

HARLINGEN, TEXAS

FOR LEASE

Office—Warehouse—Storage Units

REDELCO

BUSINESS PARK

1920—2020 LOOP 499

Harlingen, Texas

- Easy Access To I-69 & I-2
- ZONED: LIGHT INDUSTRIAL
 - Ample Parking
- 1 Block From Expwy. 77/83

Excellent For :

Business Site, Medical Use,
Warehouse, Storage, Etc.

*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

CONTACT:

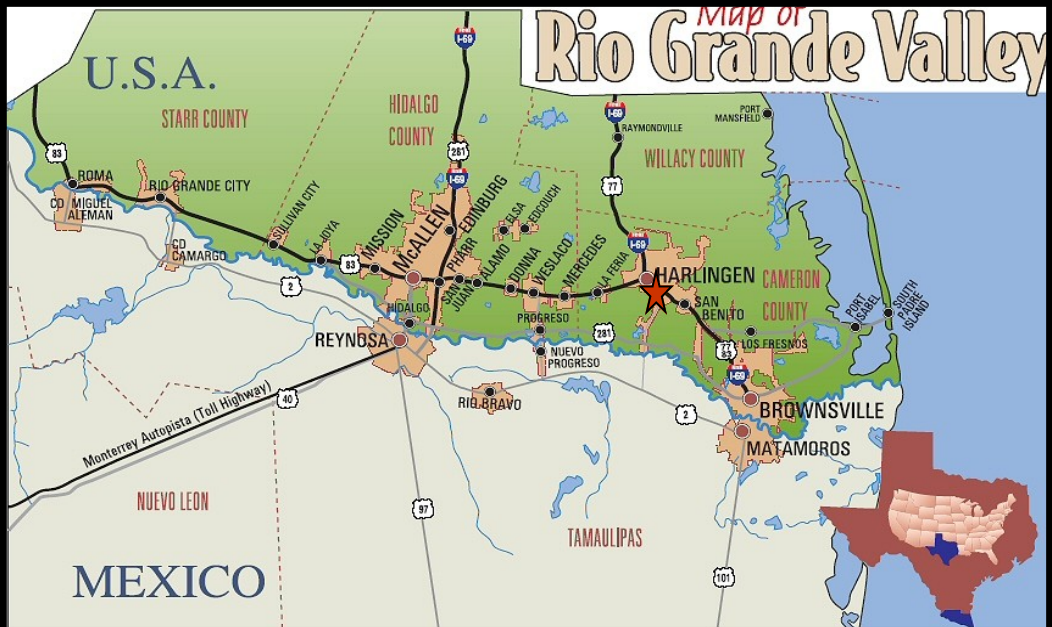
PAULINE ZUROVEC

**MARCUS PHIPPS REAL ESTATE
COMMERCIAL DIVISION**

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(DISCLOSURE: This property and the related information have been carefully compiled from sources we consider reliable and there is no guaranty as to the completeness or accuracy. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to purchasing the property. Any offer must be based on the purchaser's own investigation and not on the representation made by us and any Selling Broker.)



HARLINGEN, TEXAS

Warehouse & Offices - For Lease

Redelco Business Park

1920 - 2020 N. Loop 499 - Harlingen, Texas

PROPERTY SUMMARY

Redelco Business Park contains 12 acres with varying sizes of flex warehouse and office with warehouse units. Located less than one block off I-69 (Expwy 77). Great business location centrally located within the Rio Grande Valley providing easy access in any direction.

Major interchange with I-69 & I-2 less than 1 mile from the site.

LAND: 12 Acre Business Park—Can accommodate excess parking, fenced yard opportunities, build-to suit, storage yard, etc. Park is located within a “qualified opportunity zone”.

UNITS: 35 Units - Provides small flex warehouses with or without office with grade level roll up door. The larger offices with warehouse units vary in size with overhead doors either grade level and/or small truck well units. Excellent for showroom with warehouse area. Overhead doors vary from 10' x 10' , 12' x 12' , up to 14' x 12' depending on the unit.

LEASE TERM: 12 Months—36 Months (Negotiable—Short Term, Etc.)



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***20 Minutes To Brownsville**

*** 45 Minutes To McAllen**

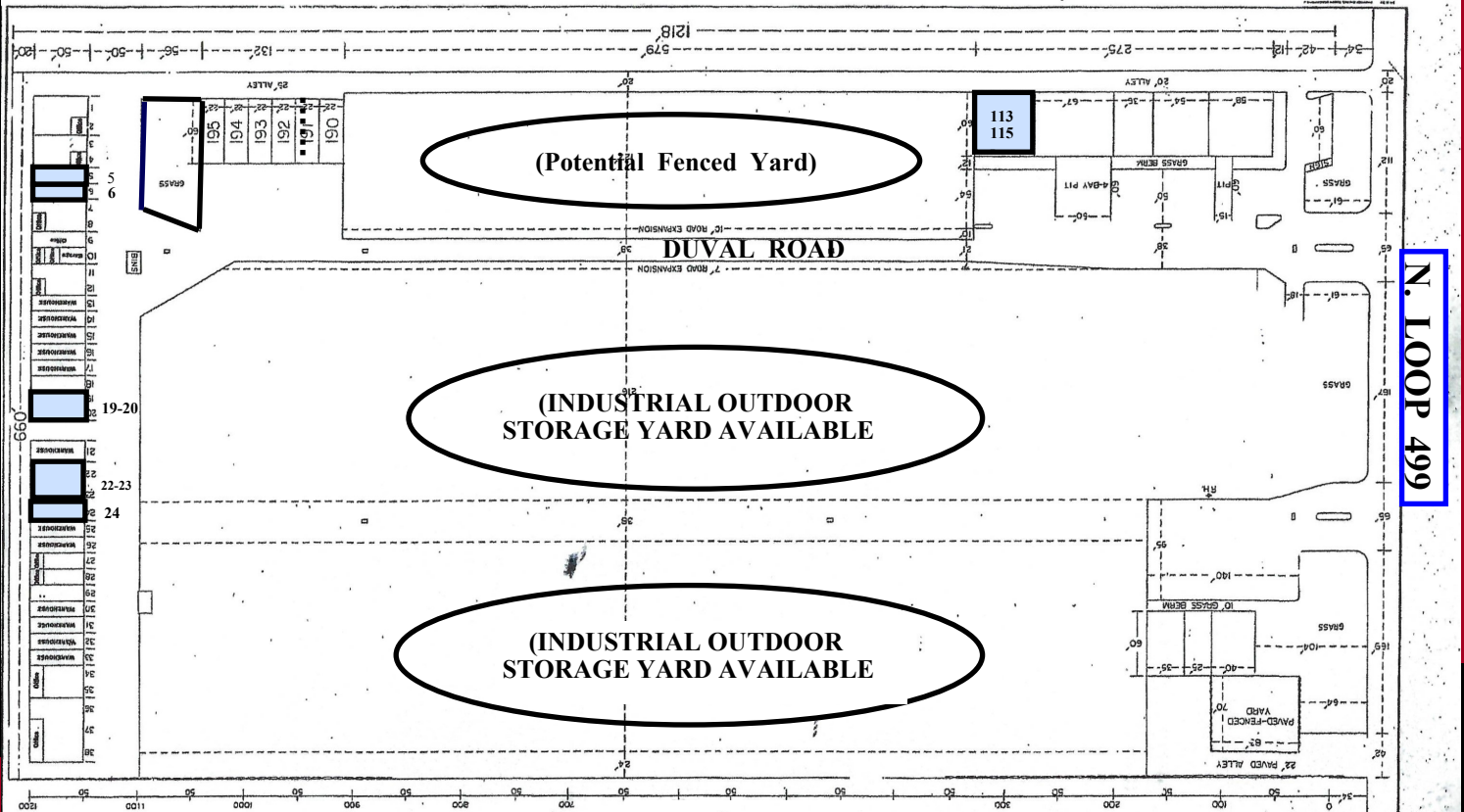
• 20 Miles To Intl. Border Of Mexico

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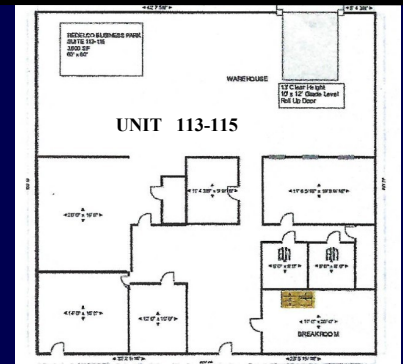
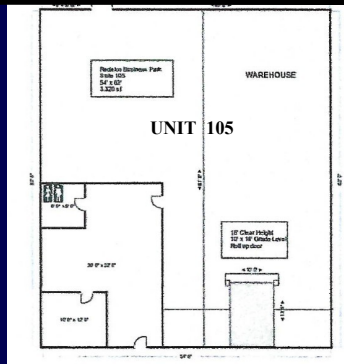
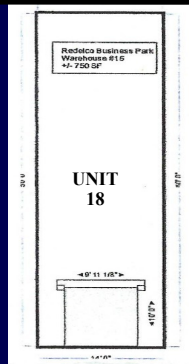
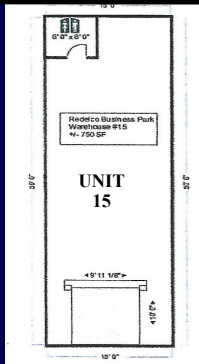


FOR LEASE REDELCO BUSINESS PARK

AVAILABLE SUITES



N. LOOP 499

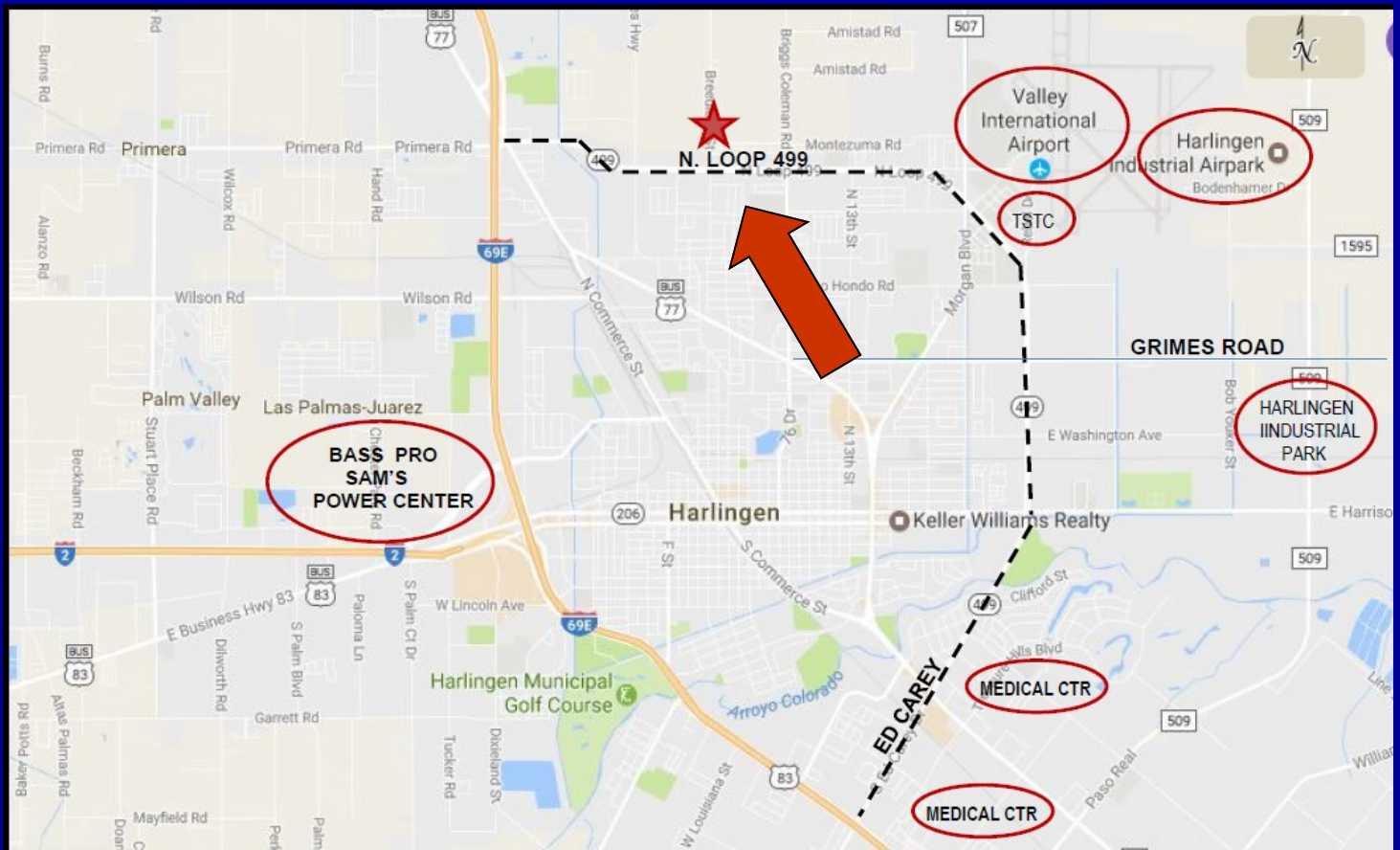


AVAILABLE SUITES

WHSE/SUITE #	SIZE	TYPE	RATE	LEASE TYPE	DESCRIPTION	MISCELLANEOUS
UNIT 5	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overhead	OFFICE & R/R
UNIT 6	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overhead	NO OFFICE & R/R
UNIT 19-20	1,500 S.F.	IN-LINE	\$1,200.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overheads (2)	NO OFFICE & R/R
UNIT 22-23	2,000 S.F.	IN-LINE	\$1,600.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overheads (2)	OFFICE & R/R
UNIT 24	750 S.F.	IN-LINE	\$599.00	GROSS + ELECTRIC	Warehouse Ground Level - 10' x 10' Overhead	OFFICE & R/R
SUITE 113-115	3,500 S.F.	IN-LINE	\$2,345.00	GROSS + ELECTRIC	Office With HVAC Warehouse Space - Overhead & Rear Access	(1,000 SF OFC - 2,320 SF WHSE - O/H)

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Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Marcus Phipps Real Estate, LLC	0568880	marcus@harlingenhomes.com	956.423.5300
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Marcus Phipps	450735	marcus@harlingenhomes.com	956.423.5300
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Pauline Zurovec	249384	pauline@przcommercial.com	956.793.9993
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date