

INDUSTRIAL PROPERTY FOR SALE OR LEASE

1745 LAGUNA CIRCLE



1745
LAGUNA CIRCLE
HARLINGEN, TX

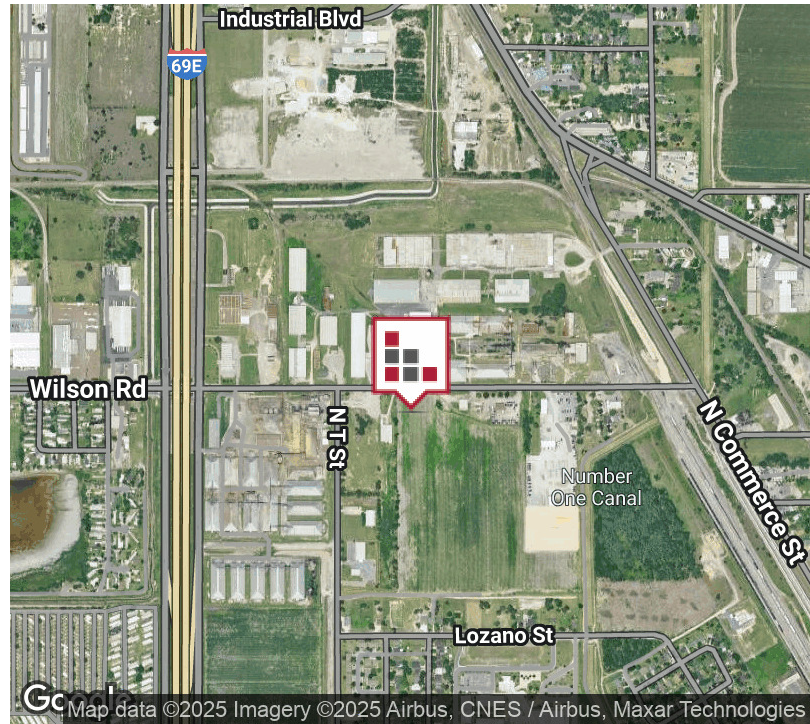


+/- 1.90 Acre Newly Subdivided Industrial Lot 5 Under Construction with one (1) 15,000 sf Warehouse for Lease or Sale. +/- 15,000 sf Warehouse without office, which can be added to meet Tenant's Specifications. Warehouse Dimensions are 100' x 150' Graduated 22 - 25" Ceiling Height and Seven (7) 12' x 14' Grade Level Doors with Front Loading Dock. Well and leveler can be installed, if desired.



FOR LEASE 1745 LAGUNA CIRCLE

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,367,355
MONTHLY RENT:	\$12,055.00
Lease Rate:	\$8.20 SF/yr
	\$1.44 NNN
Building Size:	15,000 SF
Available SF:	15,000 SF
Lot Size:	1.90 Acres
Number of Units:	1
Cap Rate:	9.0%
NOI:	\$123,079
Year Built:	2025
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/- 1.90 Acre Newly Subdivided Industrial Lot 5 Under Construction with one (1) 15,000 sf Warehouse for Lease or Sale. +/- 15,000 sf Warehouse without office, which can be added to meet Tenant's Specifications. Warehouse Dimensions are 100' x 150' Graduated 22 - 25" Ceiling Height and Seven (7) 12' x 14' Grade Level Doors with Front Loading Dock. Well and leveler can be installed to meet tenant's criteria for additional cost. Lot 5 lot dimensions are 184' x 452'. Adjacent Lot 7 contains 1.90 acres and can be purchased if additional acreage is required for additional parking or storage. Reveille Industrial Park contains a total of 12 Industrial Lots. Seller is a General Contractor and can Build-to-Suit to your business requirements. Ideally located 1/4 Mile from Interstate 69E, Wilson Road Exit, a major North/South thoroughfare.

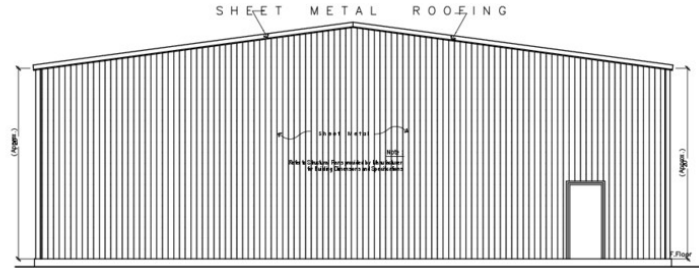
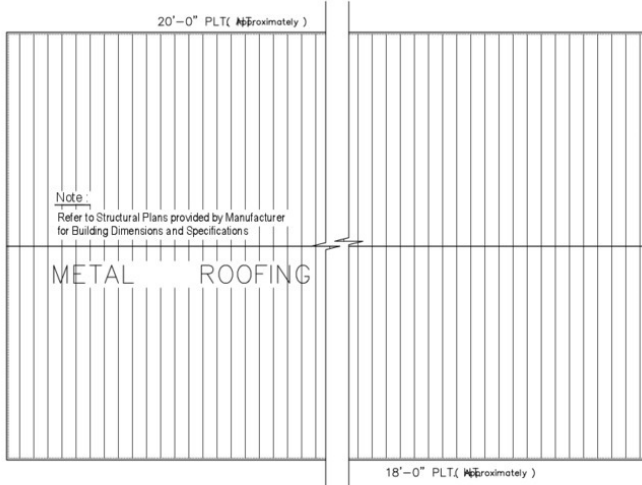
PROPERTY HIGHLIGHTS

- **Freestanding Industrial Warehouse**
- **25' Graduated Ceiling Height**
- **Concrete Drive**
- **Seven (7) Grade Level Doors - 12' x 14'**
- **Located 1/4 Mile From Interstate 69E**

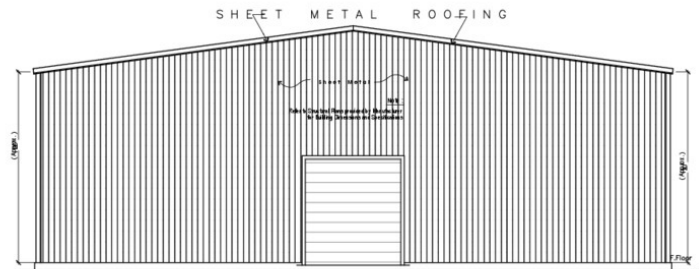
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BUILDING ELEVATION

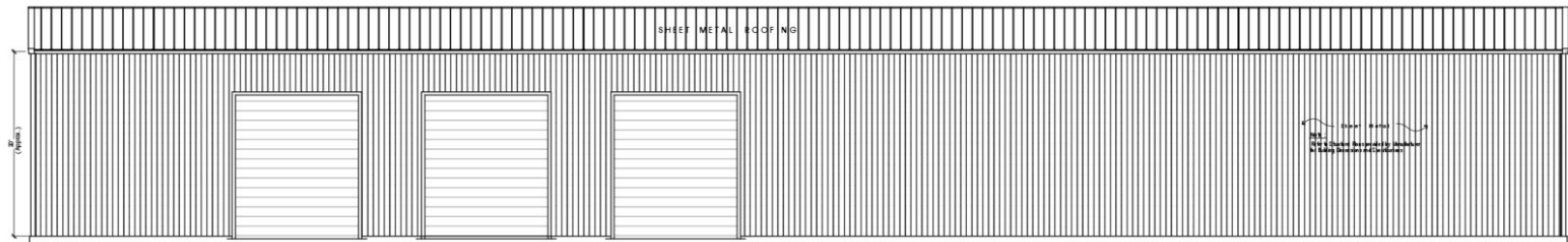
VIRTUAL TOUR



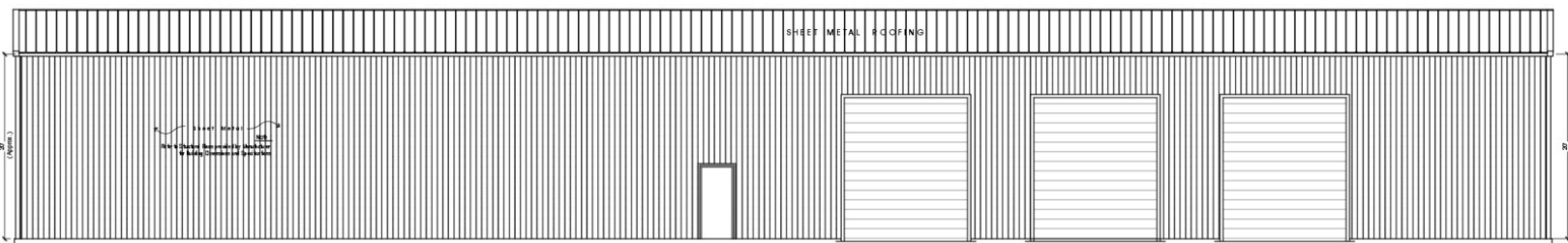
FRONT ELEVATION Scale: 3/16"=1'-0"



REAR ELEVATION Scale: 3/16"=1'-0"



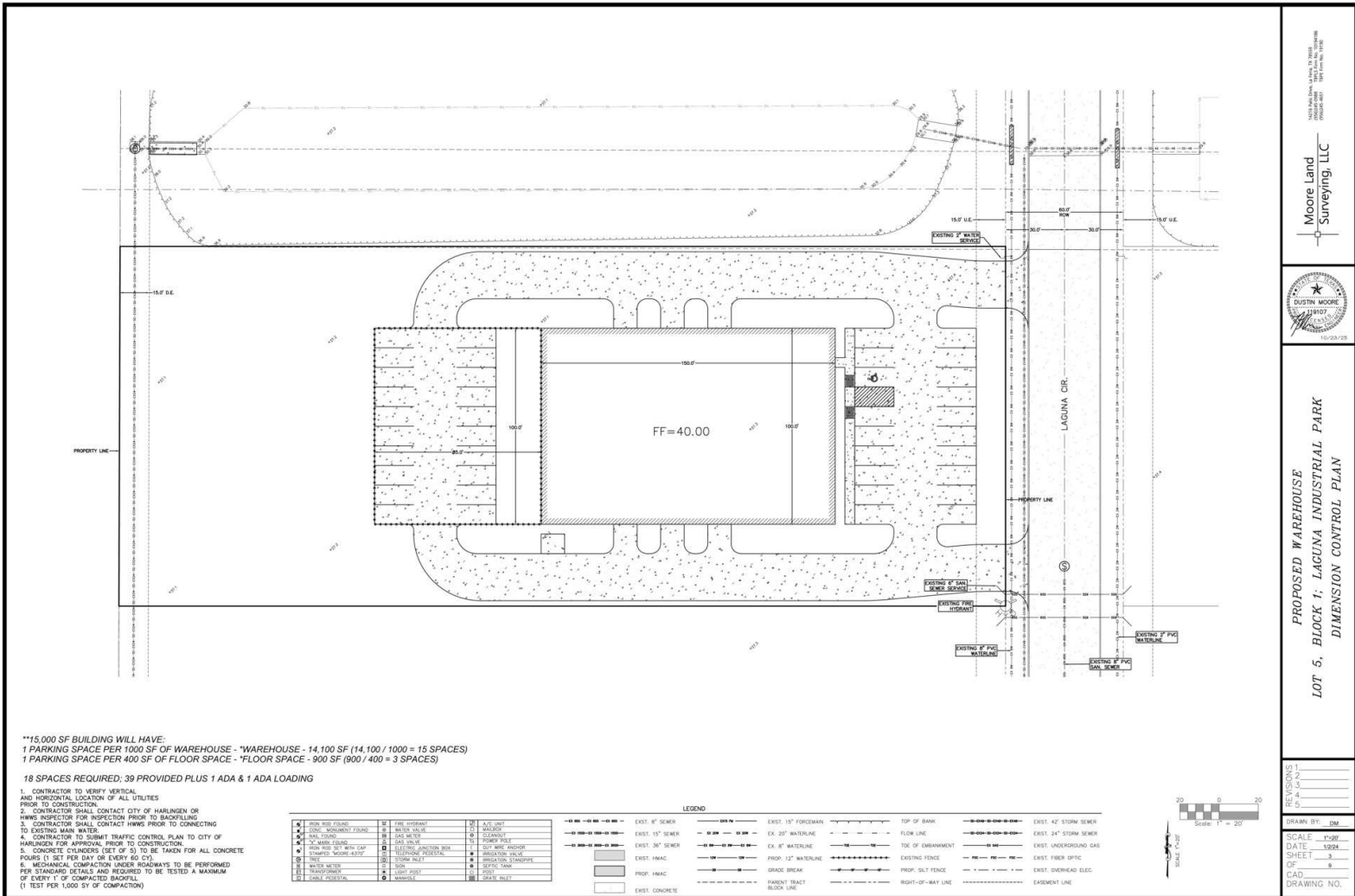
LEFT ELEVATION Scale: 3/16"=1'-0"



RIGHT ELEVATION Scale: 3/16"=1'-0"

FOR LEASE 1745 LAGUNA CIRCLE SITE PLAN [PROPOSED]

VIRTUAL TOUR



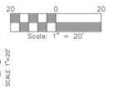
**15,000 SF BUILDING WILL HAVE:
1 PARKING SPACE PER 1000 SF OF WAREHOUSE - *WAREHOUSE - 14,100 SF (14,100 / 1000 = 15 SPACES)
1 PARKING SPACE PER 400 SF OF FLOOR SPACE - *FLOOR SPACE - 900 SF (900 / 400 = 3 SPACES)

18 SPACES REQUIRED. 39 PROVIDED PLUS 1 ADA & 1 ADA LOADING

- CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT CITY OF HARLINGEN OR HWWS INSPECTOR FOR INSPECTION PRIOR TO BACKFILLING TO EXISTING MARK MARKERS.
- CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLAN TO CITY OF HARLINGEN FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONCRETE CYLINDERS (SET OF 3) TO BE TAKEN FOR ALL CONCRETE POURING (1 SET PER DAY OR EVERY 40 CY).
- MECHANICAL COMPACTION UNDER ROADWAYS TO BE PERFORMED PER STANDARD DETAILS AND REQUIRED TO BE TESTED A MAXIMUM OF EVERY 1' OF COMPACTED BACKFILL.
- TEST PER 1000 CY OF COMPACTION.

1. IRON ROD SOUND	32. FIRE HYDRANT	20. ALL LINE
2. CONC. MONUMENT FOUND	33. WATER VALVE	21. SLOPE
3. MANHOLE	34. GAS METER	22. OULAND
4. 1/2" IRON ROD	35. GAS VALVE	23. SHOWER FLOOR
5. IRON ROD SET WITH CAP	36. ELECTRICAL PANEL	24. 1/2" IRON ROD
6. STAMPED MONUMENT	37. TELEPHONE POLE	25. 1/2" IRON ROD
7. IRON ROD SET WITH CAP	38. BRICKLAYER MARK	26. BRICKLAYER MARK
8. WATER METER	39. SIGN	27. BRICKLAYER MARK
9. TRANSFORMER	40. SIGN POST	28. BRICKLAYER MARK
10. CABLE RECEPTACLE	41. HANDLE	29. BRICKLAYER MARK
		30. BRICKLAYER MARK
		31. BRICKLAYER MARK

--- -- -- -- --	EXIST. 8" SEWER	--- -- -- -- --	EXIST. 15" FORCEMAIN	--- -- -- -- --	TOP OF BANK	--- -- -- -- --	EXIST. 42" STORM SEWER
--- -- -- -- --	EXIST. 10" SEWER	--- -- -- -- --	EX. 10" WATERLINE	--- -- -- -- --	FLOW LINE	--- -- -- -- --	EXIST. 24" STORM SEWER
--- -- -- -- --	EXIST. 30" SEWER	--- -- -- -- --	EX. 8" WATERLINE	--- -- -- -- --	TOE OF EMBANKMENT	--- -- -- -- --	EXIST. UNDERGROUND GAS
--- -- -- -- --	EXIST. IMAC	--- -- -- -- --	PROP. 12" WATERLINE	--- -- -- -- --	EXISTING FENCE	--- -- -- -- --	EXIST. FIBER OPTIC
--- -- -- -- --	PROP. IMAC	--- -- -- -- --	GRADE BREAK	--- -- -- -- --	PROP. 0.5% FENCE	--- -- -- -- --	EXIST. OVERHEAD ELEC.
--- -- -- -- --	EXIST. CONCRETE	--- -- -- -- --	PARENT TRACT BOUNDARY LINE	--- -- -- -- --	RIGHT-OF-WAY LINE	--- -- -- -- --	EASEMENT LINE



Moore Land Surveying, LLC
16000 Park Drive, Dallas, TX 75244
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DUSTIN MOORE
11/10/17
16000070

**PROPOSED WAREHOUSE
LOT 5, BLOCK 1, LAGUNA INDUSTRIAL PARK
DIMENSION CONTROL PLAN**

REVISIONS
1
2
3
4
5

DRAWN BY: DM
SCALE: 1"=20'
DATE: 5/20/24
SHEET: 3
OF: 8
CAD
DRAWING NO.



CINDY HOPKINS REAL ESTATE
222 E Van Buren, Suite 617 // Harlingen, TX 78550
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ADDITIONAL PHOTOS



Front Elevation - proposed



Side Elevation [proposed]



Interior Grade Level Doors [proposed]



Front Grade Level [Dock High Available]

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RETAILER MAP



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DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	61,080	88,734	138,677
Median age	38	38	38
Median age (Male)	36	37	37
Median age (Female)	39	39	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	21,292	30,797	47,366
# of persons per HH	2.9	2.9	2.9
Average HH income	\$70,524	\$74,843	\$73,501
Average house value	\$142,865	\$150,186	\$147,605
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	85.5%	84.6%	86.0%
RACE (%)	3 MILES	5 MILES	10 MILES
White	43.4%	43.7%	42.2%
Black	1.1%	1.1%	0.9%
Asian	0.8%	0.9%	0.8%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.7%	0.7%	0.6%
Other	16.7%	16.0%	16.7%

* Demographic data derived from 2020 ACS - US Census



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LOCATION MAP

