

# FORMER VALLEY MORNING STAR BUILDING

FOR SALE

1310 S Commerce Harlingen, TX 78550



SALE PRICE

\$1,800,000

Tristan Flores

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tristan.flores@cbcworldwide.com



COLDWELL BANKER  
**COMMERCIAL**  
RIO  
GRANDE VALLEY

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## OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	32,277 SF
Available SF:	32,227 SF
Lot Size:	2.80 Acres
Price / SF:	\$55.77
Year Built:	1958
Renovated:	1982
Zoning:	Commercial

## PROPERTY OVERVIEW

Freestanding commercial property with 150+ parking spaces. Right off of business 77 in Harlingen, TX. Offers more than 30,000 square feet of office/warehouse space at a competitive price of \$56 per square foot. Conveniently located in a prime area, close to shopping, entertainment, and other amenities necessary for success.

## PROPERTY HIGHLIGHTS

- HIGH TRAFFIC
- DOWNTOWN AREA
- AMPLE PARKING

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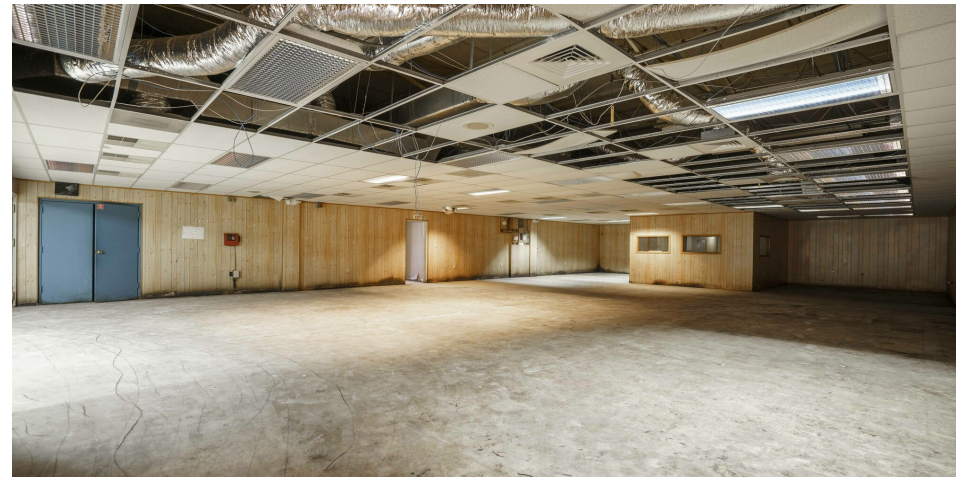


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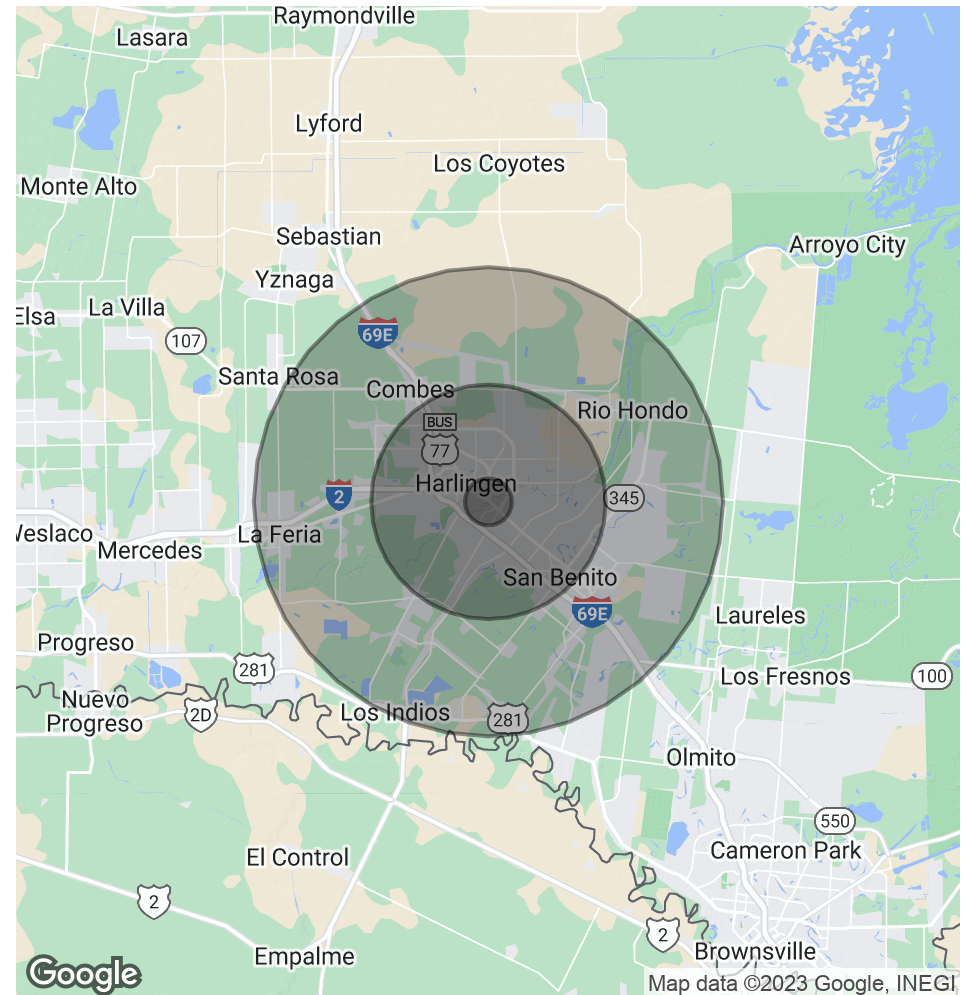
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,845	92,419	155,368
Average Age	28.2	32.6	33.2
Average Age (Male)	29.2	31.9	33
Average Age (Female)	31.5	35.1	35

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,846	34,946	57,208
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$43,562	\$47,364	\$48,817
Average House Value	\$72,920	\$93,507	\$93,837

\* Demographic data derived from 2020 ACS - US Census



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