

**PHYSICAL CHARACTERISTICS**

SIZE: 6.98 ACRES CAN SITE BE SUBDIVIDED  YES  
 NO

LOCATION: THE INTERSECTION OF EXPRESWAY 77/83 AND ED CAREY DRIVE.

TOPOGRAPHY: LEVEL

ZONING: GR - GENERAL RETAIL CITY LIMITS  YES  
 NO

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

**UTILITIES**

WATER: HARLINGEN WATER WORKS 8" WATER MAIN

SEWER: HARLINGEN WATER WORKS 8" SEWER LINE

NATURAL GAS: TEXAS GAS SERVICE

ELECTRICITY: AEP

**TRANSPORTATION**

RAIL:  YES  
 NO

HIGHWAY: SITE FRONTS ON EXPRESSWAY 77/83  
MAIN ROAD TO SITE HIGHWAY 77/83

AIRPORT: VALLEY INTERNATIONAL AIRPORT 3 MILES TO THE NW  
5 MINUTES DRIVING TIME

SEAPORTS: PORT OF HARLINGEN (BARGE)  YES 3 MILES  
 NO  
PORT OF BROWNSVILLE (DEEP WATER)  YES 23 MILES  
 NO

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