

AVAILABLE BUILDING

1011 Morgan Blvd.
Harlingen, Texas 78550



SIZE	15,000 SQUARE FEET			
	OFFICES: 15,000		PARKING:	20
SITE SIZE	2 ACRES		ZONING:	GENERAL RETAIL
LOCATION:	EXCELLENT SITE LOCATED ALONG THE EXPRESSWAY.			
PRIOR USE:	CARE SERVICE PROVIDER		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 8"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 32	1976	SPRINKLER:	N/A
	ENTRANCES:	GLASS DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	11'	DOCK DOORS:	0
	HEAT / AC:	IN OFFICES	WALLS:	BLOCK
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 2 MILES		
SPECIAL FEATURES:				
TERMS:	SALE:	\$975,000	LEASE:	N/A
CONTACT:	<p>HARLINGEN ECONOMIC DEVELOPMENT CORPORATION RAMIRO ALEMAN – MANAGER BUSINESS DEVELOPMENT 311 E. TYLER, HARLINGEN, TX 78550 PHONE: 956-216-5084 / FAX: 956-216-2580 EMAIL: RALEMAN@HARLINGENEDC.COM WEBSITE: WWW.HARLINGENEDC.COM BROKER: JOYCE BENSON 956-453-4757 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			