

INDUSTRIAL PROPERTY FOR LEASE

# 1750 REVEILLE ROAD



**1750**  
REVEILLE ROAD  
HARLINGEN, TX

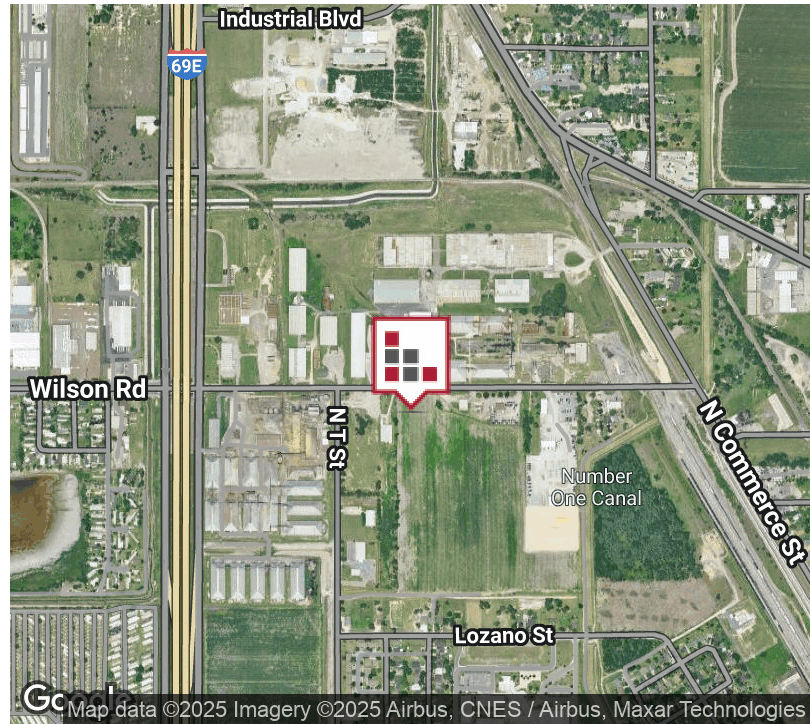


+/- 1.90 Acre Newly Subdivided Industrial Lot 5 Under Construction with one (1) 15,000 sf Warehouse for Lease or Sale. +/- 15,000 sf Warehouse without office, which can be added to meet Tenant's Specifications. Warehouse Dimensions are 100' x 150' Graduated 22 - 25" Ceiling Height and Seven (7) 12' x 14' Grade Level Doors with Front Loading Dock. Well and leveler can be installed, if desired.



# FOR LEASE 1750 REVEILLE ROAD

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$1,350,000</b>
<b>MONTHLY RENT:</b>	<b>\$11,925.00</b>
<b>Lease Rate:</b>	\$8.10 SF/yr \$1.44 NNN
<b>Building Size:</b>	15,000 SF
<b>Available SF:</b>	15,000 SF
<b>Lot Size:</b>	1.90 Acres
<b>Number of Units:</b>	1
<b>Year Built:</b>	2025
<b>Zoning:</b>	Industrial
<b>Market:</b>	Rio Grande Valley
<b>Submarket:</b>	Harlingen

### PROPERTY OVERVIEW

+/- 1.90 Acre Newly Subdivided Industrial Lot 5 Under Construction with one (1) 15,000 sf Warehouse for Lease or Sale. +/- 15,000 sf Warehouse without office, which can be added to meet Tenant's Specifications. Warehouse Dimensions are 100' x 150' Graduated 22 - 25" Ceiling Height and Seven (7) 12' x 14' Grade Level Doors with Front Loading Dock. Well and leveler can be installed to meet tenant's criteria for additional cost. Lot 5 lot dimensions are 184' x 452'. Adjacent Lot 7 contains 1.90 acres and can be purchased if additional acreage is required for additional parking or storage. Reveille Industrial Park contains a total of 12 Industrial Lots. Seller is a General Contractor and can Build-to-Suit to your business requirements. Ideally located 1/4 Mile from Interstate 69E, Wilson Road Exit, a major North/South thoroughfare.

### PROPERTY HIGHLIGHTS

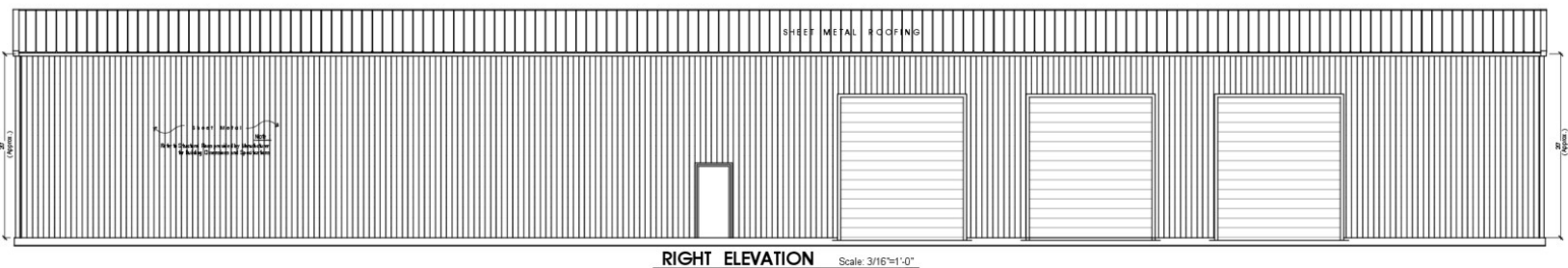
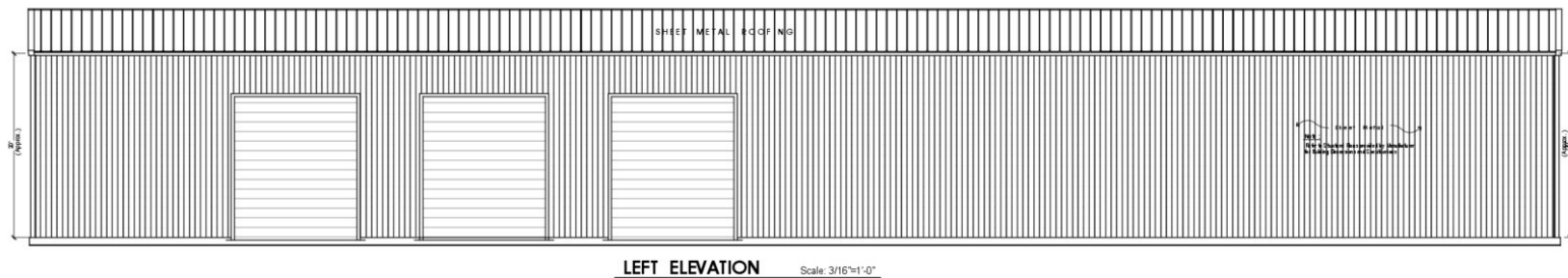
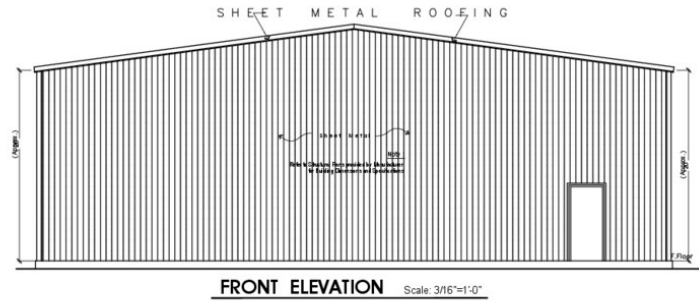
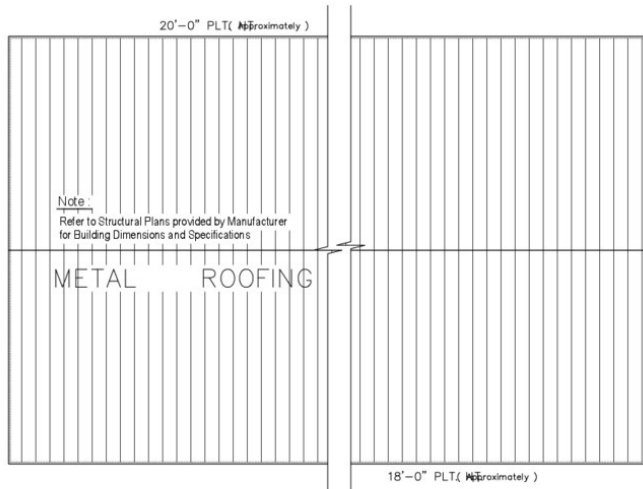
- **Freestanding Industrial Warehouse**
- **25' Graduated Ceiling Height**
- **Concrete Drive**
- **Seven (7) Grade Level Doors - 12' x 14'**
- **Located 1/4 Mile From Interstate 69E**



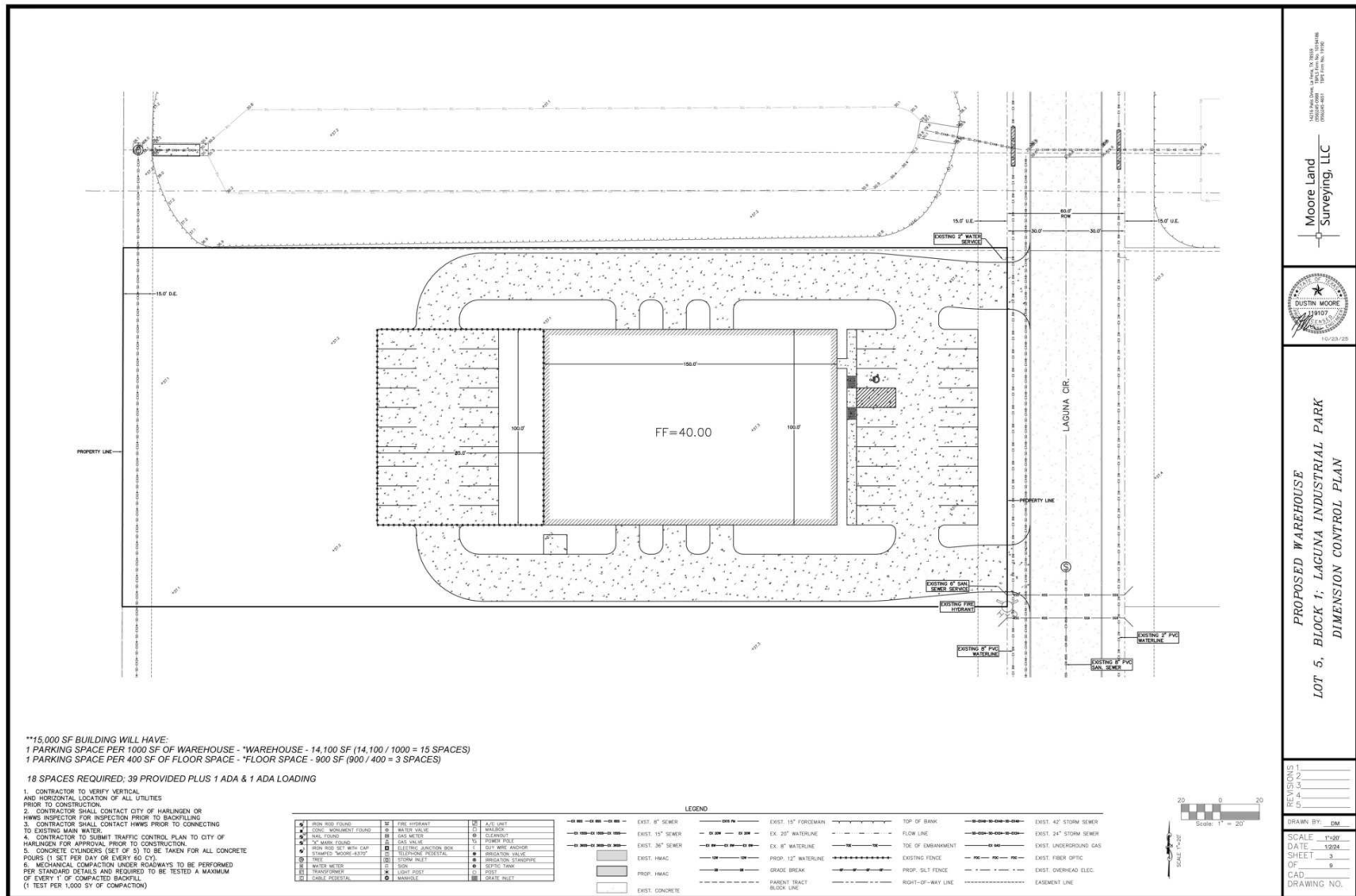
FOR SALE OR LEASE  
1750 REVEILLE ROAD

## BUILDING ELEVATION

VIRTUAL TOUR



## VIRTUAL TOUR





FOR SALE OR LEASE  
1750 REVEILLE ROAD

**ADDITIONAL PHOTOS**



Front Elevation - proposed



Side Elevation [proposed]



Interior Grade Level Doors [proposed]



Front Grade Level [Dock High Available]



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.

**CINDY HOPKINS REAL ESTATE**

222 E Van Buren, Suite 617 // Harlingen, TX 78550  
956.778.3255 // [cindy@chopkinsrealestate.com](mailto:cindy@chopkinsrealestate.com)



FOR LEASE  
1750 REVEILLE ROAD

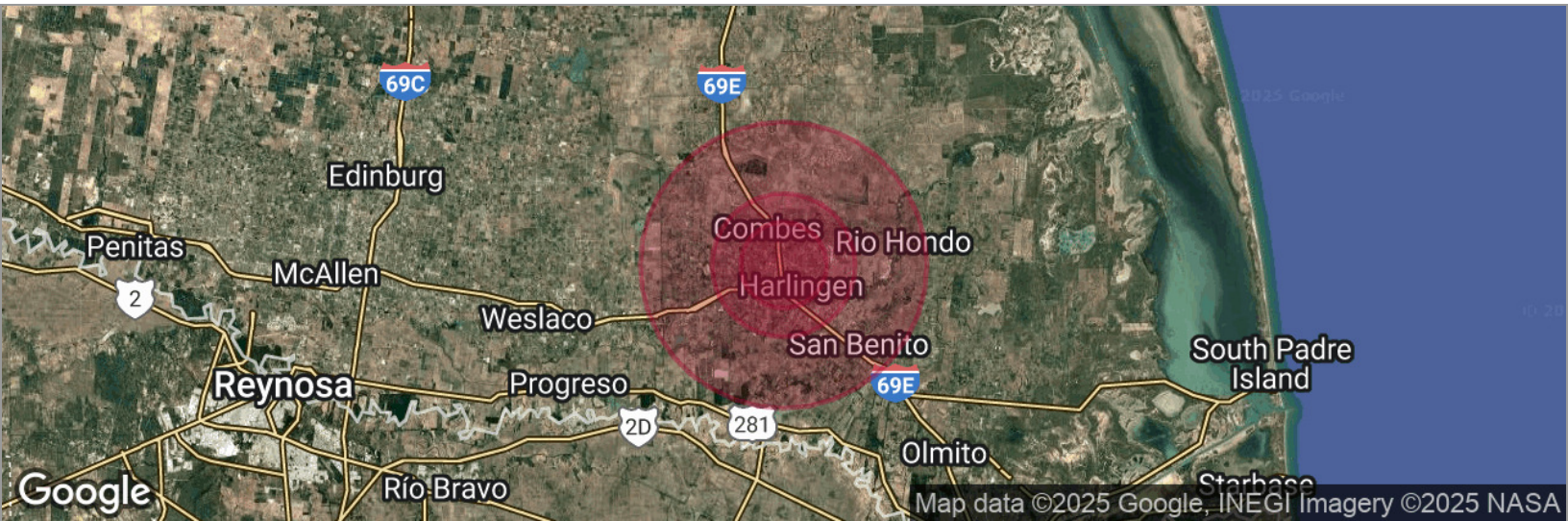
## RETAILER MAP





FOR SALE OR LEASE  
1750 REVEILLE ROAD

## DEMOGRAPHICS MAP



### POPULATION

	3 MILES	5 MILES	10 MILES
Total population	61,080	88,734	138,677
Median age	38	38	38
Median age (Male)	36	37	37
Median age (Female)	39	39	39

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	21,292	30,797	47,366
# of persons per HH	2.9	2.9	2.9
Average HH income	\$70,524	\$74,843	\$73,501
Average house value	\$142,865	\$150,186	\$147,605

### ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	85.5%	84.6%	86.0%

### RACE (%)

	3 MILES	5 MILES	10 MILES
White	43.4%	43.7%	42.2%
Black	1.1%	1.1%	0.9%
Asian	0.8%	0.9%	0.8%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.7%	0.7%	0.6%
Other	16.7%	16.0%	16.7%

\* Demographic data derived from 2020 ACS - US Census



FOR SALE OR LEASE  
1750 REVEILLE ROAD

## LOCATION MAP

