

HARLINGEN, TEXAS

FOR LEASE—OFFICE SUITES

1501 N. 28th STREET
HARLINGEN, TEXAS 78550

OFFICE PARK
OFFICE SUITES &
WAREHOUSE UNITS
AVAILABLE

- “MOVE-IN READY”
- ZONED: Light Industrial
 - Prime Location
 - Ample Parking

Excellent For :

OFFICE, SALES & DISTRIBUTION,
MEDICAL, ETC.

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

CONTACT:

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956-793-2355

PAULINE ZUROVEC
956-793-9993

**MARCUS PHIPPS R.E.
COMMERCIAL**

1617 E. Tyler Ave., Suite H
Harlingen, Texas 78550



(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

OFFICE SUITES & WAREHOUSE UNITS FOR LEASE 1501 N. 28TH STREET HARLINGEN, TEXAS 78550

OFFERING SUMMARY

OFFICE SUITES & WAREHOUSE/STORAGE UNITS FOR LEASE

OFFICE SUITES: \$12.00 S.F. + NNN (\$2.34 S.F.), minimum three (3) year lease

Office park with office suites available and warehouse/storage units for lease.
8,000 s.f. of office suites and 5,500 s.f. of warehouse/storage units

Constructed +/-1985, brick veneer, four suites in the office building.

Warehouse/storage units (4 units).

All office and warehouse units "move-in ready".

Can lease offices separately and/or warehouses separately as needed.

Suite A-1: 2,000 S.F. (1,250 s.f. office with 750 s.f. garage/storage area with one (1) 10' x 12' overhead door. Suite features reception, large open working area, two restrooms, large open area for meetings or possible partitioned working area, etc., with coffee bar, one executive office and one additional office.

Suites A-2 & A-3: 4,000 S.F. has reception area with window, several offices, three restrooms, several large open areas, coffee bar.

Suite A-4: 2,000 S.F. "LEASED"

ALSO AVAILABLE: WAREHOUSE/STORAGE UNITS (ASK FOR FULL DETAILED PROPERTY BRIEF):
\$1,050.00 Month - Minimum three (3) year lease

Each Unit has 1,375 s.f. Units do not have interior office or restrooms.
Each unit has a passage door front entry and one 12" x 12" overhead door.

PROPERTY HIGHLIGHTS

Subject site is located within a 1-2 mile range of two major medical centers, VA Hospital, University of Texas RGV, Texas State Technical College.

Only minutes from Harlingen International Airport, Los Indios Foreign Trade Zone, the Port of Harlingen.

- 20 Minutes To Brownsville
- 40 Minutes To McAllen
- 20 Minutes To International Border To Mexico

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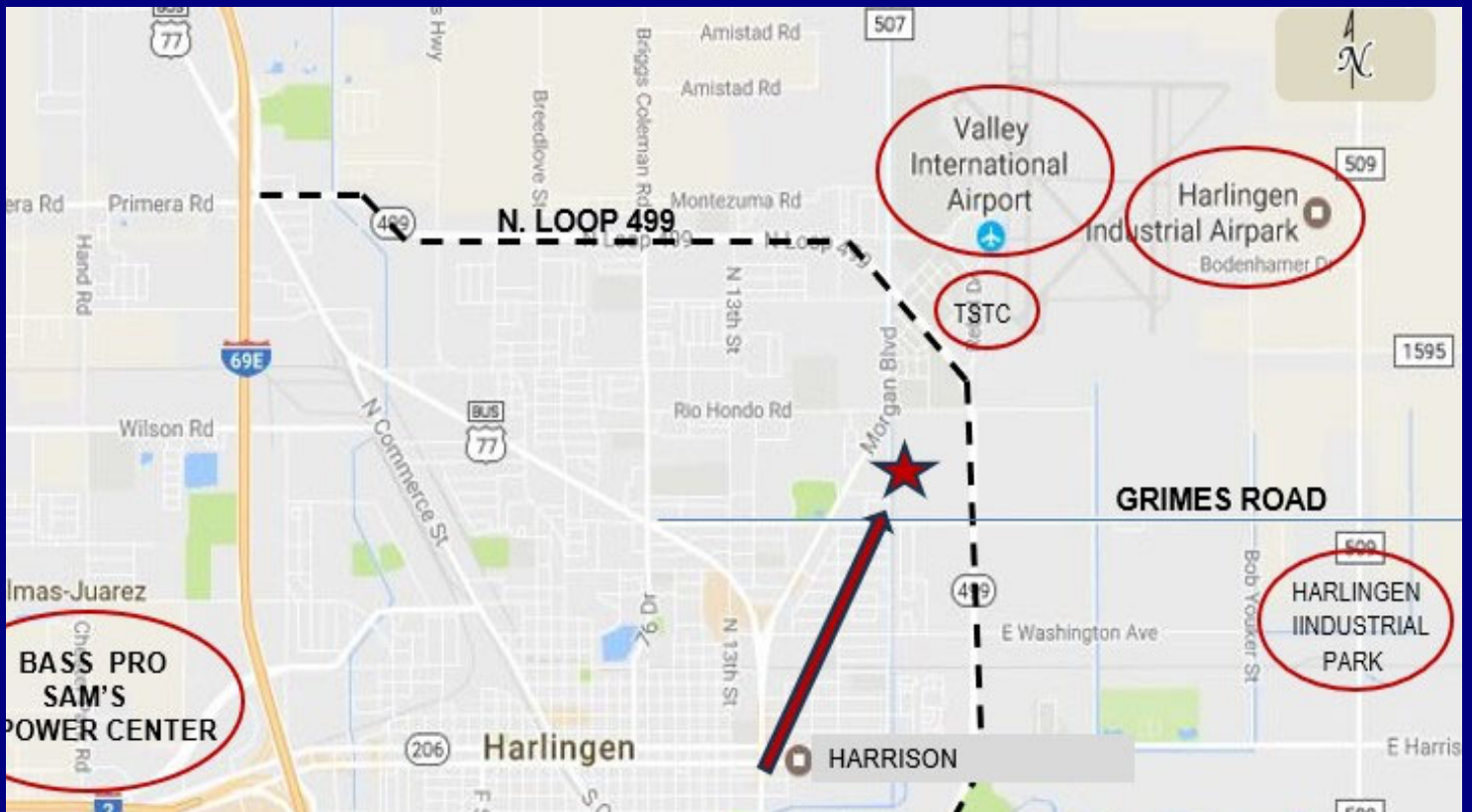
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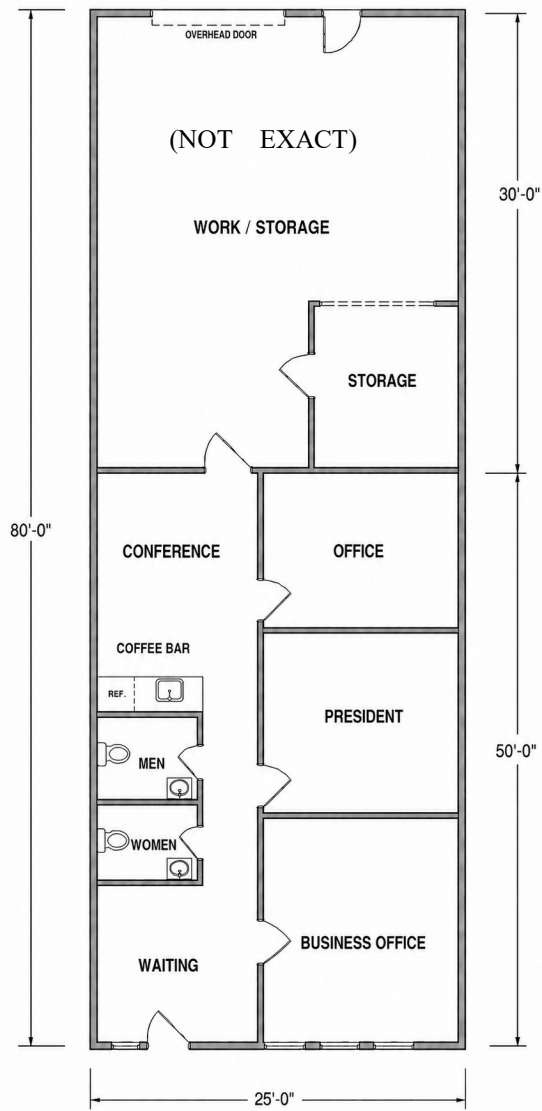
OFFICE SUITES & WAREHOUSE UNITS FOR LEASE

1501 N. 28TH STREET - HARLINGEN, TEXAS



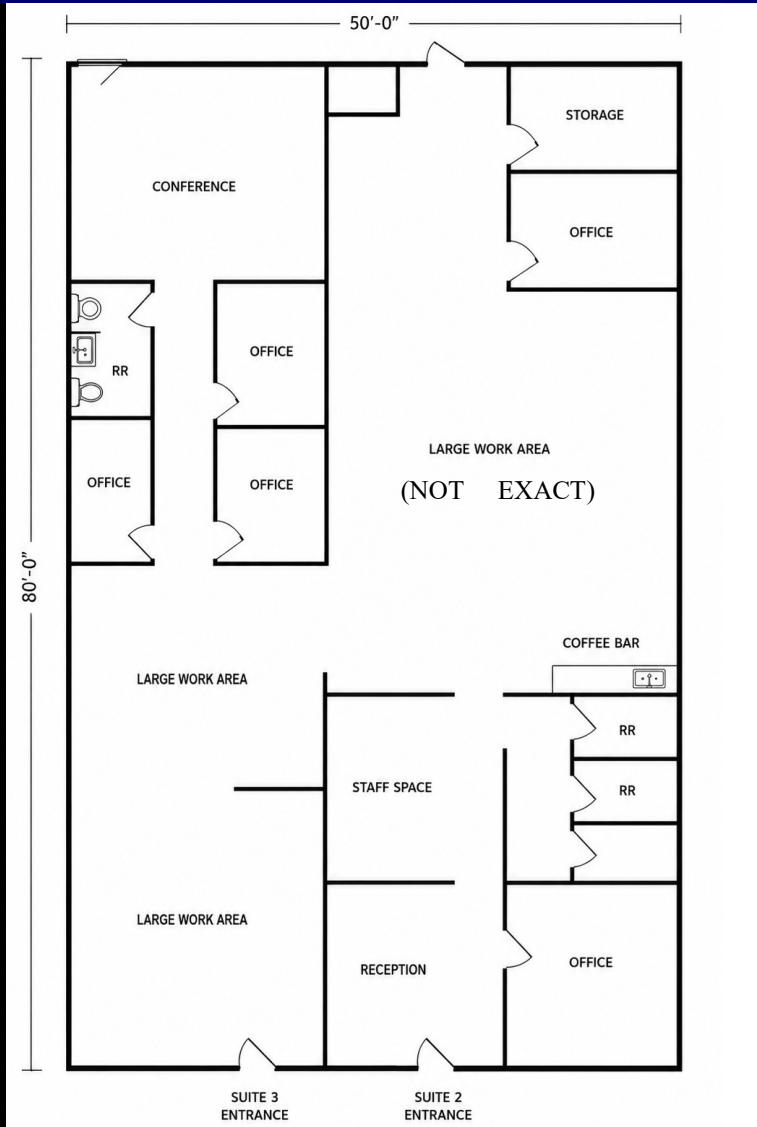
OFFICE SUITES & WAREHOUSE UNITS FOR LEASE

1501 N. 28TH STREET - HARLINGEN, TEXAS
SUITE A-1—2,000 S.F.



OFFICE SUITES & WAREHOUSE UNITS FOR LEASE

1501 N. 28TH STREET - HARLINGEN, TEXAS
SUITE A-2 & A-3—4,000 S.F.





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
Marcus Phipps	450735	marcus@harlingenhomes.com	956.793.2355
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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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