

HARLINGEN, TEXAS

FOR SALE

3809 W. BUSINESS HWY 83

HARLINGEN, TEXAS

BLDG: 9,180 S.F.
LAND: 54,007 S. F.
(+/-159' Ftg. X 247')
\$1,200,000

- PRIME LOCATION
- JUST OFF EXPWY 83
- ZONED: Gen. Retail

Excellent For :

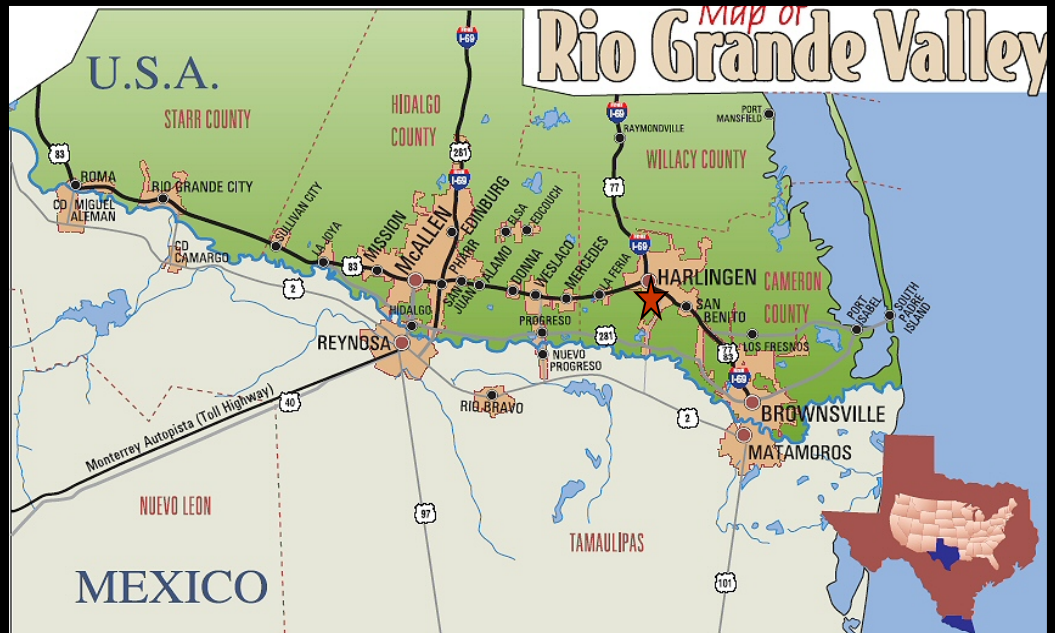
Office/Retail, Medical,
Distributor, Home Health,
Day Care, Etc.

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

CONTACT:
PAULINE ZUROVEC
MARCUS PHIPPS R.E.—COMMERCIAL

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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

For Sale - \$1,200,000 3809 W. BUSINESS HWY 83 HARLINGEN, TEXAS

OFFERING SUMMARY—3809 W. BUSINESS HWY 83 - HARLINGEN, TX 78552

<u>USE:</u>	Excellent For Office, Day Care Facility, Educational Use, Gym, Restaurant, Medical, Or Any Organizational Group. Originally constructed for Family Dollar Store, then occupied long term by WellMed Medical Group.
<u>NOTE:</u>	Building is presently leased through July, 2026. There is the possibility for early termination of the lease if occupancy by buyer is needed earlier.
<u>IMPROVEMENTS:</u>	<p>Free Standing Building, 9,180 s.f., constructed +/-2007 of metal with steel beam, brick veneer, metal roof, concrete parking lot to accommodate +/-35 parking vehicles. Pylon signage on site.</p> <p>Floor plan includes reception area, several offices, large conference room, kitchen/break room, two restrooms, concrete parking lot.</p>
<u>LAND:</u>	Approximately +/- 1.24 Acres (54,007 s.f.) (+/-159' Ftg X +/-247' Depth)
<u>TAXES:</u>	\$10,276.56 (2025)
<u>ZONING:</u>	GR—General Retail

PROPERTY HIGHLIGHTS

<u>LOCATION:</u>	Easy access in either direction. Situated in Harlingen, Texas, on Bus Hwy. 83 just one block off Expressway 83 (I-2). Exit Lewis Lane in Harlingen, turn south towards Bus. Hwy 83. Continue until you cross the railroad track at the blinking light. Subject building will be directly in front of you across Bus. Hwy. 83.
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*Serving The Rio Grande Valley
Investments—Warehouse—
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***20 Minutes To Brownsville**

• **40 Minutes To McAllen**

• **15 Miles To Intl. Border Of Mexico**

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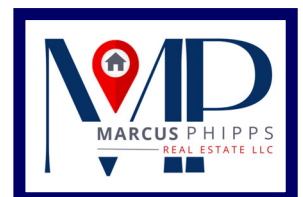
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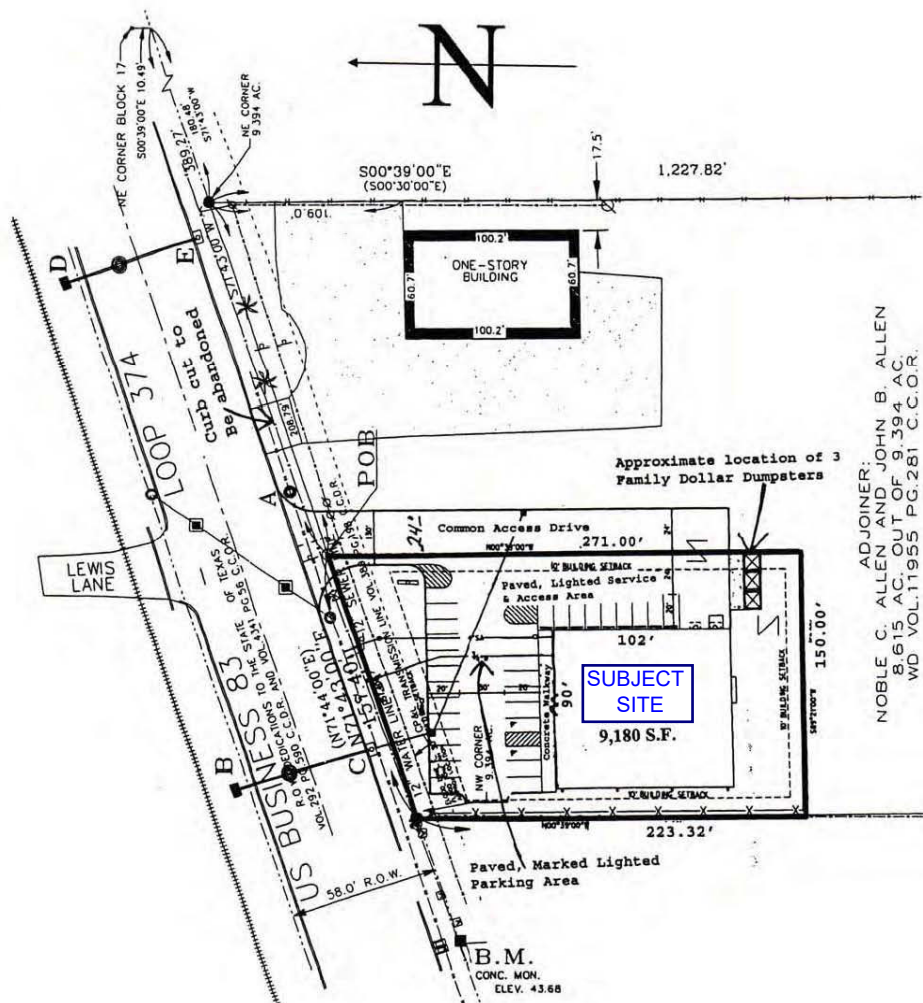
HARLINGEN, TEXAS

For Sale - \$1,200,000 3809 W. BUSINESS HWY 83 HARLINGEN, TEXAS

EXHIBIT A

3809 W. BUSINESS 83, HARLINGEN, TEXAS

HUTTON SUBDIVISION, LOT 1, BLOCK 1,
CITY OF HARLINGEN, CAMERON COUNTY, TEXAS
(C1-2800A, CCMR FILED 4-9-07)



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HARLINGEN, TEXAS









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.

2-10-2025



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.

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. **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.

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.

MARCUS PHIPPS REAL ESTATE LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

568880

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Phone

MARCUS PHIPPS

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Phone

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Associate

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Email

Phone

Pauline Zurovec

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pauline@przcommercial.com

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(956)793-9993

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501