

ARROYO HEIGHTS INDUSTRIAL PARK - HARLINGEN, TEXAS

SITE DATA SHEET

**PHYSICAL CHARACTERISTICS**

SIZE: 96 ACRES CAN SITE BE SUBDIVIDED  YES  
 NO

LOCATION: FM 106

TOPOGRAPHY: LEVEL

ZONING: MP - PLANNED CITY LIMITS  YES  
 NO

PRICE: \$450,000 OPPORTUNITIES FOR  YES  
BUILD-TO SUIT LEASE OR  NO  
PURCHASE

**UTILITIES**

WATER: HARLINGEN WATER WORKS 8" WATER MAIN

SEWER: HARLINGEN WATER WORKS 10" SEWER LINE

NATURAL GAS: TEXAS GAS SERVICE 4" LINE 53 PSI / 500" TO EAST

ELECTRICITY: AEP 138 KV

**TRANSPORTATION**

RAIL:  YES UNION PACIFIC  
 NO

HIGHWAY: DISTANCE TO HIGHWAYS HIGHWAY 77/83  
3 MILES

AIRPORT: VALLEY INTERNATIONAL AIRPORT 2 MILES NW  
5 MINUTES DRIVING TIME

SEAPORTS: PORT OF HARLINGEN  YES 1 MILES  
 NO  
PORT OF BROWNSVILLE (DEEP WATER)  YES 25 MILES  
 NO

CONTACT  
RAMIRO ALEMAN  
MANAGER BUSINESS DEVELOPMENT  
2424 BOXWOOD STREET, SUITE 125, HARLINGEN, TX 78550  
PHONE: 956-216-5084 / FAX: 956-216-2580  
EMAIL: releman@harlingenedc.com