

PHYSICAL CHARACTERISTICS

SIZE: 20.498 CAN SITE BE SUBDIVIDED YES
 NO

LOCATION: PALM COURT DRIVE AND LINCOLN AVE.

TOPOGRAPHY: LEVEL

ZONING: GENERAL RETAIL CITY LIMITS YES
 NO

PRICE: MINIMUM \$905,000 OPPORTUNITIES FOR YES
BUILD-TO SUIT LEASE OR NO
PURCHASE

UTILITIES

WATER: 12"/53 PSI HARLINGEN WATER WORKS

SEWER: 12" HARLINGEN WATER WORKS

NATURAL GAS: 2" STEEL LINE / 45 PSI TEXAS GAS SERVICE

ELECTRICITY: AEP

TRANSPORTATION

RAIL: YES
 NO

HIGHWAY: US HIGHWAY 83 < 1 MILE
US HIGHWAY 77 1 MILE

AIRPORT: VALLEY INTERNATIONAL AIRPORT 7 MILES

SEAPORTS: PORT OF HARLINGEN YES 10 MILES
 NO
PORT OF BROWNSVILLE YES 30 MILES
 NO

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