

# OFFICE/RETAIL SPACE FOR SALE

2005 West Lincoln  
Harlingen, Texas 78550



SIZE	3,000 SQUARE FEET			
			PARKING:	35
SITE SIZE	36,155 SF		ZONING:	GENERAL RETAIL
LOCATION:	EXCELLENT SITE LOCATED IN A HIGH TRAFFIC THOROUGH FARE.			
PRIOR USE:	OFFICE SPACE / RETAIL SPACE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 10"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 15	1994	SPRINKLER:	NO
	ENTRANCES:	SINGLE GLASS DOOR	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	16'	DOCK DOORS:	0
	HEAT / AC:	HVAC	WALLS:	BLOCK
			LIGHTING:	FLOURESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77/83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3 MILES		
SPECIAL FEATURES:	PROPERTY HAS 2 DRIVE THRU BAYS, 6 OFFICES, BANK VAULT AND A DRIVE UP ATM.			
TERMS:	SALE:	\$1.3M	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: <a href="mailto:RALEMAN@HARLINGENEDC.COM">RALEMAN@HARLINGENEDC.COM</a>  WEBSITE: WWW.HARLINGENEDC.COM  BROKER: CINDY HOPKINS 956-778-3255  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			