

**PHYSICAL CHARACTERISTICS**

SIZE: 2.11 ACRES CAN SITE BE SUBDIVIDED  YES  
 NO

LOCATION: LOOP 499

TOPOGRAPHY: LEVEL

ZONING: GR - GENERAL RETAIL CITY LIMITS  YES  
 NO

PRICE: \$372,873.00 TOTAL OPPORTUNITIES FOR  YES  
\$176,717.06 PER ACRE BUILD-TO SUIT LEASE OR  NO  
\$4.02 PER SQ. FT. PURCHASE

**UTILITIES**

WATER: HARLINGEN WATER WORKS 8" WATER MAIN / 53 PSI

SEWER: HARLINGEN WATER WORKS 12" SEWER LINE

NATURAL GAS: TEXAS GAS SERVICE

ELECTRICITY: AEP

**TRANSPORTATION**

RAIL:  YES  
 NO

HIGHWAY: SITE FRONTS ON LOOP 499

MAIN ROAD TO SITE EXPRESSWAY 83  
2 MILES

AIRPORT: VALLEY INTERNATIONAL AIRPORT 2 MILES TO THE EAST  
5 MINUTES DRIVING TIME

SEAPORTS: PORT OF HARLINGEN (BARGE)  YES 3 MILES  
 NO  
PORT OF BROWNSVILLE (DEEP WATER)  YES 25 MILES  
 NO

CONTACT  
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