

VALLEY INDUSTRIAL AIRPARK

SITE DATA SHEET

**PHYSICAL CHARACTERISTICS**

SIZE: 434 ACRES CAN SITE BE SUBDIVIDED  YES  
 NO

LOCATION: FM 509 AND FM 1595

TOPOGRAPHY: LEVEL

ZONING: MP - PLANNED INDUSTRIAL CITY LIMITS  YES  
 NO

PRICE: FOR LEASE - NEGOTIABLE OPPORTUNITIES FOR  YES  
BUILD-TO SUIT LEASE OR  NO  
PURCHASE

**UTILITIES**

WATER: HARLINGEN WATER WORKS 20" WATER MAIN

SEWER: HARLINGEN WATER WORKS 10" SEWER LINE

NATURAL GAS: TEXAS GAS SERVICE POSSIBLE

ELECTRICITY: AEP AVAILABLE

**TRANSPORTATION**

RAIL:  YES  
 NO RAIL 1 MILE TO THE SOUTH

HIGHWAY: SITE FRONTS ON BOB YOUKER STREET  
MAIN ROAD TO SITE HIGHWAY 77/83  
5 MILES SOUTH

AIRPORT: VALLEY INTERNATIONAL AIRPORT < 1 MILE WEST  
5 MINUTES DRIVING TIME

SEAPORTS: PORT OF HARLINGEN (BARGE)  YES 5 MILES  
 NO  
PORT OF BROWNSVILLE (DEEP WATER)  YES 30 MILES  
 NO

CONTACT  
RAMIRO ALEMAN  
MANAGER BUSINESS DEVELOPMENT  
311 E TYLER, HARLINGEN, TX 78550  
PHONE: 956-216-5084 / FAX: 956-216-2580  
EMAIL: releman@harlingenedc.com