS



For Example Only - New Warehouses under Construction



For Example Only - New Warehouses under Construction



For Example Only - New Warehouses under Construction



For Example only - New Warehouse under Construction



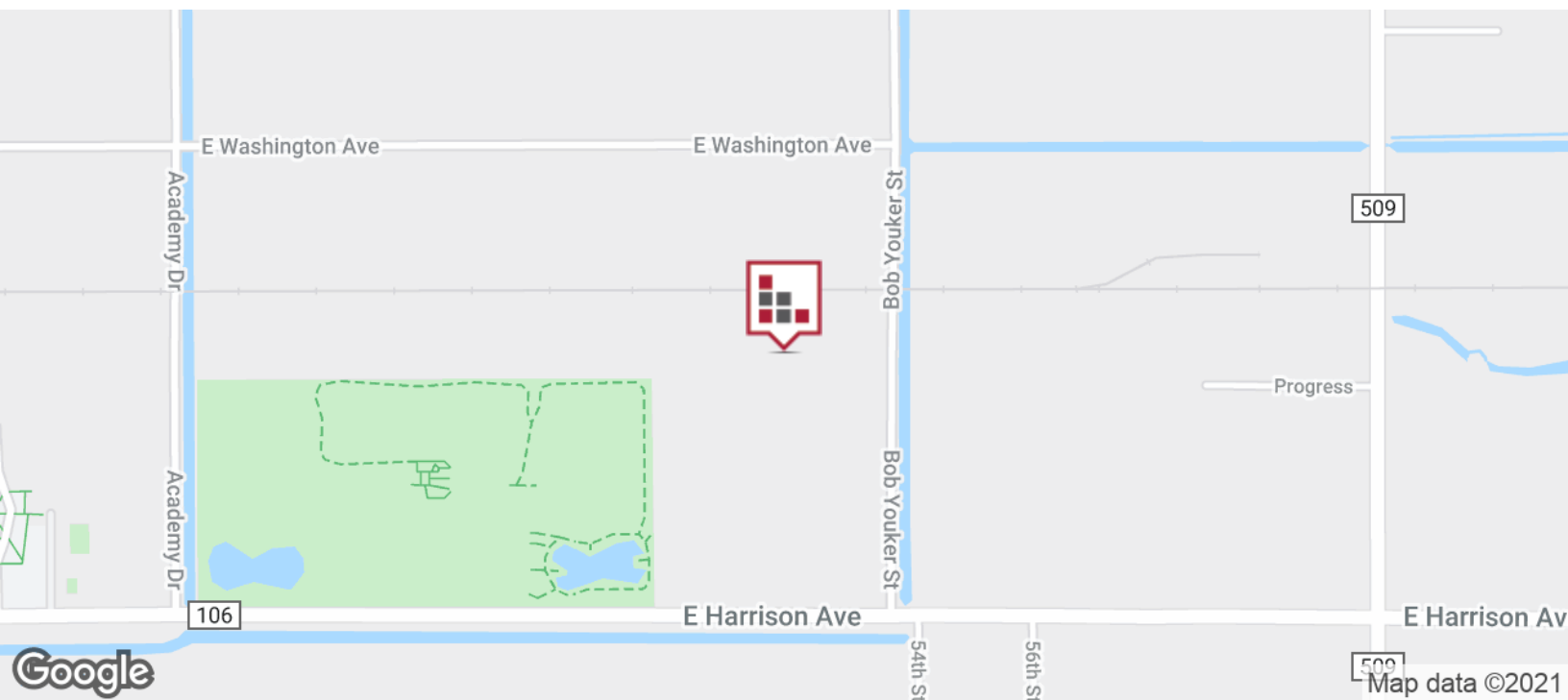
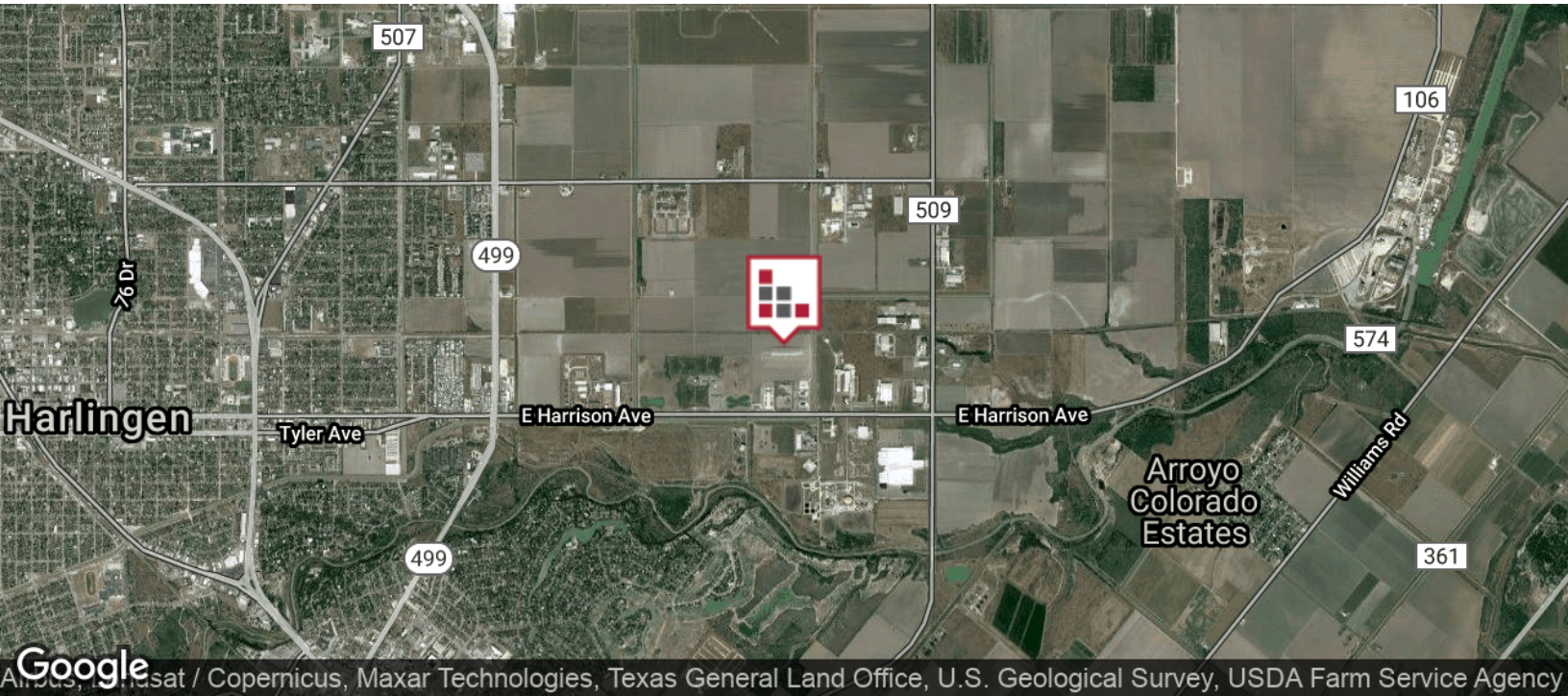
CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550
956.778.3255 // chopkinsrealstate.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
5101 LOGANS RUN

LOCATION MAP



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
5101 LOGANS RUN

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	29,290	79,054	137,444
Median age	31.4	32.1	33.2
Median age (Male)	30.6	31.0	31.7
Median age (Female)	32.9	33.7	35.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	9,794	25,387	43,073
# of persons per HH	3.0	3.1	3.2
Average HH income	\$55,270	\$45,938	\$48,512
Average house value	\$94,758	\$84,558	\$86,505
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	74.1%	82.9%	82.2%
RACE (%)	3 MILES	5 MILES	10 MILES
White	87.0%	87.3%	88.7%
Black	1.2%	0.9%	0.7%
Asian	2.3%	1.3%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.3%
Other	7.5%	8.5%	8.1%

* Demographic data derived from 2010 US Census