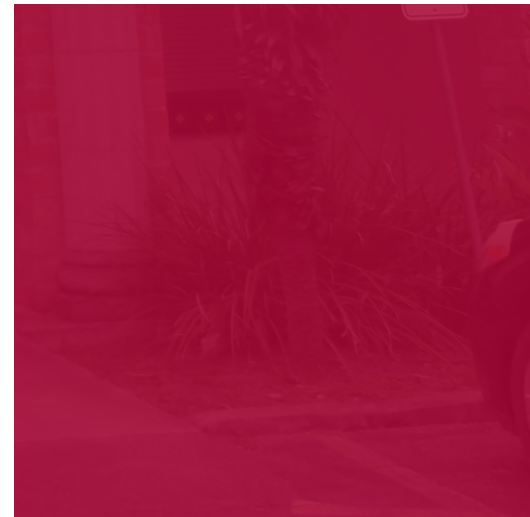


OFFICE CONDO FOR SALE

# 1906 E TYLER UNIT J



**1906**  
E TYLER, UNIT J  
HARLINGEN, TX



+/- 1,930 SF Professional Office Condominium located in Plaza Colonnial. Well Established Professional Office Development with private gate access and Professional 30' Monument Sign at entrance. Corner Unit contains large reception area with brick accents and marble counter in large open area for cubicles or installation of offices. This unit is ideal for your Professional Office needs.



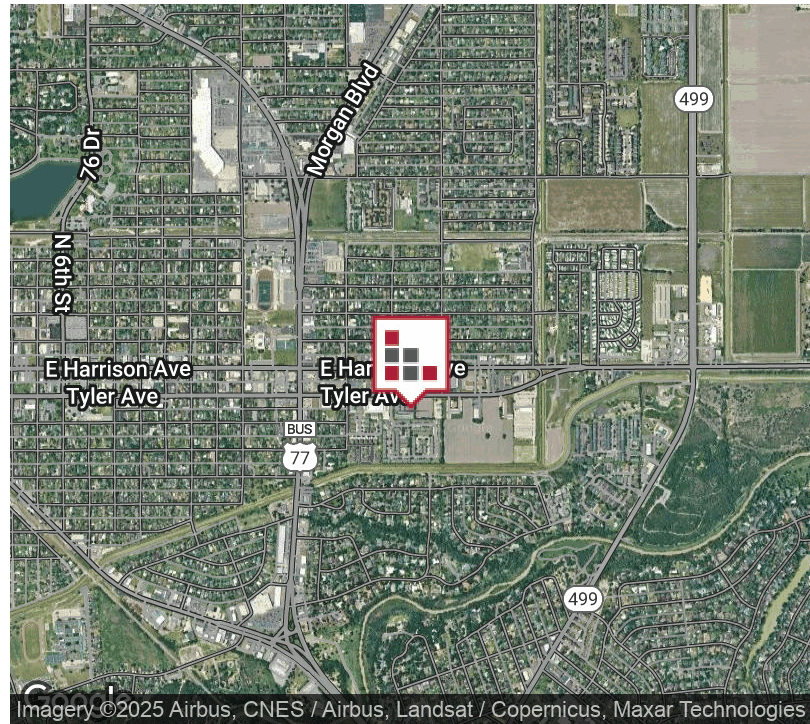
FOR SALE  
1906 E TYLER, UNIT J  
**ADDITIONAL PHOTOS**



# FOR SALE

## 1906 E TYLER, UNIT J

### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$245,000</b>
<b>Building Size:</b>	1,930 SF
<b>Lot Size:</b>	1,930 SF
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$126.94
<b>Year Built:</b>	2005
<b>Zoning:</b>	Commercial
<b>Market:</b>	Rio Grande Valley
<b>Submarket:</b>	Harlingen

#### PROPERTY OVERVIEW

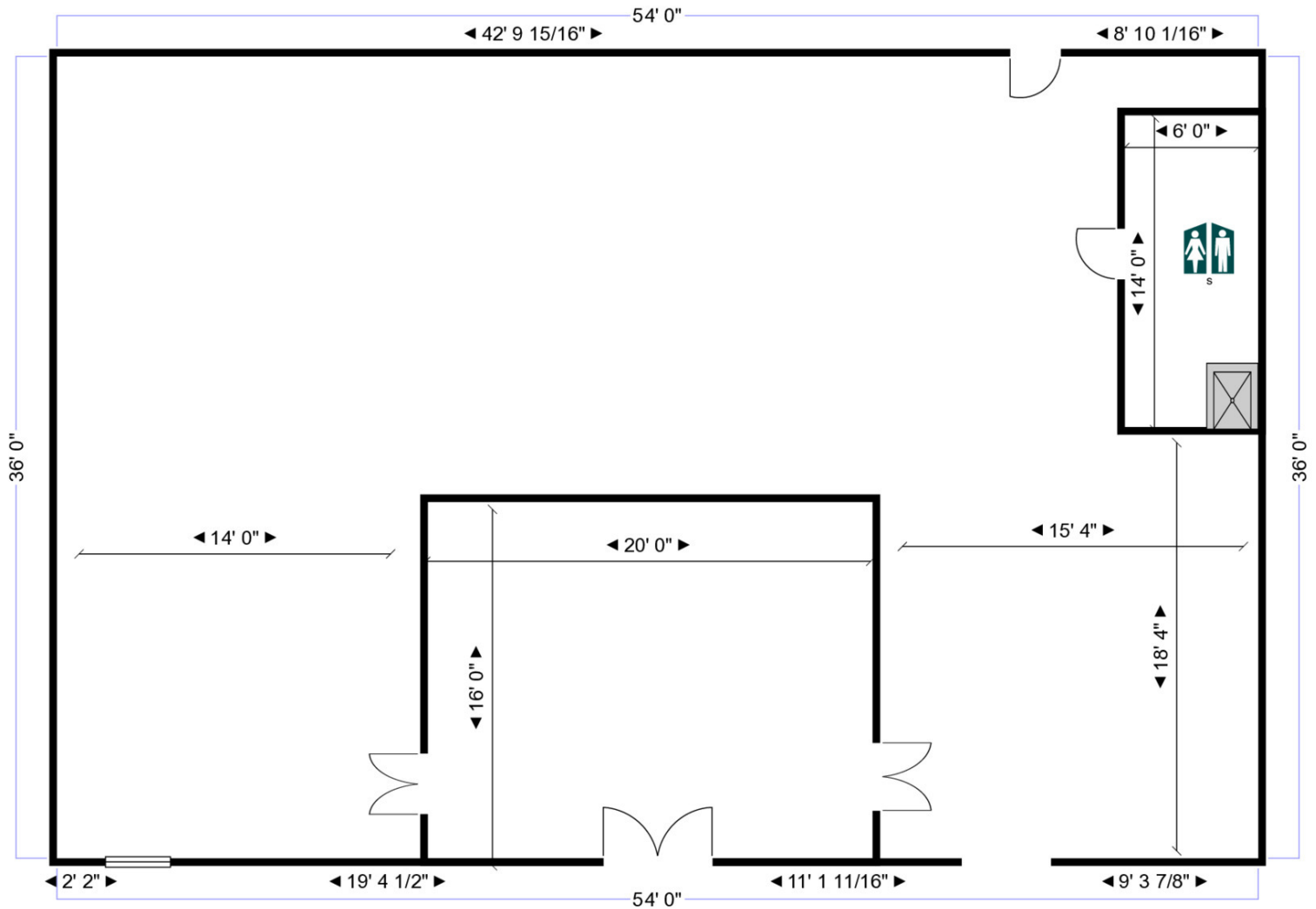
+/- 1,930 SF Professional Office Condominium located in Plaza Colonnial. Well Established Professional Office Development with private gate access and Professional 30' Monument Sign at entrance. Corner Unit contains large reception area with brick accents and marble counter in large open area for cubicles or installation of offices. This unit is ideal for your Professional Office needs with Decorative Double Doors for entry! Plaza Colonnial is a 10-unit Professional Condominium Development with Property Owners Association fees with +/- \$500 per month association fees. Current tenant will be vacating 6/2026.

#### PROPERTY HIGHLIGHTS

- **Professional Office Condominium Development**
- **Private Entry Gate**
- **30' Monument Sign**

FOR SALE  
1906 E TYLER, UNIT J

## FLOOR PLAN



1906 E TYLER, UNIT J  
HARLINGEN, TX 78550  
+/-1,930 SF  
[not to scale]

FOR SALE  
1906 E TYLER, UNIT J

## LOCATION MAP



FOR SALE  
1906 E TYLER, UNIT J

## DEMOGRAPHICS MAP



### POPULATION

	3 MILES	5 MILES	10 MILES
Total population	58,462	93,714	155,268
Median age	37	38	38
Median age (Male)	0	0	0
Median age (Female)	0	0	0

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	20,560	32,702	52,019
# of persons per HH	2.8	2.9	3
Average HH income	\$69,280	\$70,897	\$72,757
Average house value	\$140,201	\$140,150	\$147,027

### ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	85.6%	85.5%	87.1%

### RACE (%)

	3 MILES	5 MILES	10 MILES
White	44.6%	43.4%	41.3%
Black	1.3%	1.1%	0.9%
Asian	1.1%	0.9%	0.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.7%	0.7%	0.6%
Other	16.4%	16.7%	17.4%

\* Demographic data derived from 2020 ACS - US Census