

CAMERON COUNTY- INDUSTRIAL FACILITY

FOR SALE

1 Runnels Road San Benito, TX 78586



ASKING PRICE \$5,900,000

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

1 RUNNELS ROAD

San Benito, TX 78586



PROPERTY DESCRIPTION

Located at 1 Runnels Road in San Benito, Texas, this ± 6 -acre industrial site is improved with a functional, well-maintained warehouse facility designed to accommodate a variety of operational needs. The building features four dock-high doors and one grade-level drive-in door, allowing for efficient loading, unloading, and distribution. The site also provides ample trailer parking and excellent maneuverability, making it well-suited for logistics and transportation users. With close proximity to Interstate 69E, the location offers strong regional connectivity and convenient access to key transportation routes. This accessibility positions the site as an excellent opportunity for distribution, warehousing, or light industrial operations seeking efficiency, flexibility, and ease of access.

PROPERTY HIGHLIGHTS

- ± 6 -acre industrial site with a functional warehouse facility.
- Four dock-high doors and one grade-level drive-in door for efficient operations.
- Ample trailer parking with on-site office space included.
- Convenient access to Interstate 69E for strong connectivity and distribution efficiency.

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PROPERTY DETAILS

1 RUNNELS ROAD

San Benito, TX 78586

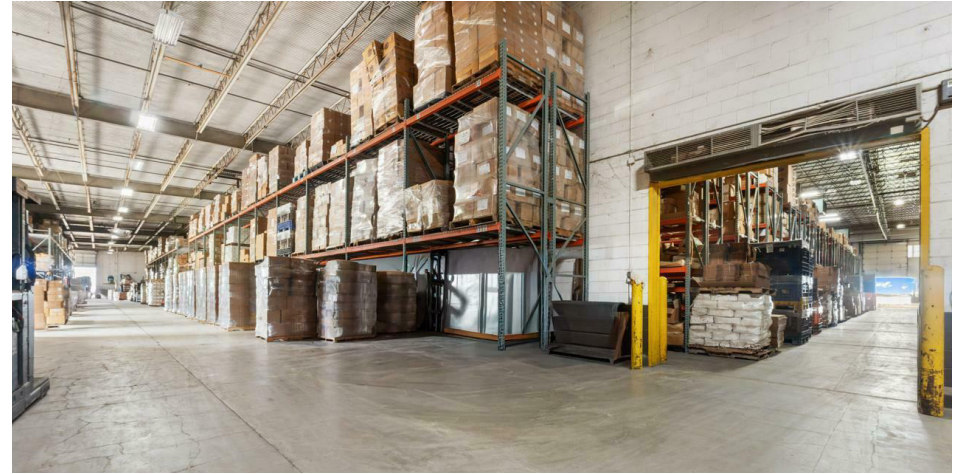
Asking Price:	\$5,900,000
Property Type:	Industrial
Property Subtype	Warehouse/Distribution
Number of Buildings:	1
Building Size	82,025 SF
Lot Size	6 Acres
Year Built	1983
Parking Spaces:	+/- 70
Dock Doors:	4
Drive-In Doors:	1
Clear Height:	24-29 Feet
Trailer Parking:	Yes
Forklift Ramps:	2 with overhead doors
Staging Areas:	Yes
Office:	14,268 SF
Traffic Count:	Interstate 69E: 81,006 VPD Highway 100: 15,236 VPD
Market:	Rio Grande Valley
Submarket:	San Benito



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WAREHOUSE PHOTOS



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OFFICE PHOTOS



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CONFERENCE ROOM



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AERIAL

1 RUNNELS ROAD

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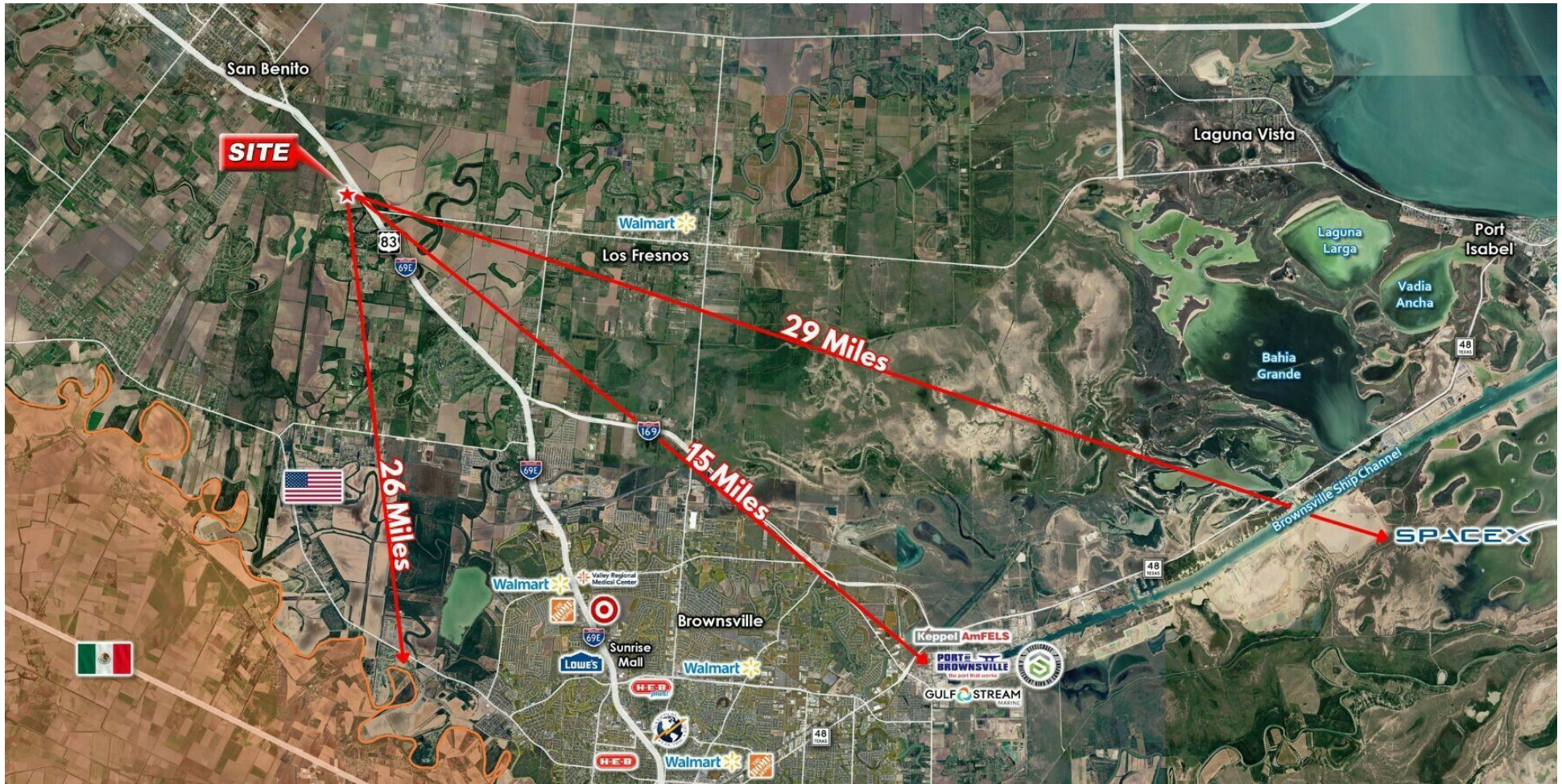
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AERIAL MAP

1 RUNNELS ROAD

San Benito, TX 78586



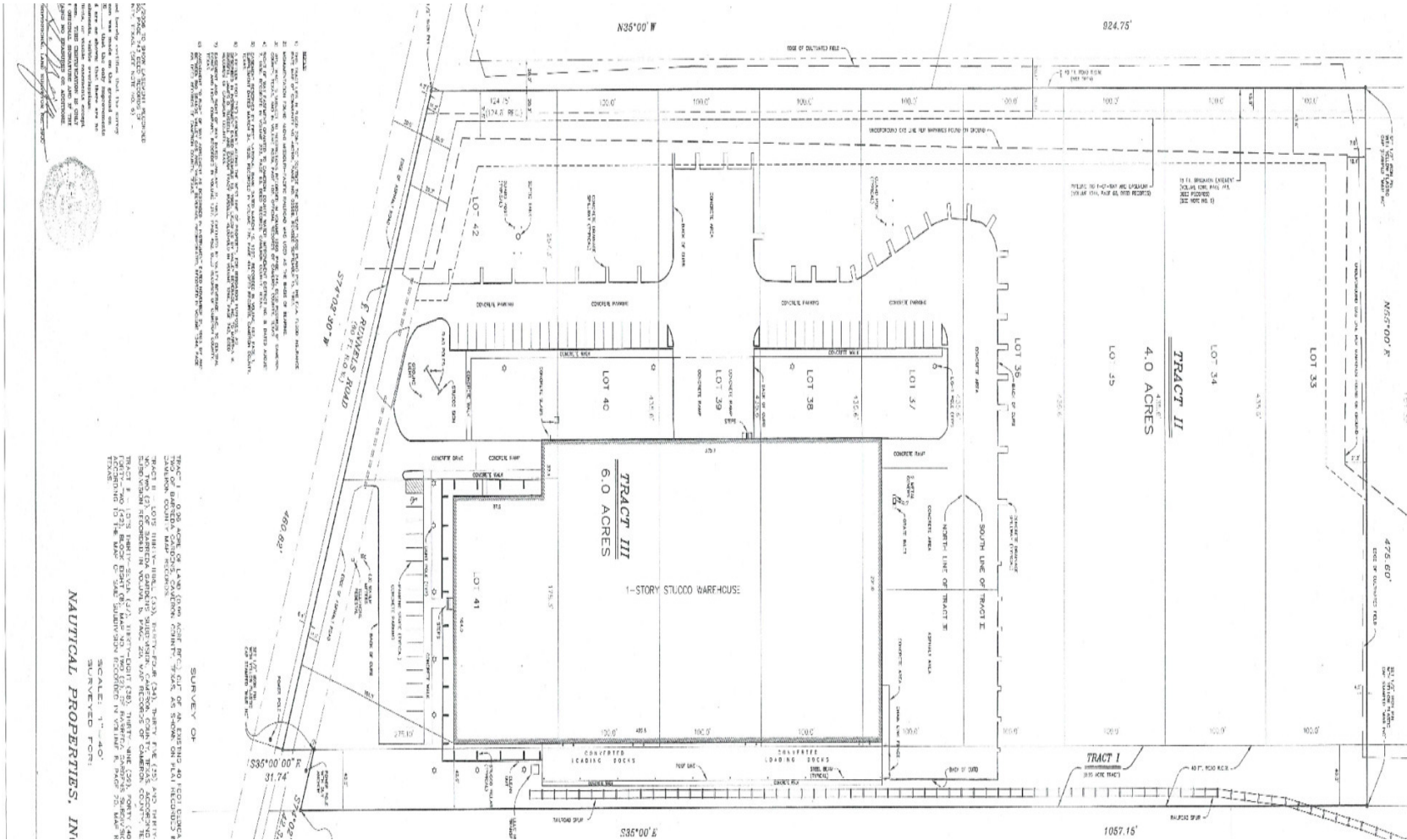
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SITE PLAN

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NAUTICAL PROPERTIES, INC.

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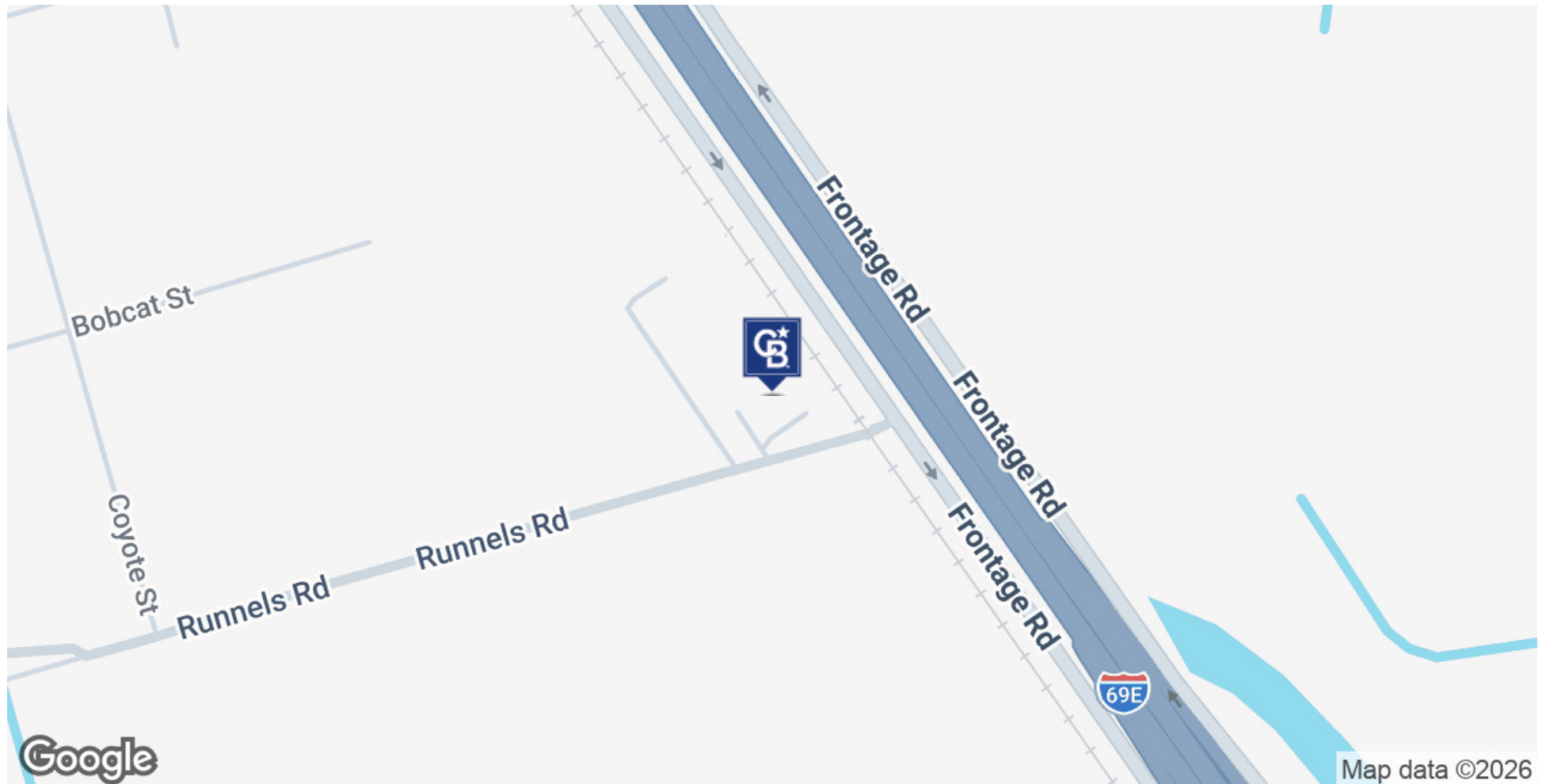


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LOCATION MAP

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DEMOGRAPHICS

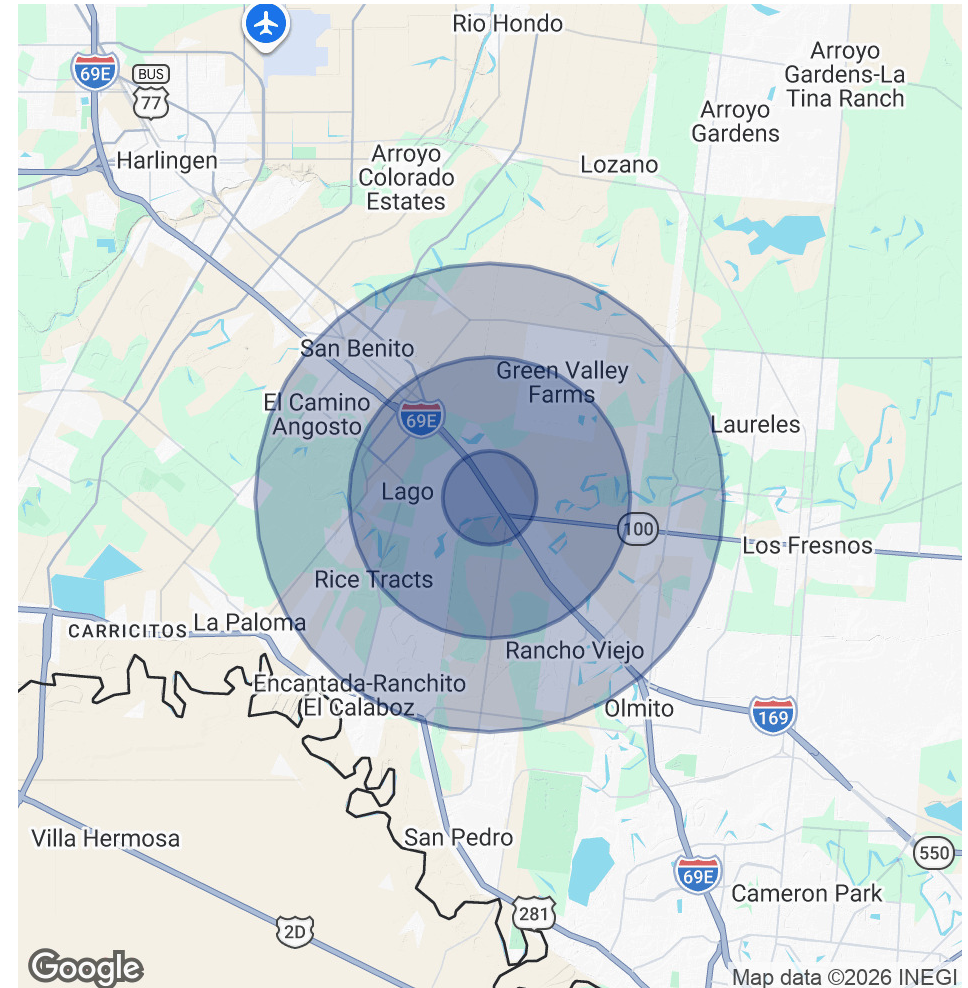
1 RUNNELS ROAD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	456	8,943	36,333
Average Age	43.4	32.5	33.2
Average Age (Male)	45.2	34.8	33.6
Average Age (Female)	38.8	31.5	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	157	2,518	10,892
# of Persons per HH	2.9	3.6	3.3
Average HH Income	\$72,473	\$70,165	\$66,925
Average House Value	\$131,226	\$100,492	\$111,134

2023 American Community Survey (ACS)



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