

# AVAILABLE BUILDING

1121 E Austin Avenue  
Harlingen, Texas 78550



SIZE	6,100 SQUARE FEET			
	CAN BE SUBDIVIDED INTO INDIVIDUAL OFFICES OR OFFICE SUITES	PARKING:	50 SPACES	
SITE SIZE	1 ACRE	ZONING:	GENERAL RETAIL	
LOCATION:	LOCATED ON 77 SUNSHINE STRIP AT AUSTIN STREET.			
PRIOR USE:	PREVIOUSLY USED AS A FINANCIAL SERVICES OFFICE BUILDING.	CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 6"
	GAS:	TEXAS GAS SERVICE 2"/44PSI	ELECTRIC:	AEP – 7200 KVA
	TELECOM:	AT&T		
CONSTRUCTION:	AGE:		SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	CONCRETE
	CEILING HEIGHT:		DOCK DOORS:	
	HEAT / AC:	YES	WALLS:	CONCRETE BLOCK EXTERIOR
			LIGHTING:	FLUORESCENT
TRANSPORTATIO:	HIGHWAYS:	HIGHWAY 77 / 83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3 MILES		
SPECIAL FEATURES:	EXCELLENT RETAIL LOCATION. HIGHLY VISIBLE AND ACCESSIBLE LOCATION.			
TERMS:	SALE:	NEGOTIABLE	LEASE:	NEGOTIABLE
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: <a href="http://WWW.HARLINGENEDC.COM">WWW.HARLINGENEDC.COM</a>  BROKER: MERCED PEREZ TREVINO 956.346.5444  INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			