

# FOR LEASE

TEXAS REGIONAL BANK

A **Varco** REAL ESTATE PROJECT

## HIGHLIGHTS

- ▶ Coldstone, Tropical Smoothie Café, Texas Regional Bank and Calacas Tacos & Beer
- ▶ 3.6 miles away from Valley Baptist Medical Center in Harlingen with approximately 2,000 employees
- ▶ US-77 gives direct access to the heart of the city of Harlingen
- ▶ Resaca Village is now the most desirable retail center in San Benito



SCHOOL

🕒 2 min

🚗 0.3 mi



HOSPITAL

🕒 10 min

🚗 3.6 mi



AIRPORT

🕒 17 min

🚗 14.7 mi



PORT

🕒 24 min

🚗 14.6 mi



INTERNATIONAL

🕒 24 min

🚗 14.6 mi



**508 US-77 BUS, San Benito, TX 78568**

Coordinates: 26.141837, -97.630336

Available Space: 1,032 - 6,756 SQ. FT

## TRAFFIC COUNT

**20,954**

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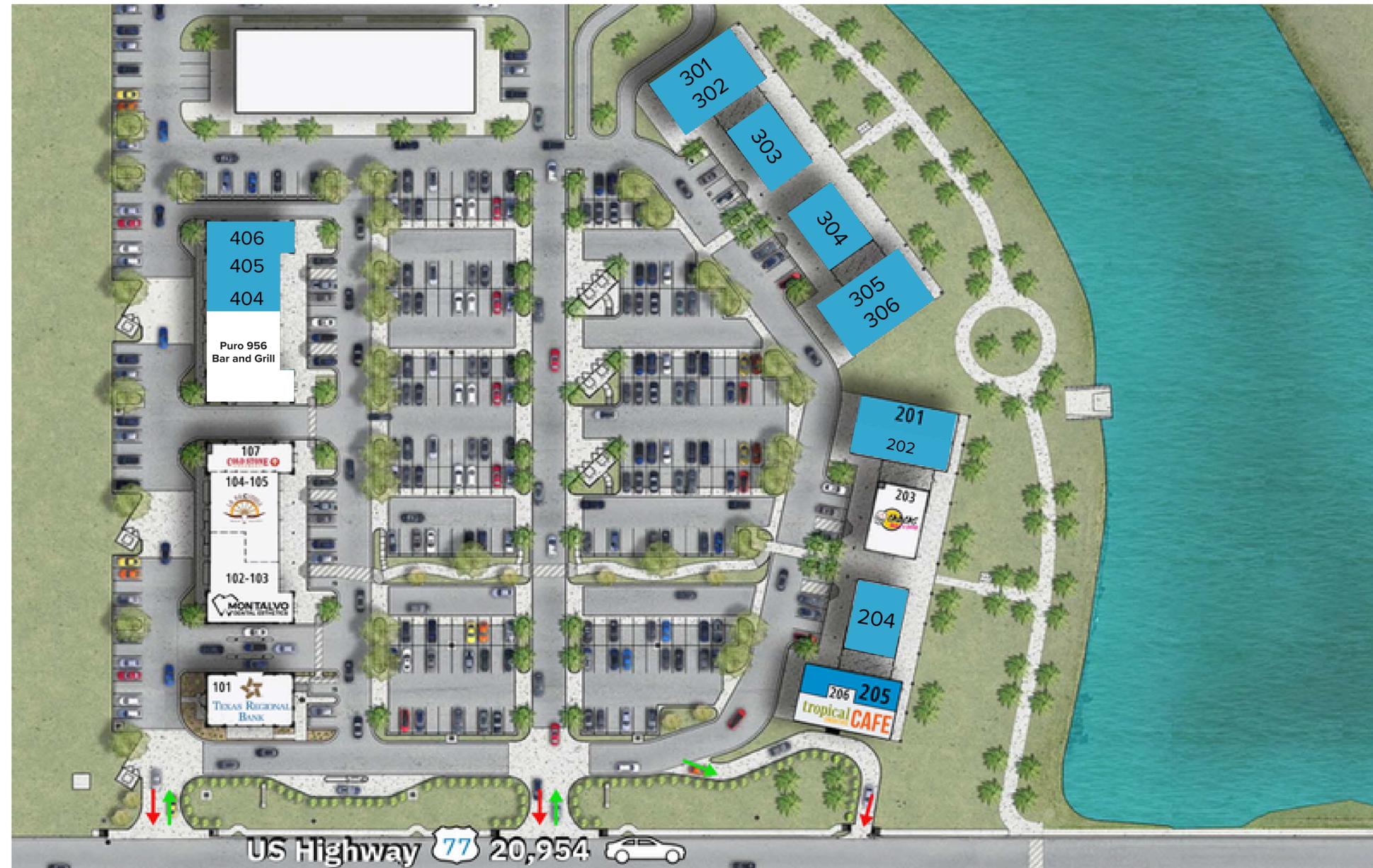
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**GROSS LEASABLE AREA**  
**35,707 SQ. FT**

## AVAILABLE SPACE

201	1,451	SQ. FT
202	1,451	SQ. FT
204	1,836	SQ. FT
205	1,254	SQ. FT
301	1,451	SQ. FT
302	1,451	SQ. FT
303	1,795	SQ. FT
304	1,820	SQ. FT
305	1,451	SQ. FT
306	1,451	SQ. FT
404	1,297	SQ. FT
405	1,032	SQ. FT
406	1,331	SQ. FT

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## CURRENT TENANTS

101	Texas Regional Bank	2,643	SQ. FT
102-103	Montalvo Dental	2,879	SQ. FT
105-106	La Hacienda	2,588	SQ. FT
107	Cold Stone Creamery	1,289	SQ. FT
203	Calcas Tacos & Beer	1,795	SQ. FT
206	Tropical Smoothie	1,648	SQ. FT
401-403	Puro 956 Bar and Grill	3,096	SQ. FT

**REACH  
OUT FOR  
MORE INFO**

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