

US HIGHWAY 83 AT STUART PLACE ROAD

SITE DATA SHEET

**PHYSICAL CHARACTERISTICS**

SIZE: 13.28 ACRES CAN SITE BE SUBDIVIDED  YES  
 NO

LOCATION: NORTH END OF EXPRESWAY 83 AT STUART PLACE RD.

TOPOGRAPHY: LEVEL

ZONING: GR - GENERAL RETAIL CITY LIMITS  YES  
 NO

PRICE: \$2,900,000 OPPORTUNITIES FOR  YES  
BUILD-TO SUIT LEASE OR  NO  
PURCHASE

**UTILITIES**

WATER: HARLINGEN WATER WORKS 12" WATER MAIN

SEWER: HARLINGEN WATER WORKS 12" SEWER LINE

NATURAL GAS: TEXAS GAS SERVICE 4" GAS LINE 44PSI

ELECTRICITY: AEP 7200KVA

**TRANSPORTATION**

RAIL:  YES  
 NO

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

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

SEAPORTS: PORT OF HARLINGEN (BARGE)  YES 5 MILES  
 NO  
PORT OF BROWNSVILLE (DEEP WATER)  YES 25 MILES  
 NO

CONTACT  
RAMIRO ALEMAN  
2424 BOXWOOD STREET, SUITE 127, HARLINGEN, TX 78550  
PHONE: 956-216-5084 / FAX: 956-216-2580  
E-MAIL: raleman@harlingenedc.com