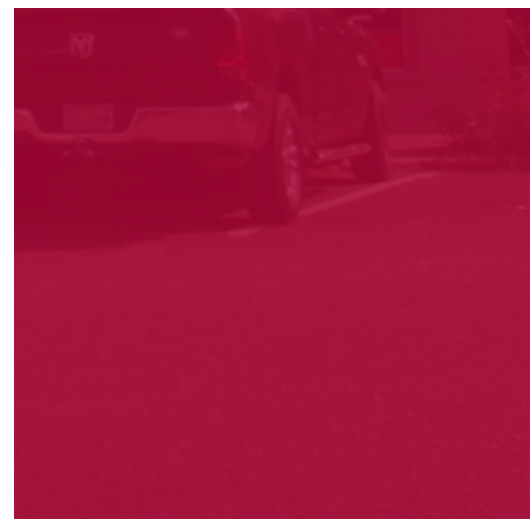


RETAIL PROPERTY FOR SALE

# FORMER PLUMBING COMPANY

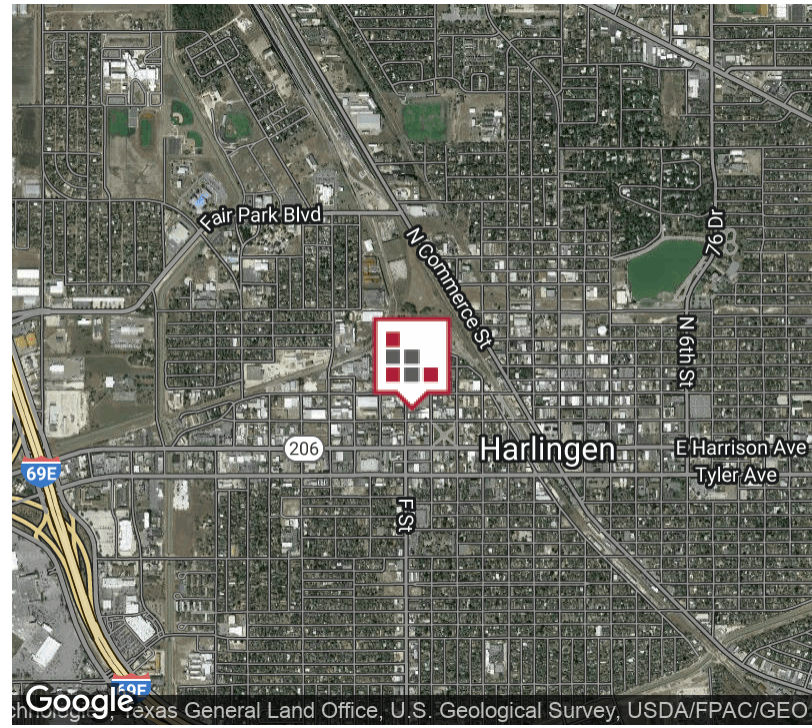


5,000 sf former Plumbing Company business with three (3) sections. +/-1,800 Retail Storefront; +/- 1,325 Supply Room and Manager's Office and +/- 1,875 sf Warehouse with 12' x 10' roll up door. Warehouse includes a secured area 20' x 17' for products. From the warehouse, there is entry into fenced area with rolling gate and entrance from alley. Outside fenced area dimensions are 50' x 40',



# FOR SALE FORMER PLUMBING COMPANY

## EXECUTIVE SUMMARY



Sale Price	\$279,000
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### OFFERING SUMMARY

Building Size:	5,000 SF
Available SF:	
Lot Size:	304,920,000 SF
Price / SF:	\$55.80
Year Built:	1979
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

5,000 sf former Plumbing Company business with three (3) sections. +/-1,800 Retail Storefront; +/- 1,325 Supply Room and Manager's Office and +/- 1,875 sf Warehouse with 12' x 10' roll up door. Warehouse includes a secured area 20' x 17' for products. From the warehouse, there is entry into fenced area with rolling gate and entrance from alley. Outside fenced area dimensions are 50' x 40', with concrete slab. Move-in Ready for your business!

### PROPERTY HIGHLIGHTS

- Move-In Ready
- Fenced Lot with Rolling Gate
- Retail-Supplies-Warehouse all-in-one facility

FOR SALE  
FORMER PLUMBING COMPANY

ADDITIONAL PHOTOS



Exterior Photo



Retail Component



Retail Component



Supply/Storage Area



Manager's Office



Entry to Warehouse Area



12' x 10' Grade Level Door



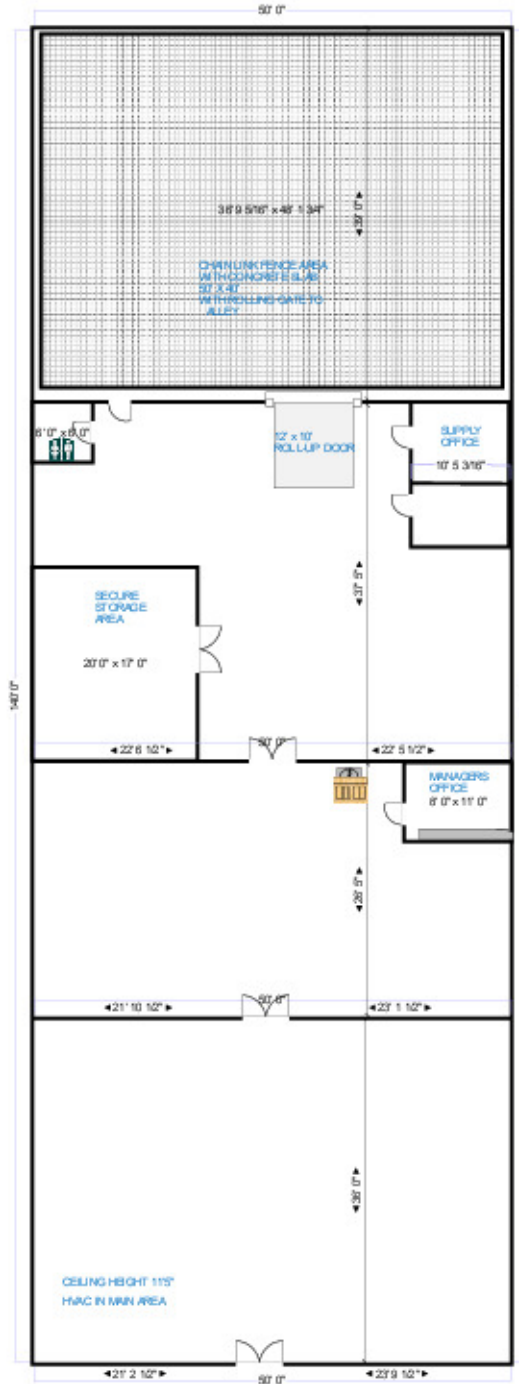
Warehouse Area



Fenced Area / Concrete Slab

# FOR SALE FORMER PLUMBING COMPANY

## FLOOR PLAN



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RETAILER MAP



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**AERIAL MAP**



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LOCATION MAP



Google  
Image © 2023 Airbus, CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO



Google  
Map data ©2023

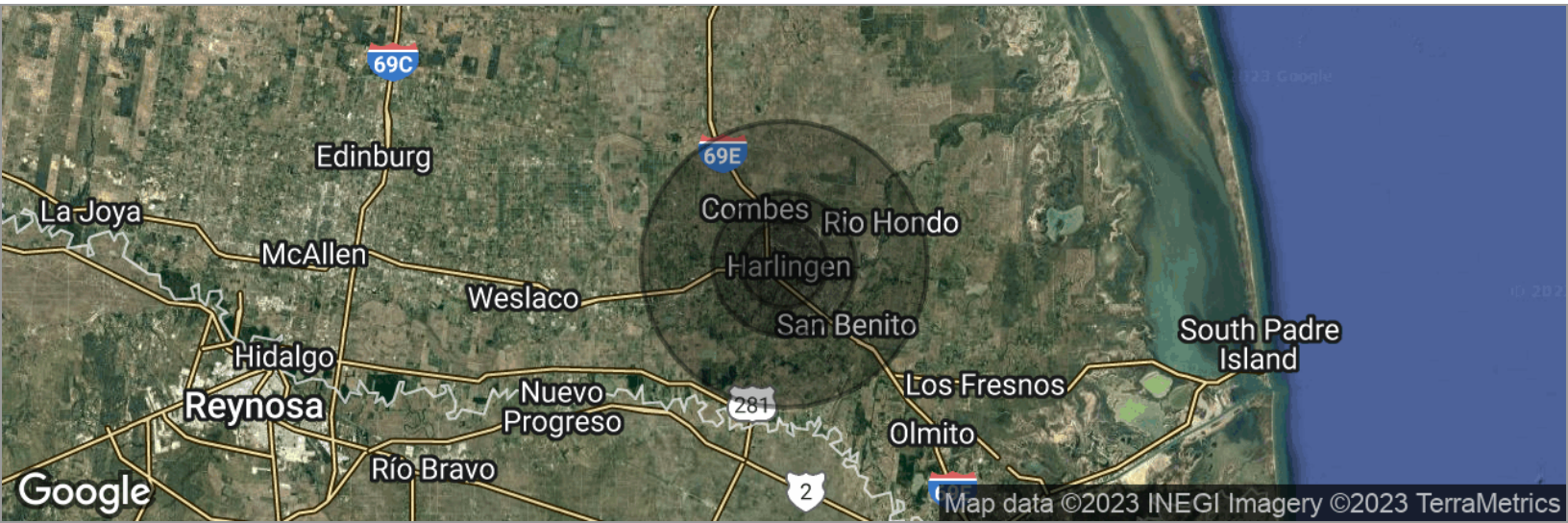


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DEMOGRAPHICS MAP



**POPULATION**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	62,159	88,517	152,878
Median age	30.8	33.1	33.4
Median age (Male)	30.1	32.8	32.8
Median age (Female)	33.2	35.1	35.4

**HOUSEHOLDS & INCOME**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	23,604	34,080	56,497
# of persons per HH	2.6	2.6	2.7
Average HH income	\$46,854	\$50,416	\$48,378
Average house value	\$94,356	\$99,638	\$93,382

**ETHNICITY (%)**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	84.7%	83.0%	86.4%

**RACE (%)**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	85.4%	85.1%	84.5%
Black	1.5%	1.3%	0.8%
Asian	0.9%	0.9%	0.8%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.3%	0.3%	0.2%
Other	5.5%	5.3%	5.1%

\* Demographic data derived from 2020 ACS - US Census



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