

RETAIL PROPERTY FOR SALE

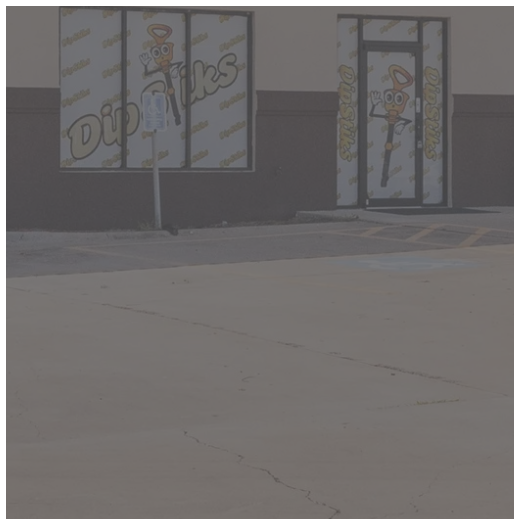
FORMER LUBE FACILITY



205

N LOOP 499

HARLINGEN, TX

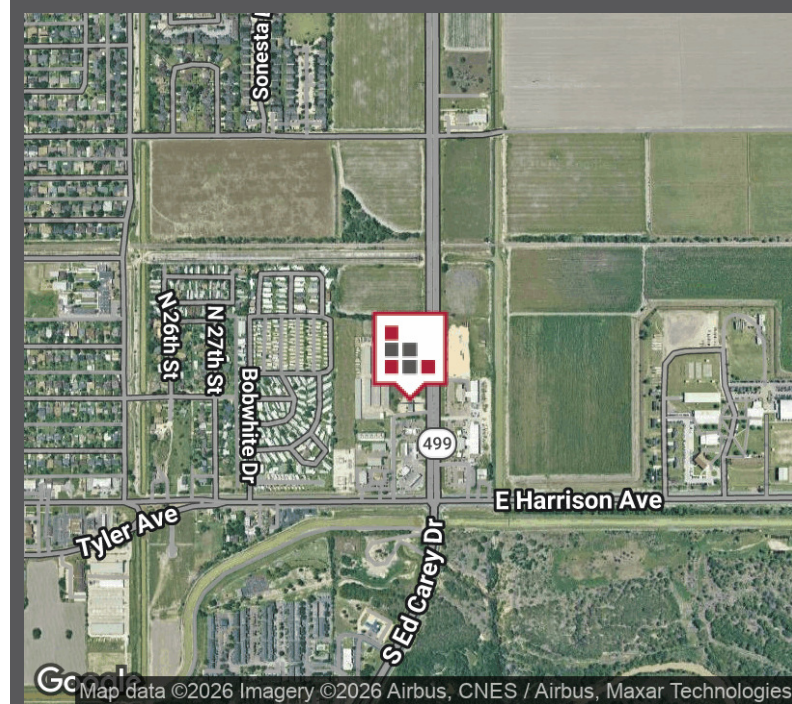


Introducing a prime investment opportunity at 205 N Loop 499, Harlingen, TX. This meticulously maintained free-standing building boasts +/- 2,652 SF of versatile space, comprising 2 units. Former Dip Sticks Lube Facility includes Sales Office and Customer Reception with additional Upstairs Office and adjacent bonus retail store as well as two (2) oil changing bays and lifts. Renovated in 2025!



FOR SALE FORMER LUBE FACILITY

EXECUTIVE SUMMARY



OFFERING SUMMARY

PRICE IMPROVEMENT: **\$499,000**

Building Size: 2,652 SF

Lot Size: 1 Acres

Zoning: C

Market: Rio Grande Valley

Submarket: Harlingen

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 205 N Loop 499, Harlingen, TX. This meticulously maintained free-standing building boasts +/- 2,652 SF of versatile space, comprising 2 units. Former Dip Stiks Lube Facility includes Sales Office and Customer Reception with additional Upstairs Office and adjacent bonus retail store as well as two (2) oil changing bays and lifts. Built in 2004 and recently renovated in 2025, the property offers modern amenities and a fresh appeal. Zoned C, this property is perfectly positioned on a +/- 1 acre concrete lot with three (3) ingress/egress points, strategically located at the intersection of Loop 499 and FM 106, just 2 miles from Valley International Airport. Approximate Lot Dimensions are 185' x 233', 16' Clear Height, (2) 650-Gallon Tanks, Compressor, Vacuum and 25' Illuminated Pylon Sign. Fully landscaped and move-in ready for same-type user or retrofitted for single user. Don't miss out on this rare chance to own a premium asset in the thriving Rio Grande Valley area.

PROPERTY HIGHLIGHTS

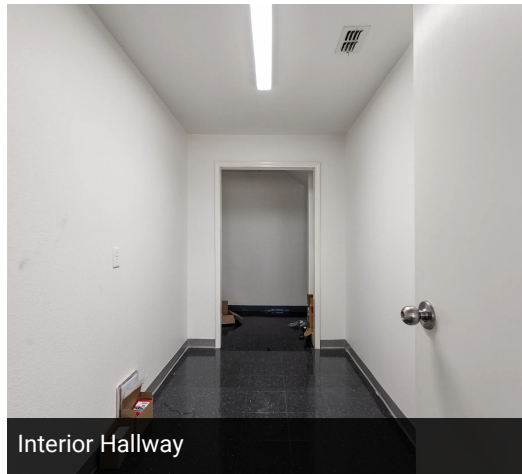
- **Freestanding Building**
- **Located on +/- 1 Acre Concrete Lot**
- **Conveniently located at Intersection of Loop 499 and FM 106**
- **2 Miles from Valley International Airport**

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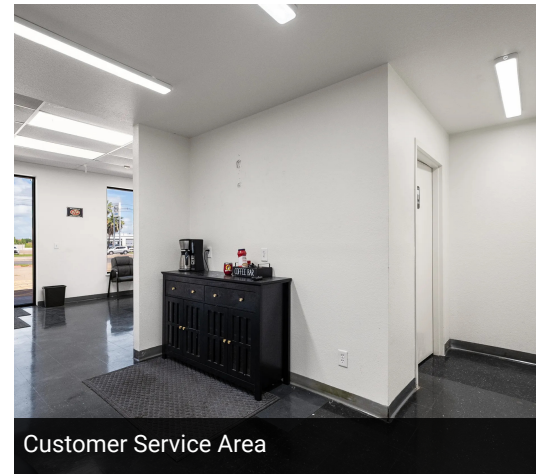
ADDITIONAL PHOTOS



Sales Counter



Interior Hallway



Customer Service Area



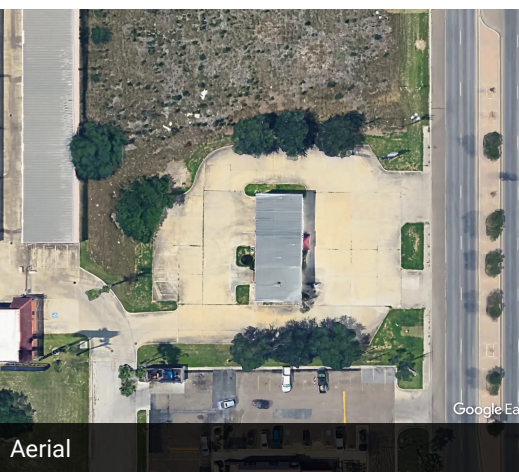
Oil Changing Bay



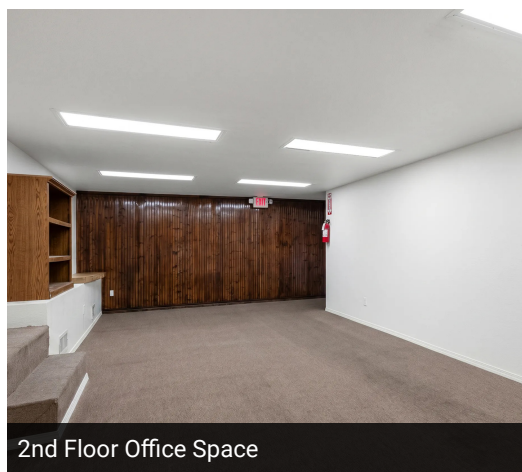
Basement



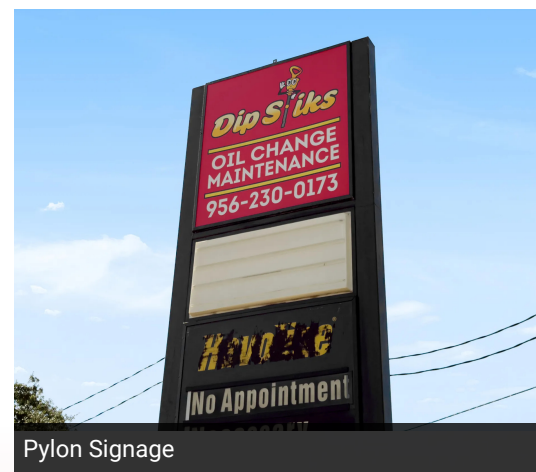
Aerial



Aerial



2nd Floor Office Space

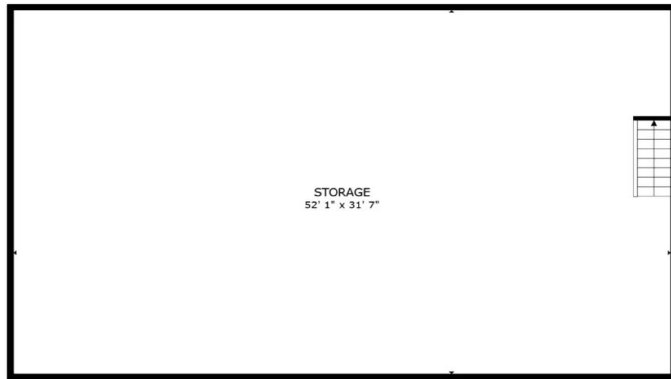


Pylon Signage

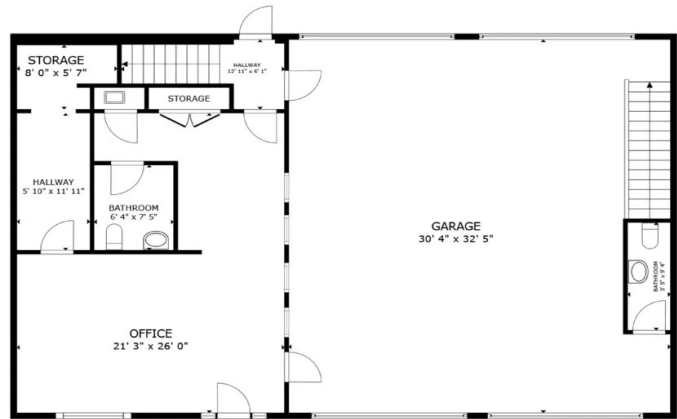
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FLOOR PLAN

360 MATTEPORT



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 1,645 sq.ft. FLOOR 2 736 sq.ft. FLOOR 3 361 sq.ft.
EXCLUDED AREAS : GARAGE 943 sq.ft.
TOTAL : 2,742 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



CINDY HOPKINS REAL ESTATE

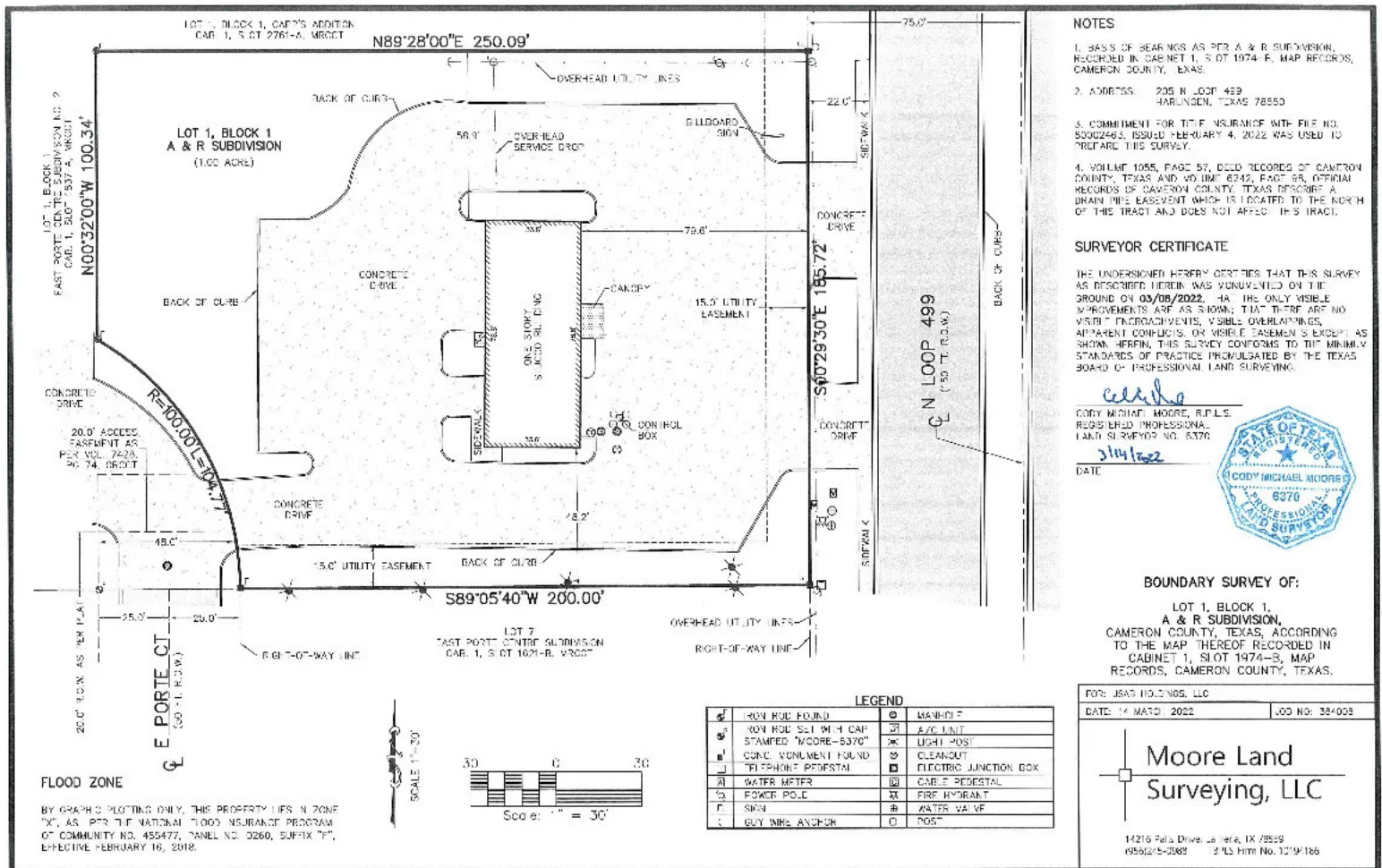
222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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SURVEY

360 MATTEPORT



NOTES

1. BASIS OF BEARINGS AS PER A & R SURVEY, RECORDED IN CABINET 1, S. 01 1074-E, MAP RECORDS, CAMERON COUNTY, TEXAS.
2. ADDRESS: 205 N. LOOP 499 HARLINGEN, TEXAS 78550
3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 50002463, ISSUED FEBRUARY 4, 2022 WAS USED TO PREPARE THIS SURVEY.
4. VOLUME 1055, PAGE 57, DEED RECORDS OF CAMERON COUNTY, TEXAS AND VOLUME 6242, PAGE 58, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS DESCRIBE A DRAINAGE EASEMENT WHICH IS LOCATED TO THE NORTH OF THE TRACT AND DOES NOT AFFECT THIS TRACT.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS CONDUCTED ON THE GROUND ON 03/08/2022. THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PRESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Cody Michael Moore
CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370
DATE: 3/14/2022



BOUNDARY SURVEY OF:

LOT 1, BLOCK 1,
A & R SUBDIVISION,
CAMERON COUNTY, TEXAS, ACCORDING
TO THE MAP THEREOF RECORDED IN
CABINET 1, SLOT 1974-B, MAP
RECORDS, CAMERON COUNTY, TEXAS.

FOR: JASAS HOLDINGS, LLC

DATE: 14 MARCH 2022

JOB NO: 324009

**Moore Land
Surveying, LLC**

14216 Falls Drive, Lubbock, TX 79559
956.778.3255 13'15" N 121°19'18" E

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AERIAL MAP



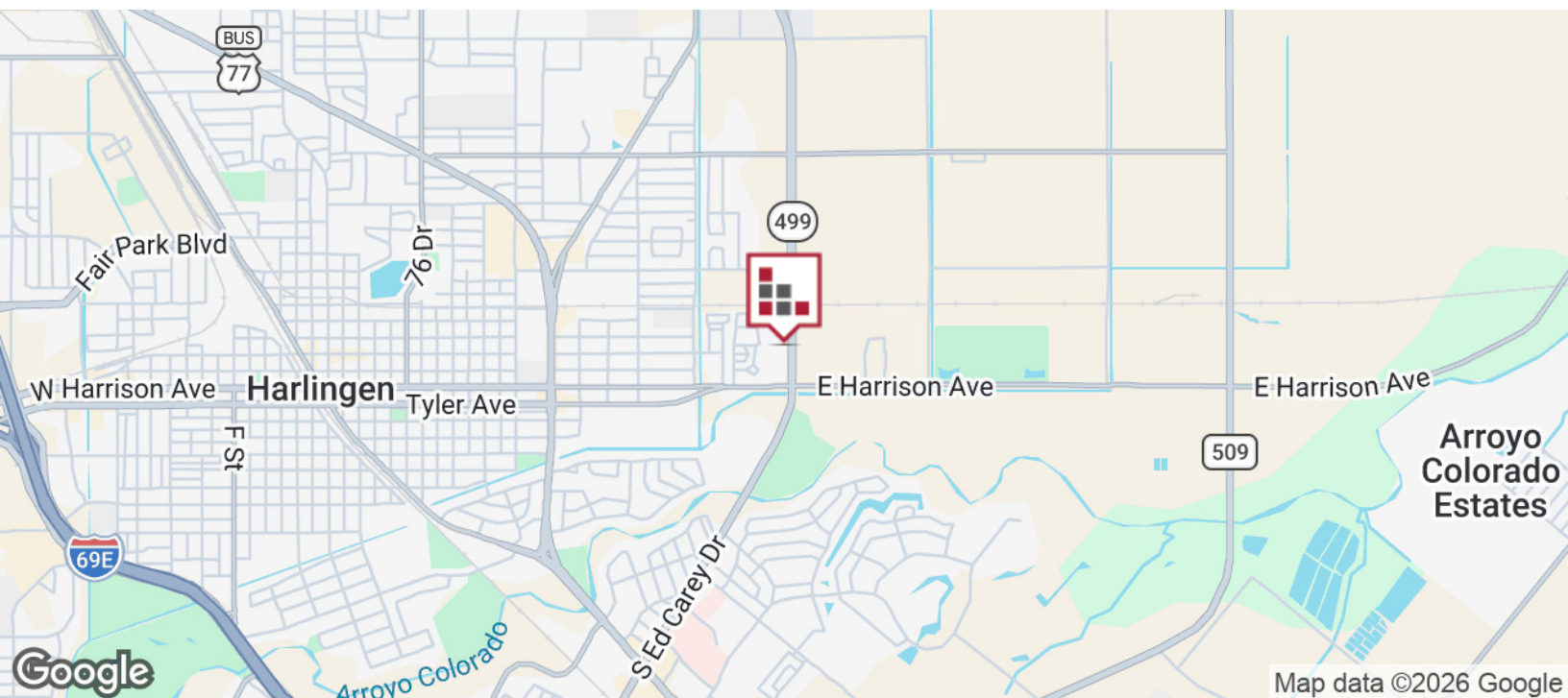
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RETAILER MAP



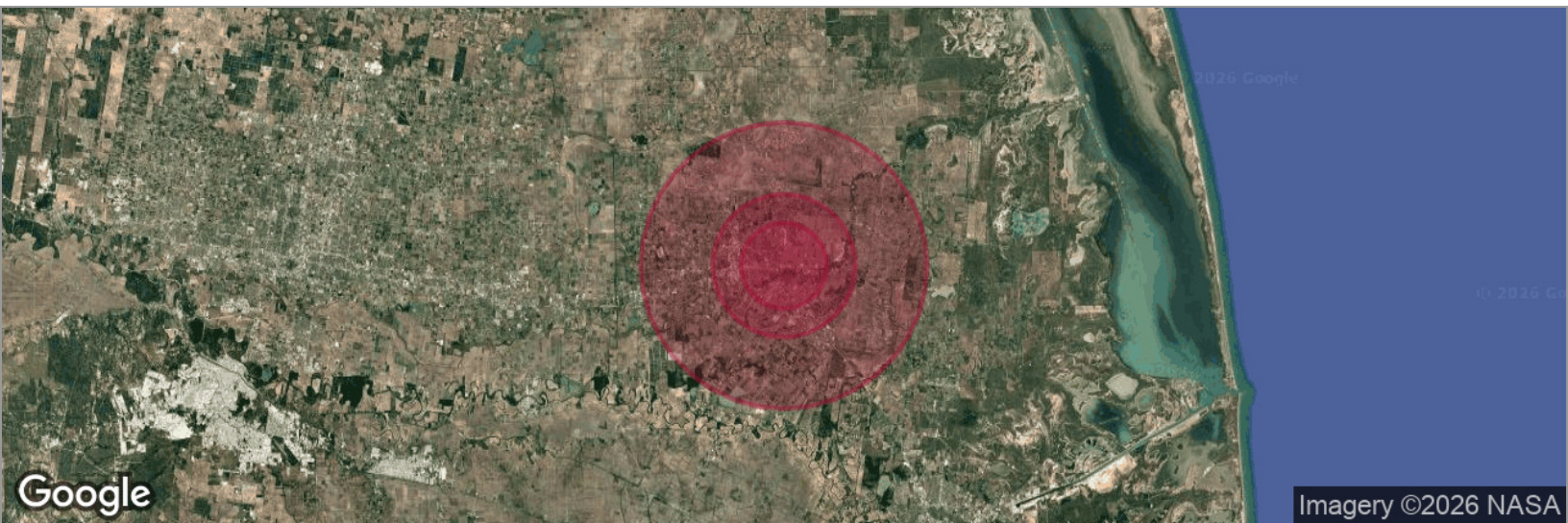
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LOCATION MAP



FOR SALE FORMER LUBE FACILITY

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	44,063	83,380	137,633
Median age	32.2	32.8	33.2
Median age (Male)	31.3	31.5	31.6
Median age (Female)	33.7	34.4	35.0

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	14,689	27,046	43,104
# of persons per HH	3.0	3.1	3.2
Average HH income	\$48,796	\$47,182	\$48,336
Average house value	\$85,021	\$84,971	\$85,862

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	78.6%	81.5%	82.1%
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RACE (%)

White	87.7%	88.0%	88.5%
Black	1.1%	0.9%	0.7%
Asian	1.9%	1.4%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.3%	0.2%
Other	7.5%	7.8%	8.3%

* Demographic data derived from 2020 ACS - US Census