

INDUSTRIAL PROPERTY FOR SALE OR LEASE

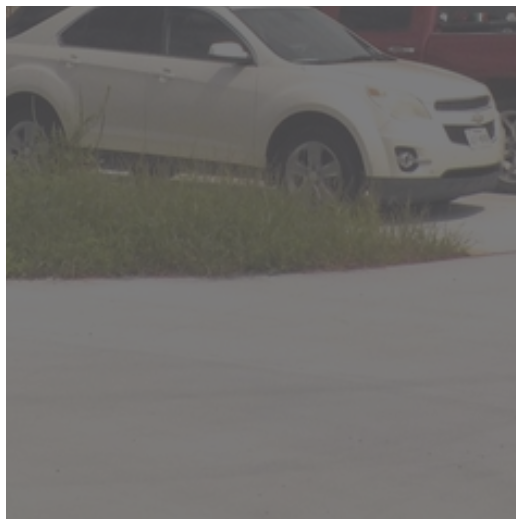
# 5002 LOGAN'S RUN



# 5002

## LOGAN'S RUN

HARLINGEN, TX

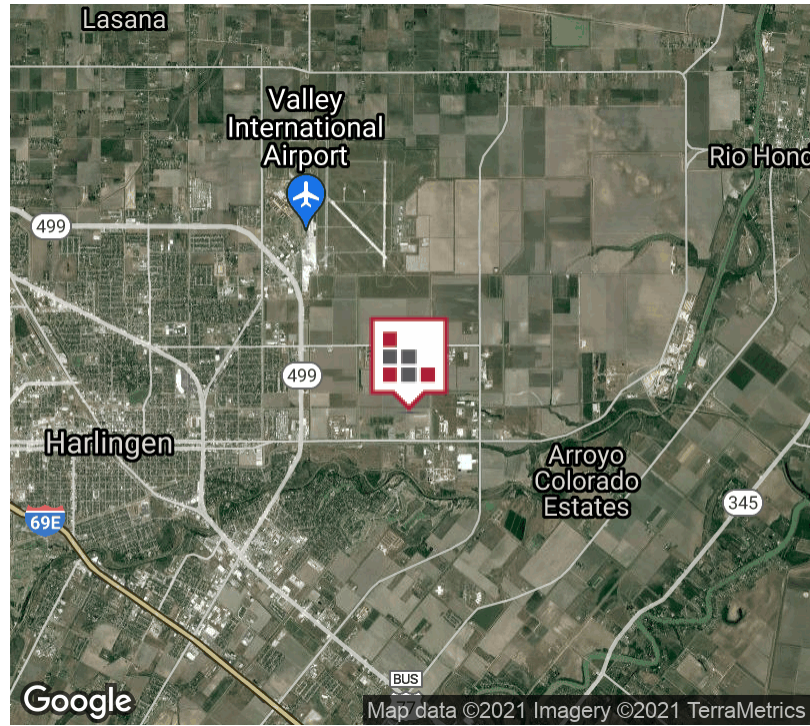


+/- 2.14 Acre Newly Sub-divided Industrial Lot Under Construction with one (1) 12,000 sf Warehouse on Lot 4 - Block 1 for Lease or For Sale. +/- 12,000 sf Warehouse with +/- 2,520 sf office and 9,480 Warehouse. Warehouse Dimensions are 80' x 150'. and FM 106 and located in the Harlingen Industrial Park - Phase II. Approximate Lot Dimensions 192' x 485.5'.



# FOR LEASE 5002 LOGAN'S RUN

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$900,000
Lease Rate:	\$9.09 PSF [\$1.44 NNN]
Building Size:	12,000 SF
Available SF:	12,000 SF
Number of Units:	1
Year Built:	2021
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

+/- 2.14 Acre Newly Sub-divided Industrial Lot Under Construction with one (1) 12,000 sf Warehouse on Lot 4 - Block 1 for Lease or For Sale. +/- 12,000 sf Warehouse with +/- 2,520 sf office and 9,480 Warehouse. Warehouse Dimensions are 80' x 150'.

Graduated 20' Ceiling Height and Six (6) 12' x 14' 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 485.5'. Seller is a General Contractor and can Build-to-Suit to your business requirements. Water/Sewer/Trash/Mowing additional cost. Located at the Intersection of FM 509 & FM 106 -- just 5 Minutes from I69 Corridor,

### PROPERTY HIGHLIGHTS

- Freestanding Industrial Warehouse
- 20' Graduated Ceiling Height
- Concrete Drive
- Six (6) Grade Level Doors - 12' x 14'
- New Construction -- Available 11/2021
- Located at the Intersection of FM 509 & FM 106 -- just 5 Minutes from I69 Corridor,

FOR LEASE  
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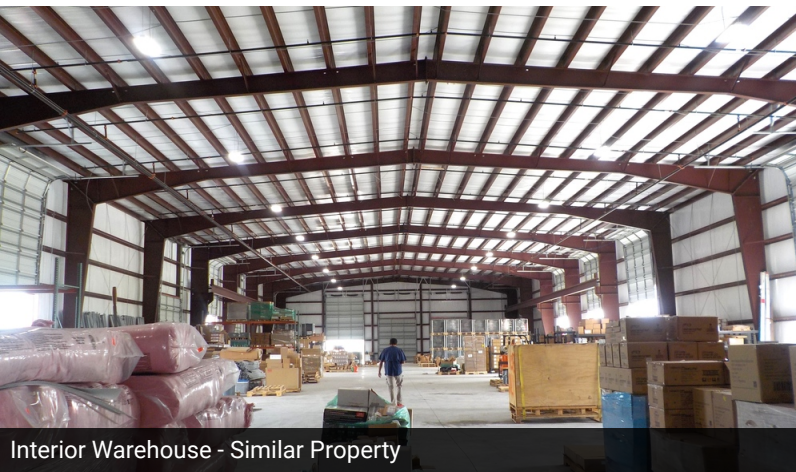
ADDITIONAL PHOTOS



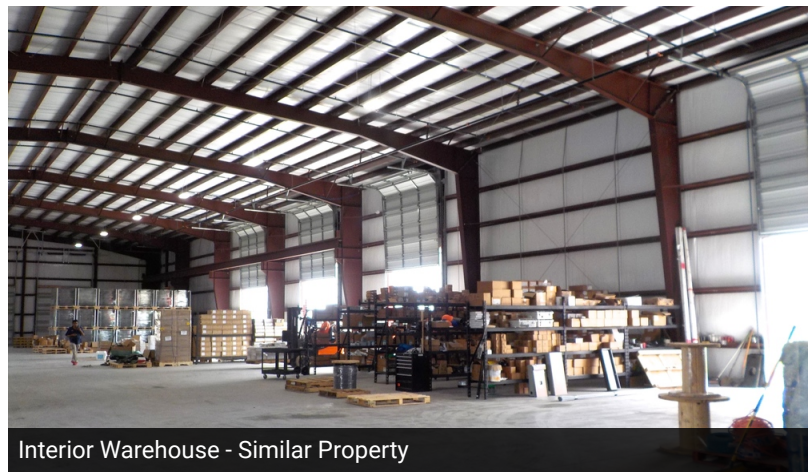
Typical Construction



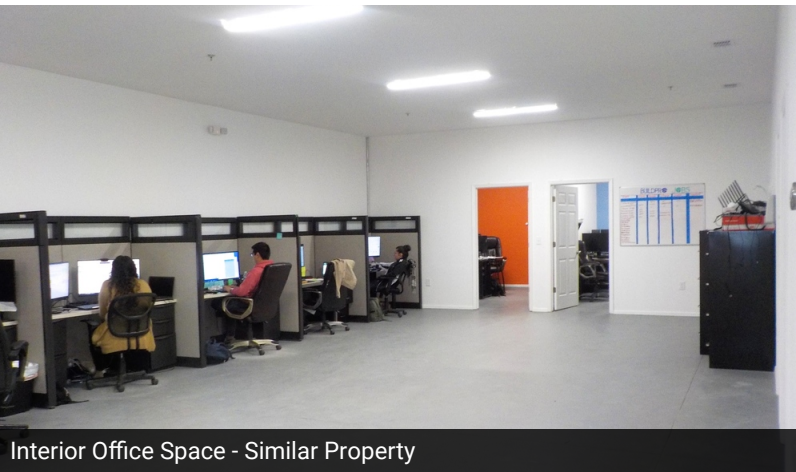
Exterior Image - Similar Property



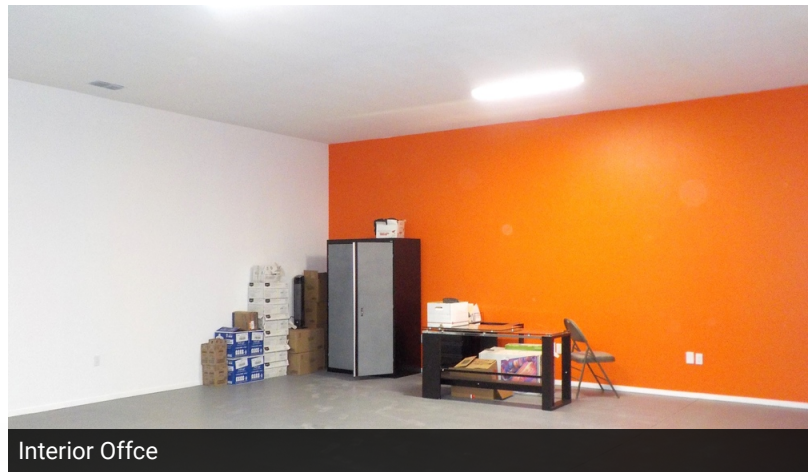
Interior Warehouse - Similar Property



Interior Warehouse - Similar Property



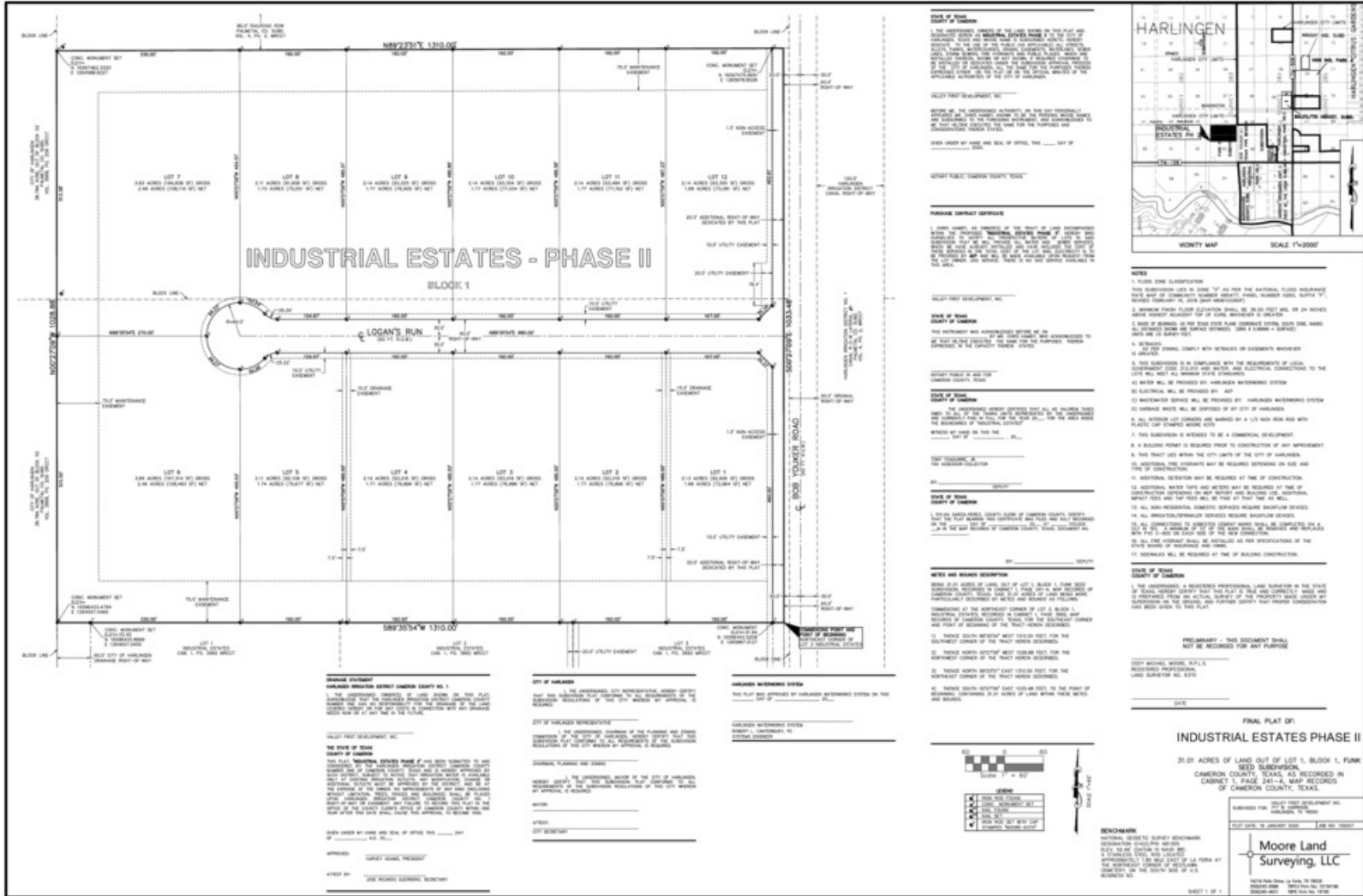
Interior Office Space - Similar Property



Interior Office

# FOR LEASE 5002 LOGAN'S RUN

# SITE PLAN



**STATE OF TEXAS**  
COUNTY OF CAMERON

I, the undersigned, JAMES HOPKINS, being duly sworn, depose and say that I am the owner of the above described premises, and that I have executed the foregoing plat of subdivision for the purposes herein stated, and that the same is a true and correct copy of the original plat of subdivision as the same appears in the records of the County Clerk of the County of Cameron, State of Texas.

**PURPOSE CONTRACT SPECIFICATIONS**

1. THIS SUBDIVISION IS INTENDED TO BE A COMMERCIAL DEVELOPMENT.
2. THE SUBDIVISION IS TO BE DIVIDED INTO 14 LOTS, EACH BEING APPROXIMATELY 1.0 ACRES IN AREA.
3. THE SUBDIVISION IS TO BE BOUND BY LOGAN'S RUN TO THE WEST AND BY THE STATE HIGHWAY 101 TO THE EAST.
4. THE SUBDIVISION IS TO BE BOUND BY THE CITY OF HARLINGEN TO THE SOUTH.
5. THE SUBDIVISION IS TO BE BOUND BY THE CITY OF HARLINGEN TO THE NORTH.



**NOTES**

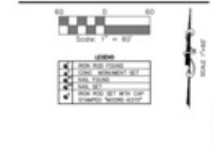
1. THIS SUBDIVISION IS TO BE BOUND BY LOGAN'S RUN TO THE WEST AND BY THE STATE HIGHWAY 101 TO THE EAST.
2. THE SUBDIVISION IS TO BE BOUND BY THE CITY OF HARLINGEN TO THE SOUTH.
3. THE SUBDIVISION IS TO BE BOUND BY THE CITY OF HARLINGEN TO THE NORTH.
4. THE SUBDIVISION IS TO BE BOUND BY THE CITY OF HARLINGEN TO THE WEST.
5. THE SUBDIVISION IS TO BE BOUND BY THE CITY OF HARLINGEN TO THE EAST.

**DEED AND BOUND DESCRIPTION**

THIS SUBDIVISION IS INTENDED TO BE A COMMERCIAL DEVELOPMENT. THE SUBDIVISION IS TO BE DIVIDED INTO 14 LOTS, EACH BEING APPROXIMATELY 1.0 ACRES IN AREA. THE SUBDIVISION IS TO BE BOUND BY LOGAN'S RUN TO THE WEST AND BY THE STATE HIGHWAY 101 TO THE EAST.

**SCALE OF MAP**  
1" = 2000'

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**



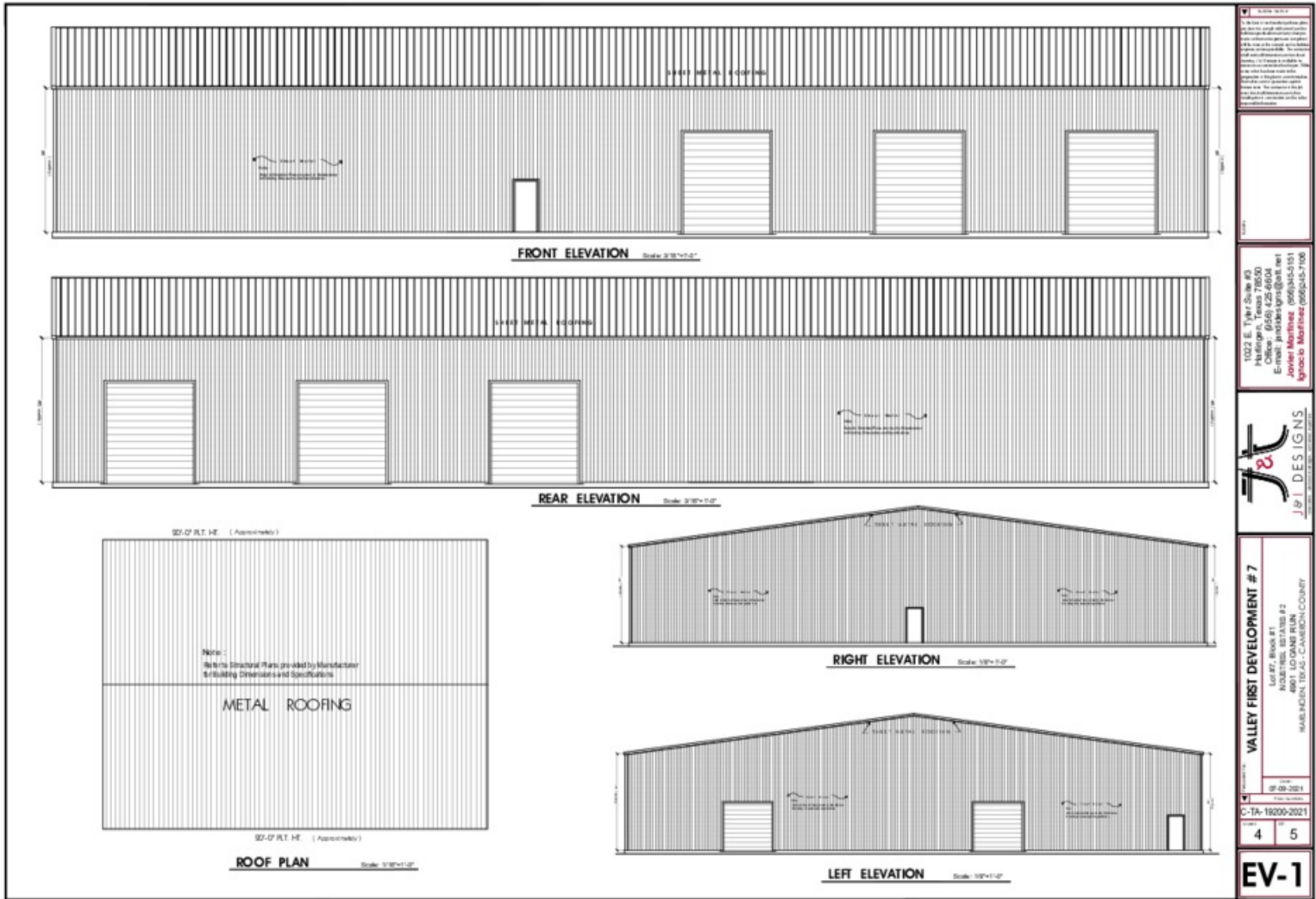
**INDUSTRIAL ESTATES PHASE II**

31.25 ACRES OF LAND OUT OF LOT 1, BLOCK 1, FUNK SEED SUBDIVISION, CAMERON COUNTY, TEXAS, AS RECORDED IN CABINET 1, PAGE 241-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

MOORE LAND SURVEYING, LLC  
2217 GARDEN OF EASES DRIVE  
DALLAS, TEXAS 75244  
PHONE: 214.522.1100  
FAX: 214.522.1101  
WWW.MOORELANDSURVEYING.COM

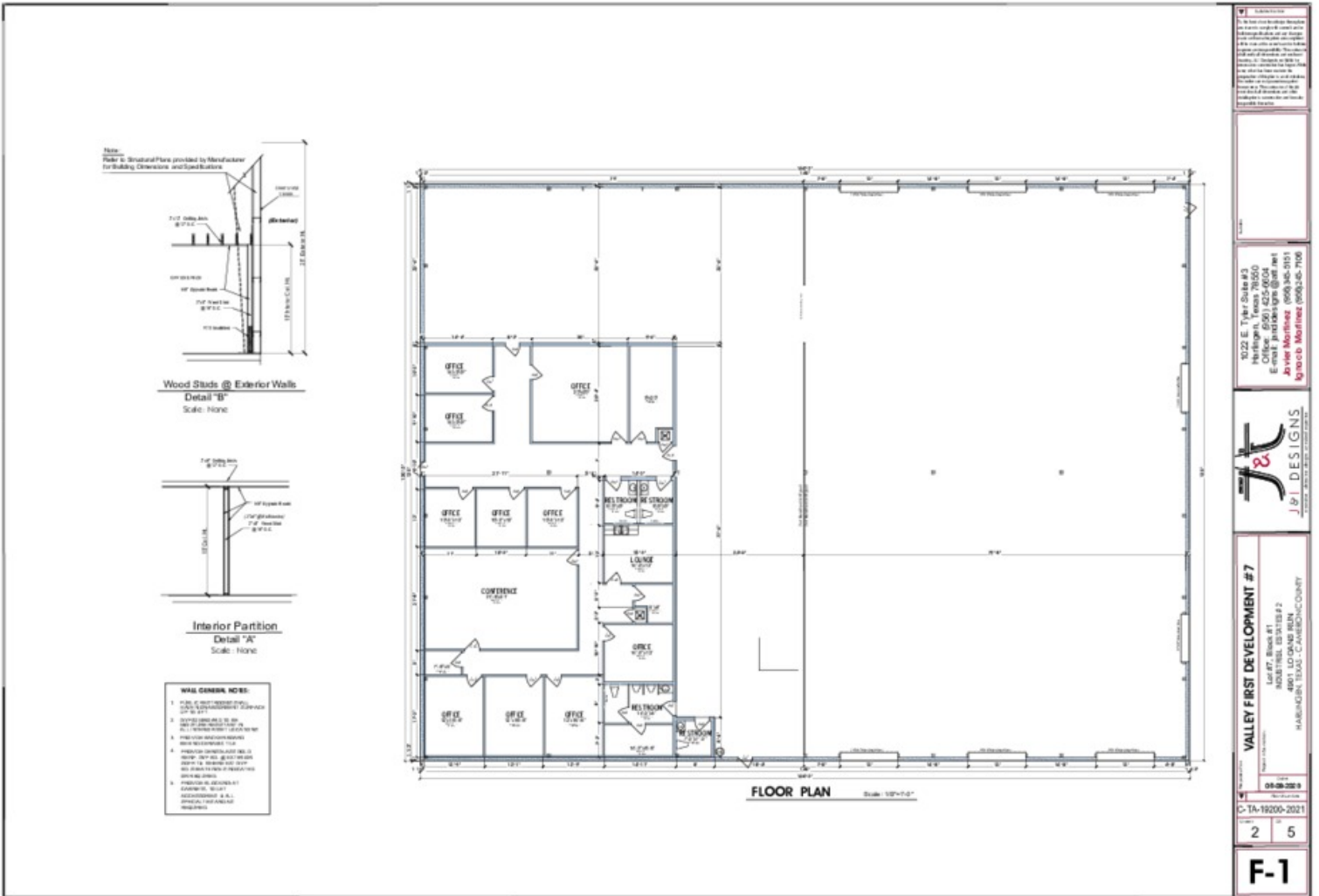
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## ELEVATION



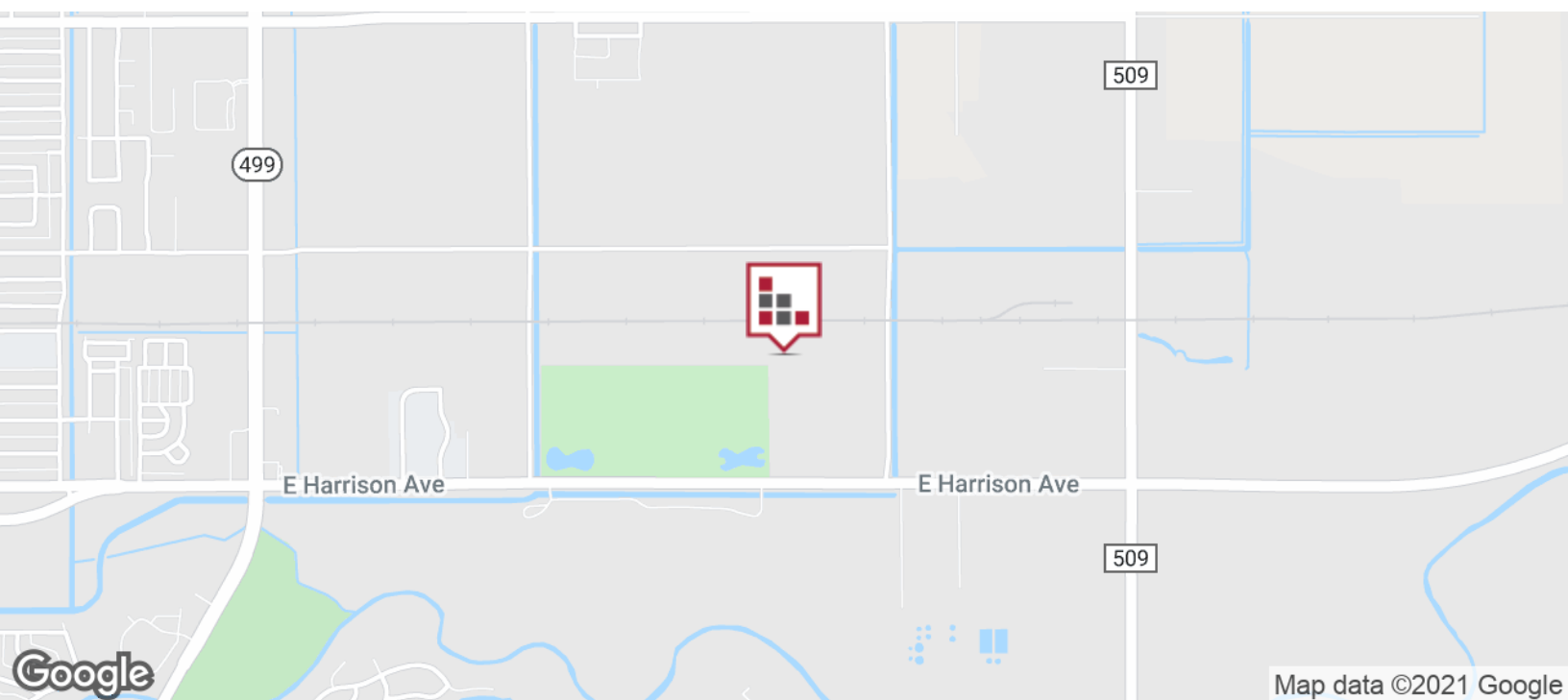
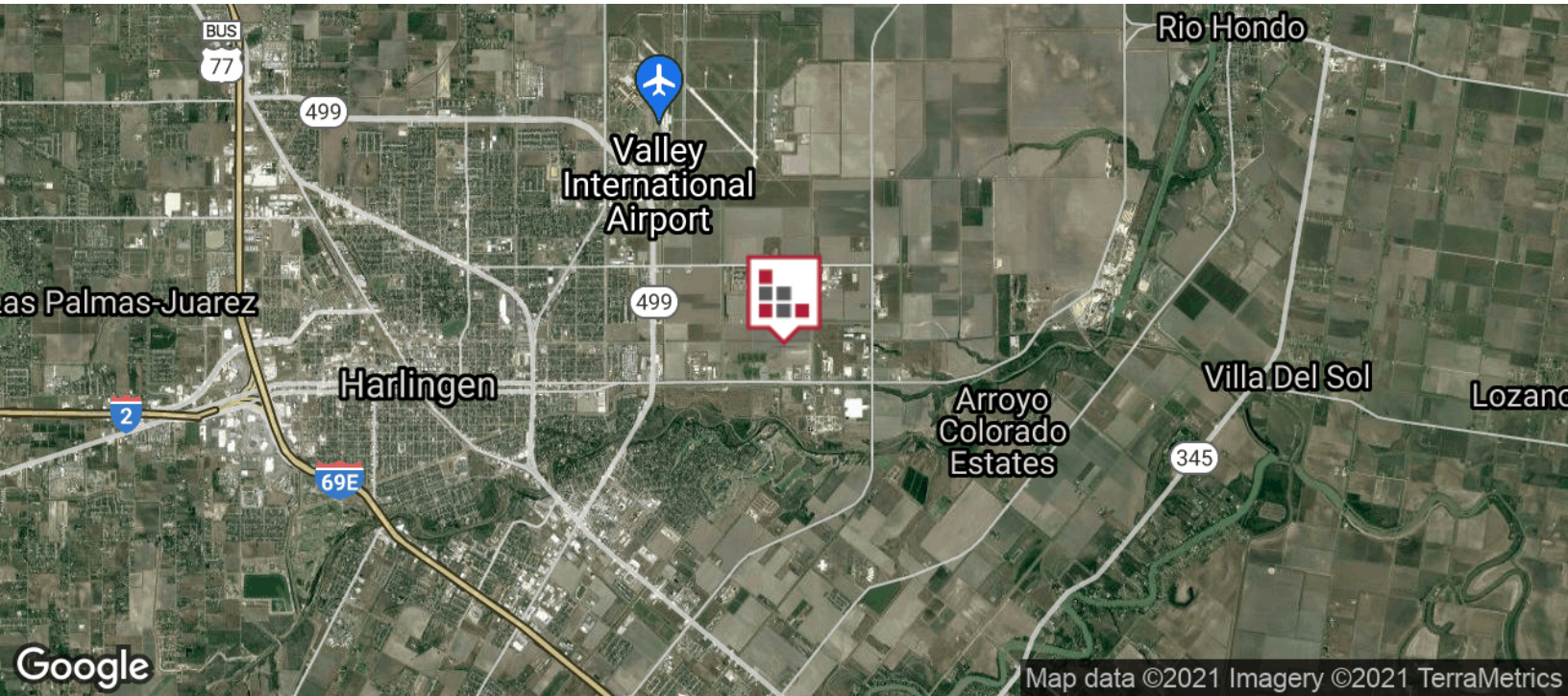
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## FLOOR PLAN



FOR LEASE  
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**LOCATION MAP**



# HARLINGEN INDUSTRIAL ESTATES

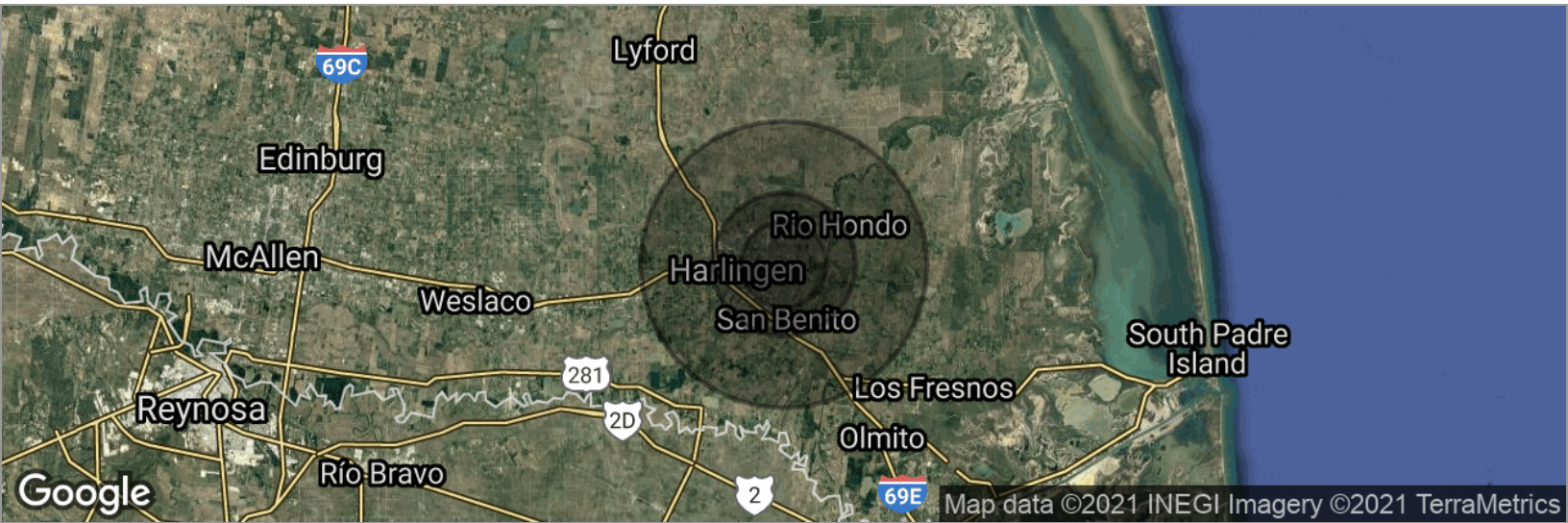
## HARLINGEN INDUSTRIAL - RETAILER MAP





FOR LEASE  
5002 LOGAN'S RUN

DEMOGRAPHICS MAP



**POPULATION**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	28,465	77,611	135,644
Median age	31.5	32.1	33.3
Median age (Male)	30.6	31.0	31.8
Median age (Female)	33.0	33.6	35.0

**HOUSEHOLDS & INCOME**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	9,566	24,985	42,532
# of persons per HH	3.0	3.1	3.2
Average HH income	\$56,269	\$46,149	\$48,547
Average house value	\$95,539	\$85,466	\$86,409

**ETHNICITY (%)**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	73.1%	82.7%	82.1%

**RACE (%)**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	87.6%	87.5%	88.7%
Black	1.2%	0.9%	0.7%
Asian	2.2%	1.3%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	7.0%	8.3%	8.1%

\* Demographic data derived from 2010 US Census