

VALLEY RACE PARK COMMERCIAL PROPERTY

SITE DATA SHEET

**PHYSICAL CHARACTERISTICS**

SIZE: 20+ ACRES CAN SITE BE SUBDIVIDED  YES  
 NO

LOCATION: FM 801 AND HANSON

TOPOGRAPHY: LEVEL

ZONING: MP - PLANNED INDUSTRIAL CITY LIMITS  YES  
 NO

PRICE: \$30,000 PER ACRE OPPORTUNITIES FOR BUILD-TO SUIT LEASE OR PURCHASE  YES  
 NO

**UTILITIES**

WATER: HARLINGEN WATER WORKS 16" WATER MAIN

SEWER: HARLINGEN WATER WORKS 10" SEWER LINE

NATURAL GAS: TEXAS GAS SERVICE

ELECTRICITY: AEP

**TRANSPORTATION**

RAIL:  YES  
 NO

HIGHWAY: SITE FRONTS ON FM 801

MAIN ROAD TO SITE HIGHWAY 77/83 - 3 MILES NORTH

AIRPORT: VALLEY INTERNATIONAL AIRPORT 10 MILES TO THE NORTH  
10 MINUTES DRIVING TIME

SEAPORTS: PORT OF HARLINGEN (BARGE)  YES 2 MILES  
 NO  
PORT OF BROWNSVILLE (DEEP WATER)  YES 25 MILES  
 NO

CONTACT  
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