

SEARS SERVICE CENTER
1927 W. Jefferson Ave.
Harlingen, Texas 78550



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|-------------------|--|---------------------------------------|--------------|--|
| SIZE | 6,606 TOTAL SQUARE FEET | | | |
| | CAN BE SUBDIVIDED INTO INDIVIDUAL OFFICES OR OFFICE SUITES | | PARKING: | 25 |
| SITE SIZE | 1 ACRE | | ZONING: | GENERAL RETAIL |
| LOCATION: | EXCELLENT SITE LOCATED ALONG THE EXPRESSWAY. | | | |
| PRIOR USE: | CURRENTLY LEASED TO SEARS PARTS & SERVICE CENTER | | CITY LIMITS: | YES |
| UTILITIES: | WATER: | HARLINGEN WATER WORKS 8" / 53 PSI | SEWER: | HARLINGEN WATER WORKS 8" |
| | GAS: | N/A | ELECTRIC: | AEP |
| | TELECOM: | AT&T | | |
| CONSTRUCTION: | AGE: 15 | 1994 | SPRINKLER: | N/A |
| | ENTRANCES: | SINGLE GLASS DOOR | FLOORS: | REINFORCED CONCRETE COVERED WITH TILE AND CARPET |
| | CEILING HEIGHT: | 11' | DOCK DOORS: | 2 |
| | HEAT / AC: | ENTIRE FACILITY | WALLS: | BRICK |
| | | | LIGHTING: | FLUORESCENT |
| TRANSPORTATION: | HIGHWAYS: | HIGHWAY 83: ON FRONTAGE | | |
| | AIRPORT: | VALLEY INTERNATIONAL AIRPORT: 5 MILES | | |
| SPECIAL FEATURES: | CURRENT LEASE EXPIRES 2014 WITH ONE 5 YEAR OPTION. | | | |
| TERMS: | SALE: | \$650,000 | LEASE: | N/A |
| CONTACT: | 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: HARLINGENEDC.COM BROKER: JASON VITORINO 972-755-5200 INFORMATION IS PROVIDED BY THE OWNER/BROKER | | | |