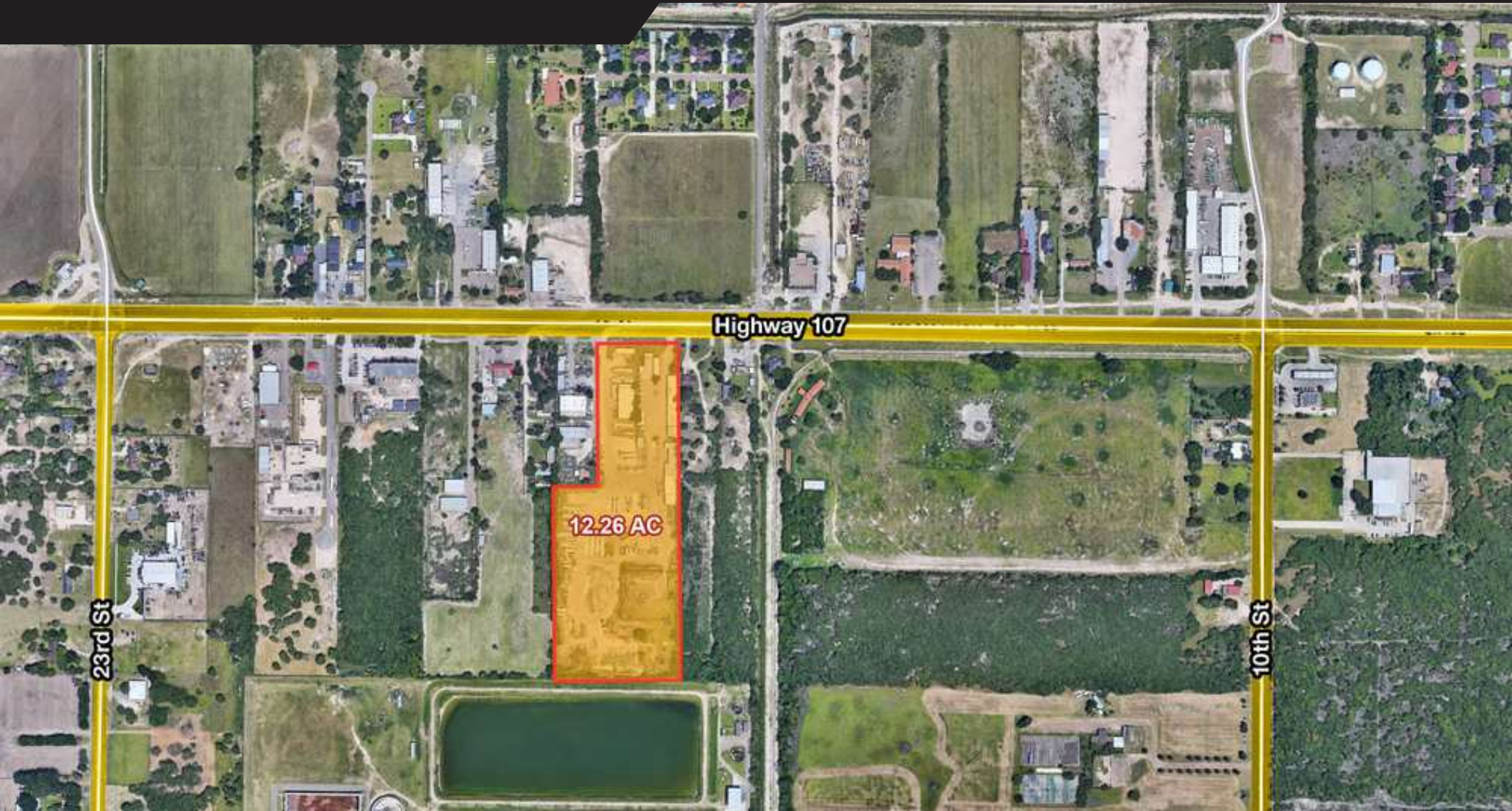


1701 W STATE HWY 107

MCALLEN, TX 78504

INDUSTRIAL PROPERTY FOR SALE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ

Partner | Co-Managing Broker

956.227.8000 | laurap@nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

1701 W STATE HIGHWAY 107 | MCALLEN, TX 78504



PROPERTY DESCRIPTION

This property spans approximately ±12.26 acres and features specialized facilities designed for operations and maintenance. The site is located in McAllen, TX, and offers 311.10 feet of frontage along SH 107. The property includes several grade-level, single-tenant buildings with a total gross building area (GBA) of 33,589 SF. Of this, approximately 11,886 SF is office space, 8,616 SF is warehouse space, and 13,087 SF is shed space. Currently, an oilfield service company is using the facilities. It is Zoned Light Industrial.

PROPERTY HIGHLIGHTS

- Frontage on SH 107
- Proximity to 10th St. & 23rd St.
- Proximity to UTRGV

OFFERING SUMMARY

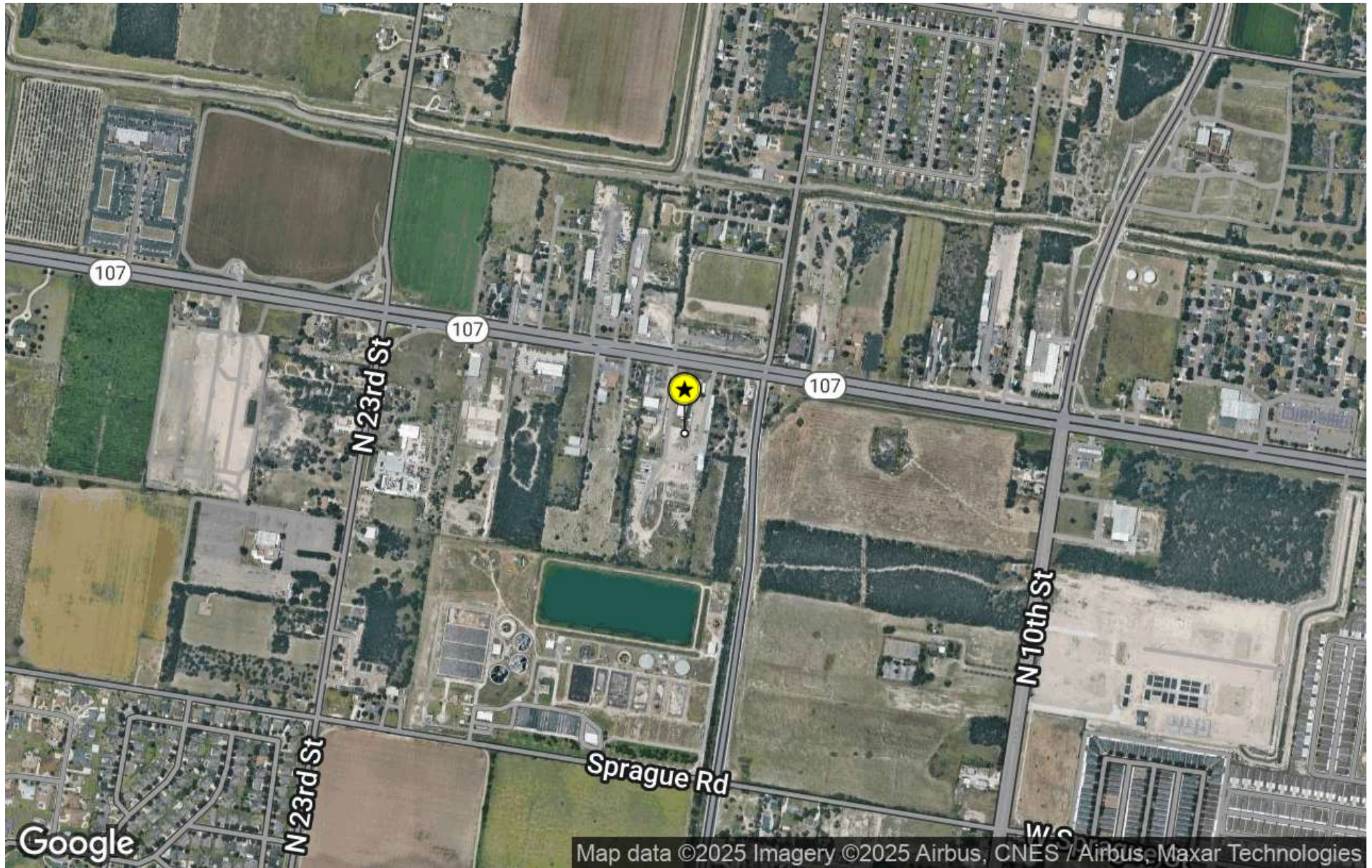
Sale Price:	\$2,100,000
Taxes:	\$33,823
Lot Size:	12.26 Acres
Building Size:	33,589 SF
Office Space:	9,396 SF
Warehouse Size:	8,616 SF and 13,087 SF Storage Space
Shed Space:	13,087 SF Canopy
Year Built:	2008

FOR SALE | INDUSTRIAL PROPERTY

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

AERIAL MAP

1701 W STATE HIGHWAY 107 | MCALLEN, TX 78504



FOR SALE | INDUSTRIAL PROPERTY

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