

# CAMERON COUNTY- INDUSTRIAL FACILITY

FOR SALE

1 Runnels Road San Benito, TX 78586



ASKING PRICE

\$5,900,000

**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# PROPERTY OVERVIEW

1 RUNNELS ROAD

San Benito, TX 78586



## PROPERTY DESCRIPTION

Located at 1 Runnels Road in San Benito, Texas, this  $\pm 6$ -acre industrial site is improved with a functional, well-maintained warehouse facility designed to accommodate a variety of operational needs. The building features four dock-high doors and one grade-level drive-in door, allowing for efficient loading, unloading, and distribution. The site also provides ample trailer parking and excellent maneuverability, making it well-suited for logistics and transportation users. With close proximity to Interstate 69E, the location offers strong regional connectivity and convenient access to key transportation routes. This accessibility positions the site as an excellent opportunity for distribution, warehousing, or light industrial operations seeking efficiency, flexibility, and ease of access.

## PROPERTY HIGHLIGHTS

- $\pm 6$ -acre industrial site with a functional warehouse facility.
- Four dock-high doors and one grade-level drive-in door for efficient operations.
- Ample trailer parking with on-site office space included.
- Convenient access to Interstate 69E for strong connectivity and distribution efficiency.

**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# PROPERTY DETAILS

1 RUNNELS ROAD

San Benito, TX 78586

Asking Price:	\$5,900,000
Property Type:	Industrial
Property Subtype	Warehouse/Distribution
Number of Buildings:	1
Building Size	82,025 SF
Lot Size	6 Acres
Year Built	1983
Parking Spaces:	+/- 70
Dock Doors:	4
Drive-In Doors:	1
Clear Height:	24-29 Feet
Trailer Parking:	Yes
Forklift Ramps:	2 with overhead doors
Staging Areas:	Yes
Office:	14,268 SF
Traffic Count:	Interstate 69E: 81,006 VPD Highway 100: 15,236 VPD
Market:	Rio Grande Valley
Submarket:	San Benito



**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# AERIAL

1 RUNNELS ROAD

San Benito, TX 78586



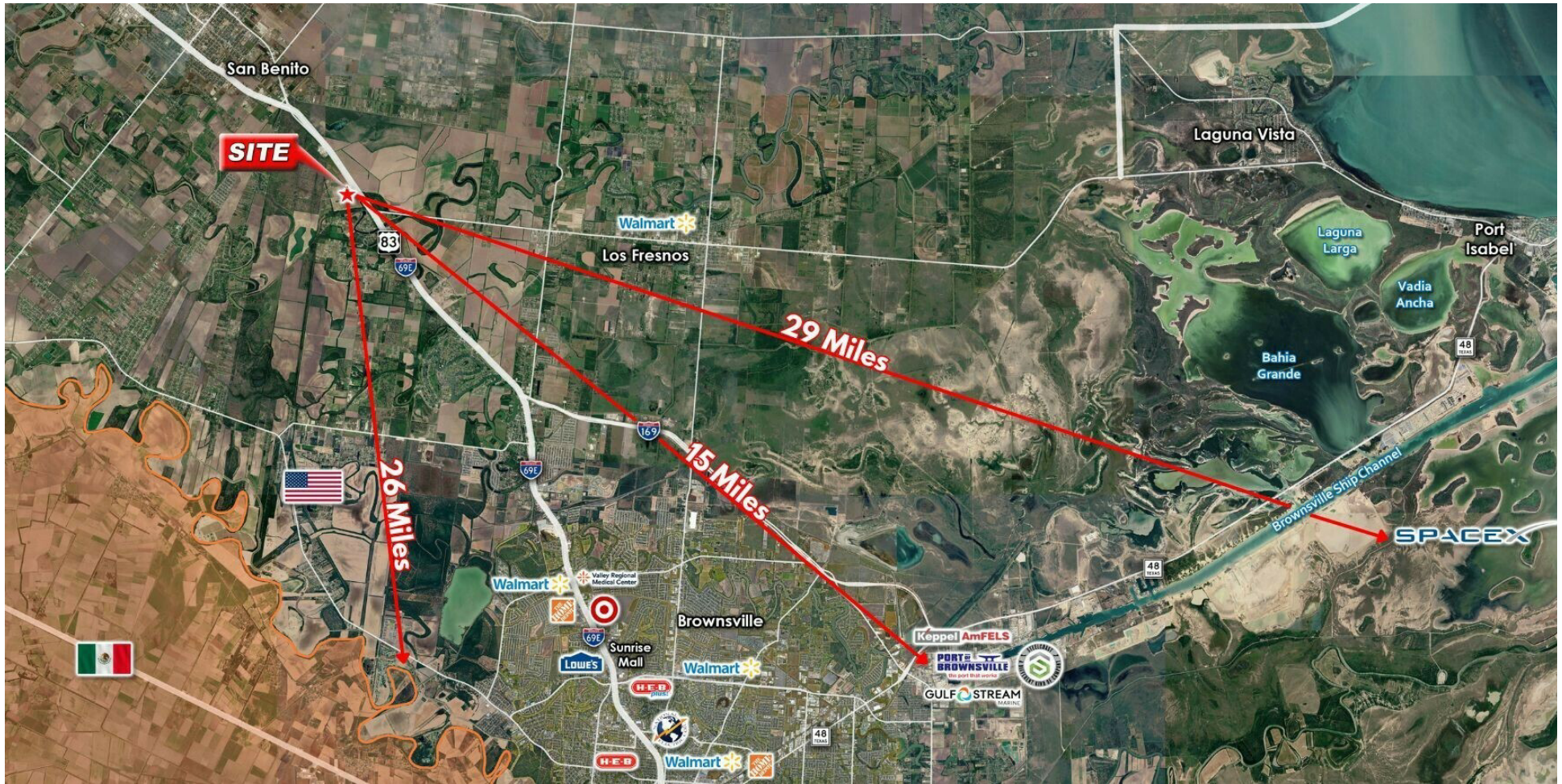
**Daniel Galvan, SIOR, CCIM**  
(956) 451-2983  
dgalvan@cbcgrandevalley.com



# AERIAL MAP

1 RUNNELS ROAD

San Benito, TX 78586



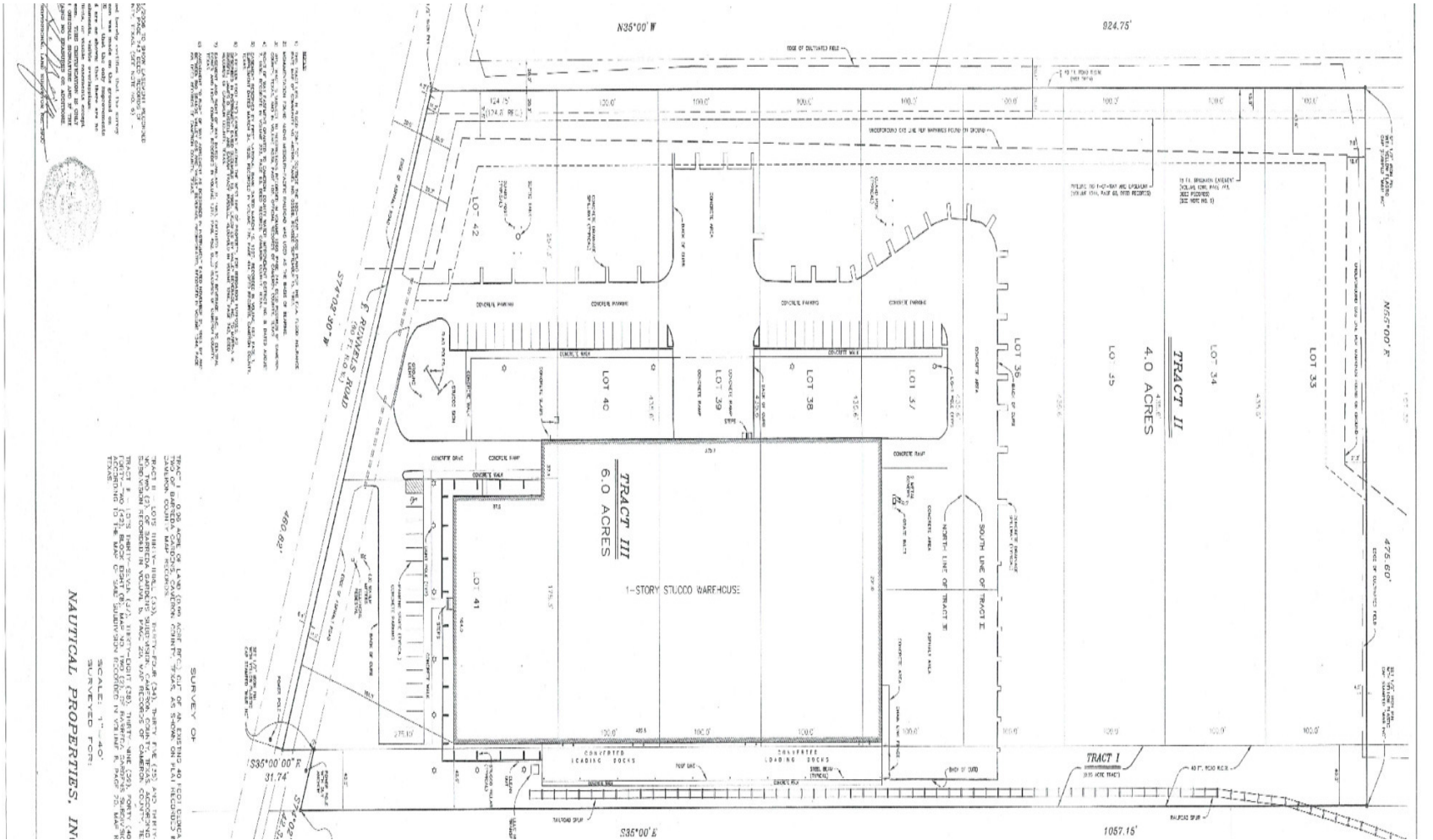
**Daniel Galvan, SIOR, CCIM**  
(956) 451-2983  
dgalvan@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# SITE PLAN

1 RUNNELS ROAD  
San Benito, TX 78586



1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.

5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.

6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.

7. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.

8. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.

9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.

10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THE LAND DESCRIBED IN THIS SURVEY.



**Daniel Galvan**  
Surveyor  
State of Texas  
No. 12345

**NAUTICAL PROPERTIES, INC.**  
SURVEYOR  
SCALE: 1" = 40'

TRACT I: 0.30 ACRES OF LAND, COMM. ACRES, 1/2 OF AN EASTING 40 FEET, DOWNSIDE A DAVENPORT COUNTY VAPOR REFINERY.

TRACT II: 0.30 ACRES OF LAND, COMM. ACRES, 1/2 OF AN EASTING 40 FEET, DOWNSIDE A DAVENPORT COUNTY VAPOR REFINERY.

TRACT III: 0.30 ACRES OF LAND, COMM. ACRES, 1/2 OF AN EASTING 40 FEET, DOWNSIDE A DAVENPORT COUNTY VAPOR REFINERY.

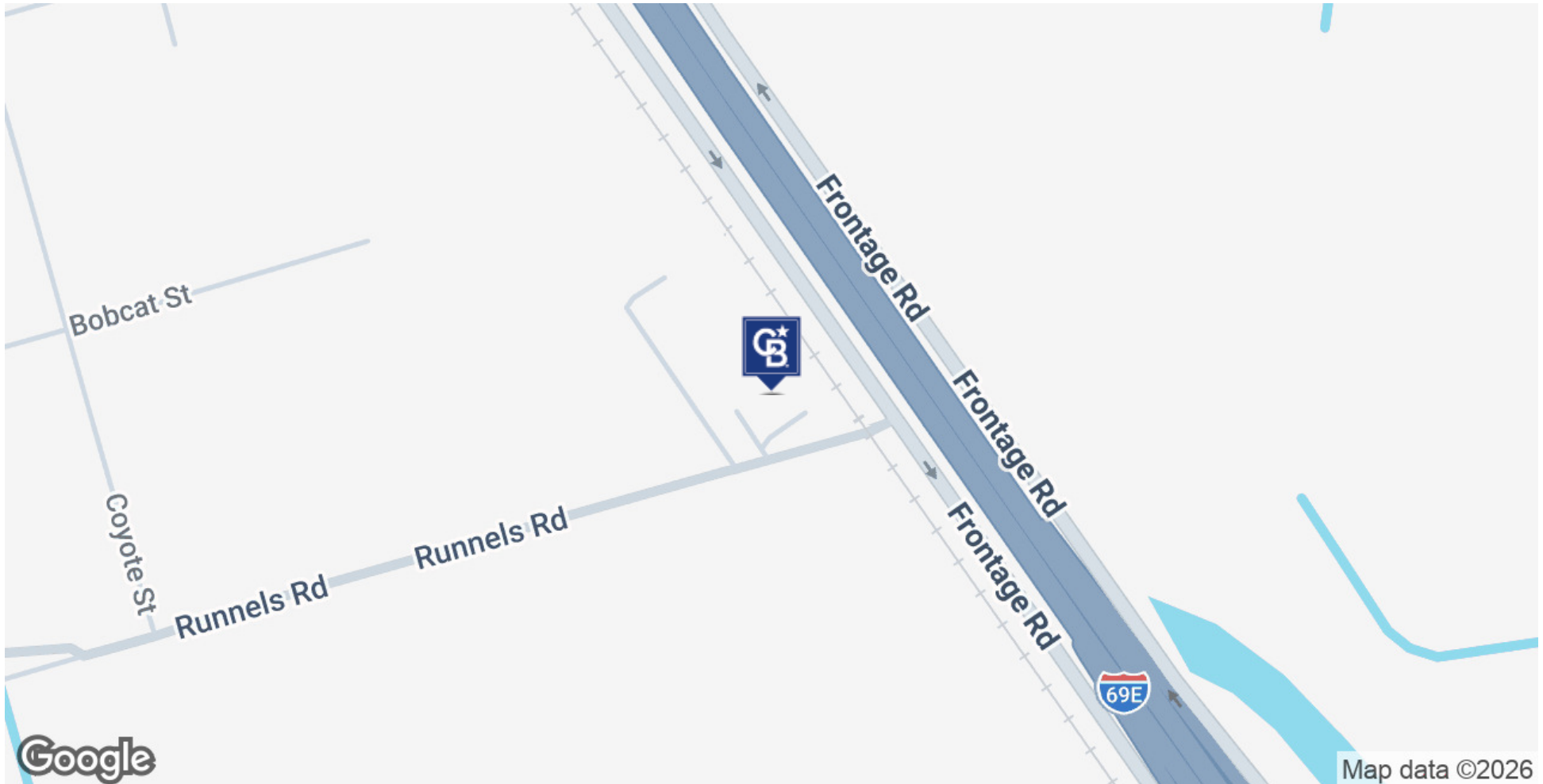
**Daniel Galvan, SIOR, CCIM**  
(956) 451-2983  
dgalvan@cbcriograndevalley.com



# LOCATION MAP

1 RUNNELS ROAD

San Benito, TX 78586



**Daniel Galvan, SIOR, CCIM**  
(956) 451-2983  
dgalvan@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

# DEMOGRAPHICS

**1 RUNNELS ROAD**

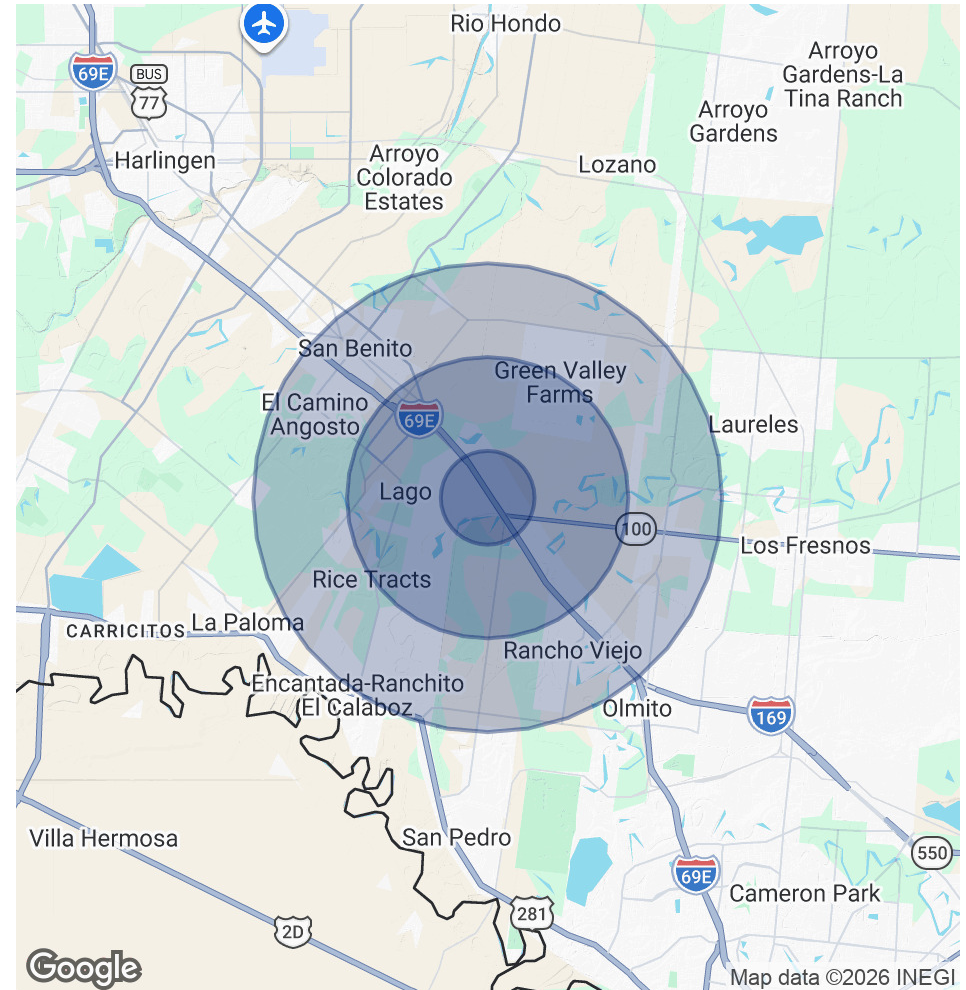
San Benito, TX 78586

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	456	8,943	36,333
Average Age	43.4	32.5	33.2
Average Age (Male)	45.2	34.8	33.6
Average Age (Female)	38.8	31.5	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	157	2,518	10,892
# of Persons per HH	2.9	3.6	3.3
Average HH Income	\$72,473	\$70,165	\$66,925
Average House Value	\$131,226	\$100,492	\$111,134

2023 American Community Survey (ACS)



**Daniel Galvan, SIOR, CCIM**

(956) 451-2983

dgalvan@cbcriograndevalley.com



**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY