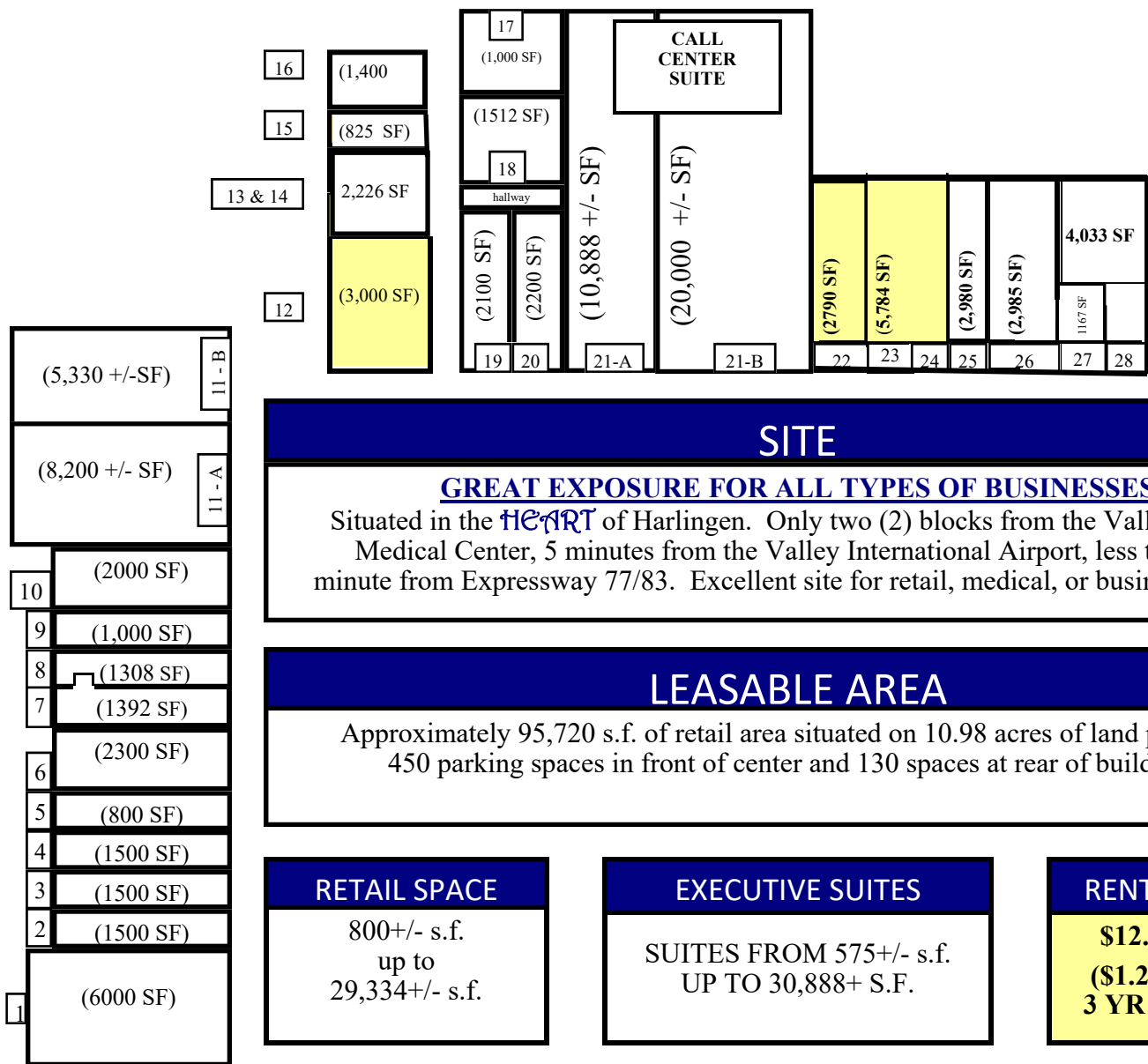


Exclusive Leasing Agent: Pauline Zurovec
KW Commercial—Valley Wide
 1713 E. Tyler Ave., Suite A
 Harlingen, Tx 78550
 Tele: 956-793-9993
 E-Mail: Pauline@przcommercial.com



TREASURE HILLS PLAZA
1514 S. 77 SUNSHINE STRIP
HARLINGEN, TEXAS



SITE

GREAT EXPOSURE FOR ALL TYPES OF BUSINESSES
 Situated in the **HEART** of Harlingen. Only two (2) blocks from the Valley Baptist Medical Center, 5 minutes from the Valley International Airport, less than one minute from Expressway 77/83. Excellent site for retail, medical, or business offices.

LEASABLE AREA

Approximately 95,720 s.f. of retail area situated on 10.98 acres of land providing 450 parking spaces in front of center and 130 spaces at rear of buildings.

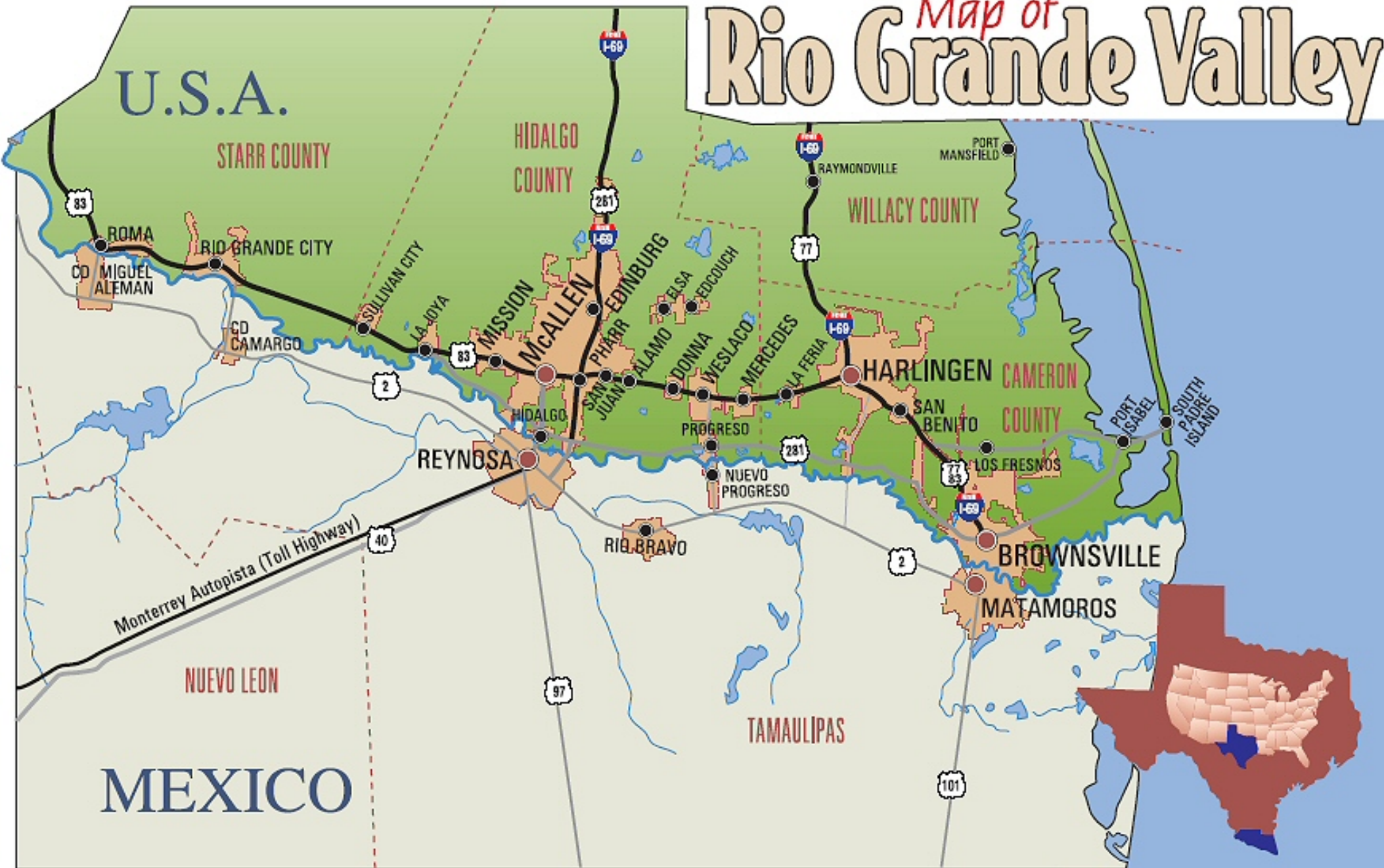
RETAIL SPACE
 800+/- s.f.
 up to
 29,334+/- s.f.

EXECUTIVE SUITES
 SUITES FROM 575+/- s.f.
 UP TO 30,888+ S.F.

RENTALS RATES
\$12.00 S.F. Yr.
(\$1.20 NNN Yr.)
3 YR MINIMUM

The information presented herein was obtained from sources deemed to be reliable. However, no representation or warranties are made as to the accuracy of the information. Buyers should conduct and rely upon their own independent investigations.

Map of Rio Grande Valley



TREASURE HILLS PLAZA - HARLINGEN, TEXAS



CONTACT: PAULINE ZUROVEC CELL: 956-793-9993



Arroyo Colorado River

S. 77 SUNSHINE STRIP

Sam Houston

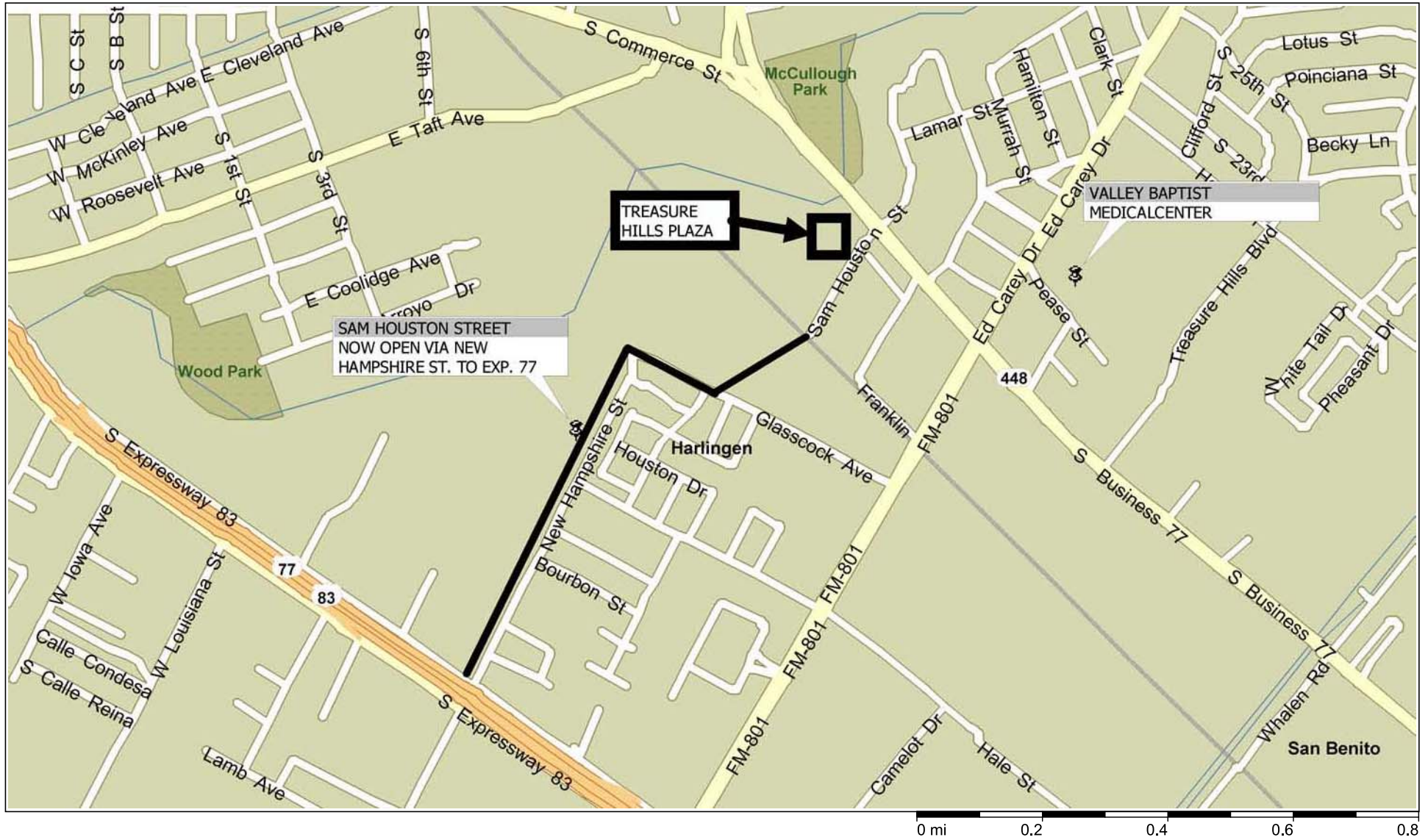
Chinese Rest

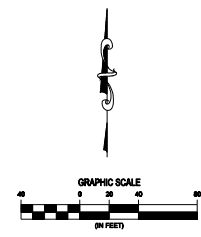
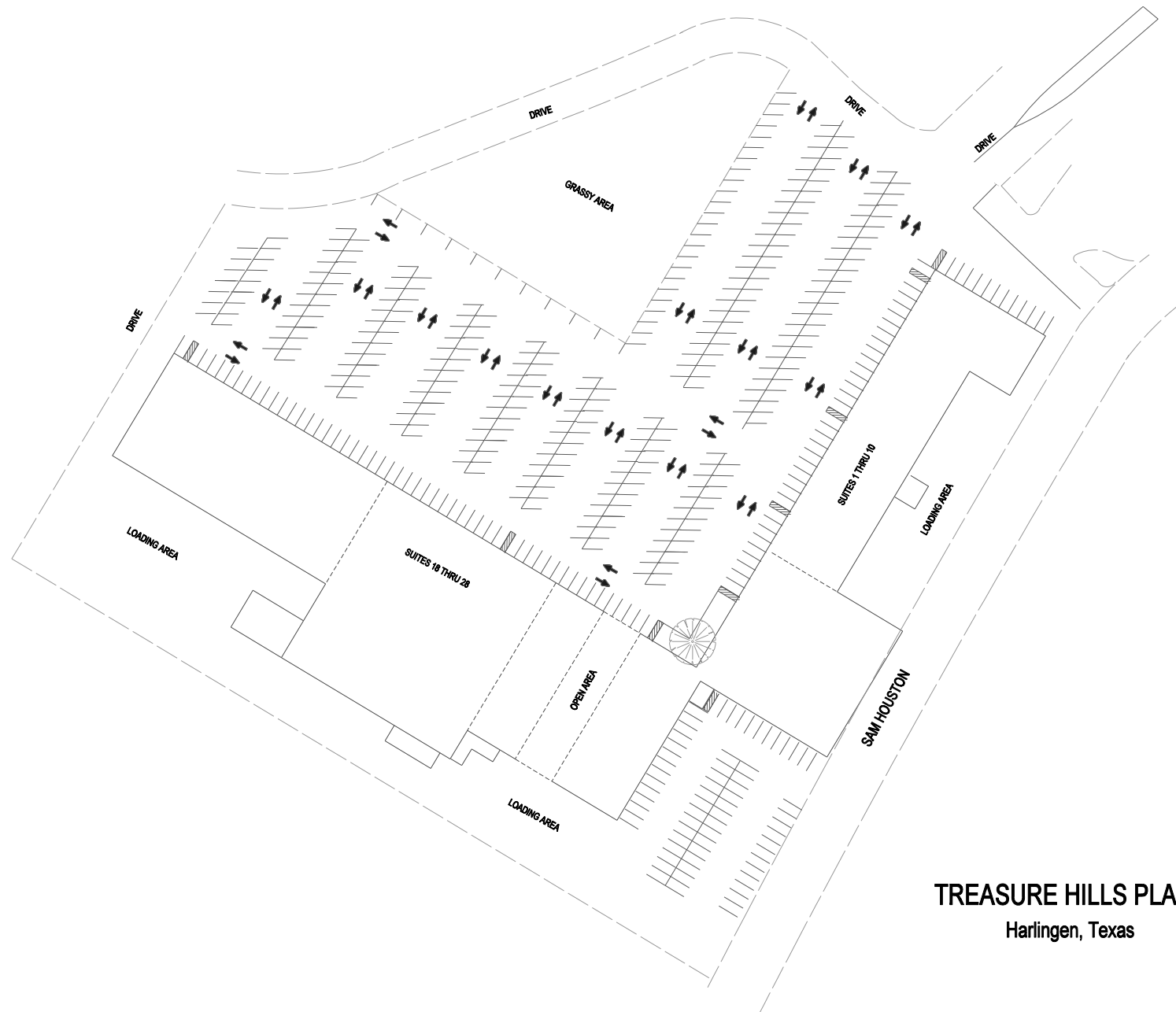
Shipley's

1 AC
PAD
SITE

New Hampshire

TREASURE HILLS PLAZA - MAP





TREASURE HILLS PLAZA
Harlingen, Texas

OFC

RECEPTION

OFC

R/R

OFC

SUITE 23 & 24
Not To Scale

OFC

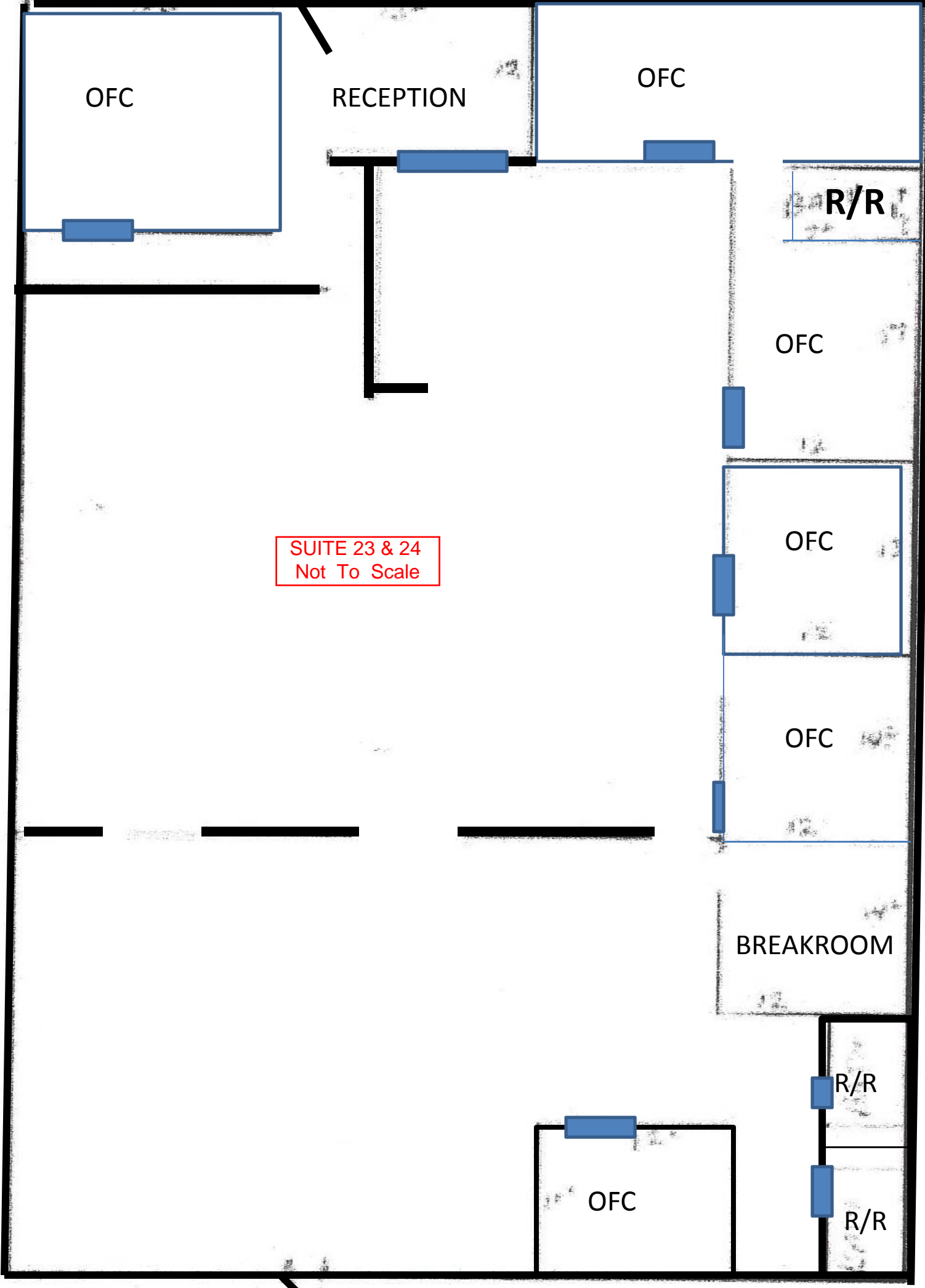
OFC

BREAKROOM

R/R

OFC

R/R





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

LRGV - VENTURE CAPITAL LP Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9002129 License No.	KLRW859@KW.COM Email	(956)423-8877 Phone
SANDRA A DELA GARZA Designated Broker of Firm	475642 License No.	SANDRA@SDELGARZA.COM Email	(956)423-8877 Phone
JOSE NOE VALDEZ Licensed Supervisor of Sales Agent/ Associate	610608 License No.	JNVALDEZKW@GMAIL.COM Email	(956)423-8877 Phone
PAULINE ZUROVEC Sales Agent/Associate's Name	249384 License No.	PAULINE@PRZCOMMERCIAL.COM Email	(956)423-8877 Phone

 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

Keller Williams Realty RGV, 1713 E. Tyler Ave., Suite A Harlingen TX 78550
Pauline Zurovec

Phone: 9567939993

Fax: 9564238878

IABS 6-2019

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