

SITE DATA SHEET

PHYSICAL CHARACTERISTICS

SIZE: 19.013 CAN SITE BE SUBDIVIDED: YES
 NO

LOCATION: EXPRESSWAY 83 PRIOR USE: RESIDENCE - AG

TOPOGRAPHY: LEVEL

ZONING: (G) GENERAL RETAIL CITY LIMITS: YES
 NO

PRICE: \$2,850,000 OPPORTUNITIES FOR BUILD-TO SUIT LEASE OR PURCHASE: YES
 NO

CONSTRUCTION

AGE BUILT: 1929 SPRINKLER: YES
 NO

ENTRANCES: FLOORS: WOOD, TILE & CARPET

CEILING HEIGHT 10' VARIANCE DOCK DOORS: NO

HEAT / AC YES – CENTRAL WALLS – STUCCO TILE YES
 NO

COLUMN SPACING YES LIGHTING: YES
 NO

UTILITIES

WATER: HARLINGEN WATER WORKS 12" WATER MAIN 53 PSI

SEWER: HARLINGEN WATER WORKS 8" SEWER LINE

NATURAL GAS: TEXAS GAS SERVICE

ELECTRICITY: AEP

TRANSPORTATION

RAIL: YES UNION PACIFIC
 NO

HIGHWAY: FRONTS EXPRESS 83 – BUSINESS 83 & PALM BOULEVARD HIGHWAY 77/83

AIRPORT: VALLEY INTERNATIONAL AIRPORT

SEAPORTS: PORT OF HARLINGEN YES
 NO
 PORT OF BROWNSVILLE (DEEP WATER) YES
 NO

SPECIAL FEATURES: TENNIS COURTS, OLYMPIC SIZE POOL, LARGE OFFICE, HUGE GARAGE BARNs, CATTLE PENS FENCES AND CROSS FENCES.

CONTACT

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 INFORMATION IS PROVIDED BY THE OWNER/BROKER