

FOR LEASE OR BUILD-TO-SUIT

101-109 S EXPRESSWAY 77

HARLINGEN, TX

PRIME COMMERCIAL LOCATION | 1.18 ACRES | 9,450 SF WAREHOUSE



1.18 ACRES
LAND SIZE



9,450 SF
WAREHOUSE



EXPRESSWAY 77
FRONTAGE



BUILD-TO-SUIT
AVAILABLE



COMMERCIAL
PROPERTY

PROPERTY OVERVIEW

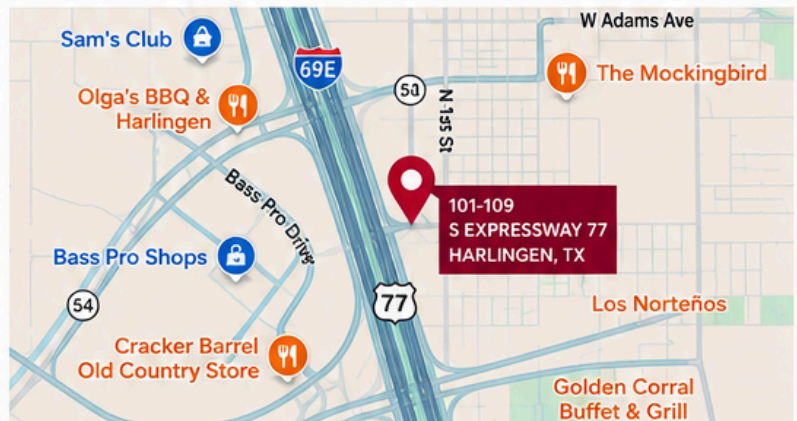
Positioned along one of Harlingen's busiest commercial corridors, this 1.18-acre site offers excellent visibility and accessibility from Expressway 77. The property features approximately 9,450 square feet of warehouse and commercial space, making it ideal for retail, service, distribution, showroom, or redevelopment opportunities. Available for lease or build-to-suit.

PROPERTY HIGHLIGHTS

- ✓ Prime Expressway 77 Location
- ✓ Approx. 1.18 Acres
- ✓ 9,450 SF Warehouse Building
- ✓ Build-to-Suit Opportunity
- ✓ Excellent Visibility & Signage Potential
- ✓ High Traffic Counts
- ✓ Easy Access to I-69E / US 77
- ✓ Commercial Zoning
- ✓ Ample Parking Area
- ✓ Near Restaurants, Retail & Hotels

PROPERTY DETAILS

Address:	101-109 S Expressway 77
City / State:	Harlingen, TX
Property Type:	Commercial / Warehouse
Land Area:	1.18 Acres
Building Size:	9,450 SF
Year Built:	1991
Availability:	Lease or Build-to-Suit
Zoning:	Commercial (C)



WHY THIS PROPERTY?

This property offers exceptional frontage along one of the Rio Grande Valley's most traveled commercial corridors. Located near major retailers, restaurants, hotels, and interstate access, it provides an ideal location for businesses seeking visibility, accessibility, and long-term growth potential.