



LAS CAMPANAS FOR LEASE



**2501 Paredes Line Road
Brownsville, Texas 78526**

GREAT LOCATION FOR RETAIL – OFFICE - MEDICAL

Las Campanas is situated in the **HEART** of Brownsville on Paredes Line Road just north of Ruben Torres Blvd. Only 1/10th mile from the Sunrise Mall with over 100 stores at Exp 77 (I-69E).

Las Campanas has approximately 27,680 s.f. of retail/office buildings constructed +/-2001, attractive architectural design of Spanish & Mexican lines, with two separate buildings, two way street access, medians, landscaped, decorative street lighting and is situated on roughly 3 acres.

114 parking spaces in front of center and has rear alley drive for deliveries.

TRAFFIC COUNTS: +30,000 CARS PER DAY

For Information Contact: PAULINE ZUROVEC—CELL: 956-793-9993

Exclusive Listing Agent (Pauline@przcommercial.com)

KW COMMERCIAL — 1713 E. Tyler Ave., Suite A — Harlingen, Texas 78550

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

LAS CAMPANAS

2501 PAREDES LINE ROAD—BROWNSVILLE, TEXAS



LAS CAMPANAS - RETAIL & OFFICE CENTER

Las Campanas is situated on Paredes Line Road, a four lane boulevard, & Ruben Torres Blvd, noted to be one of the most active intersections in Brownsville with a combined estimated +/-135,000 vehicles per day.

It is shadow-anchored by Walmart Supercenter, HEB Grocery, several restaurants, national retailers, various business services, event centers, etc.



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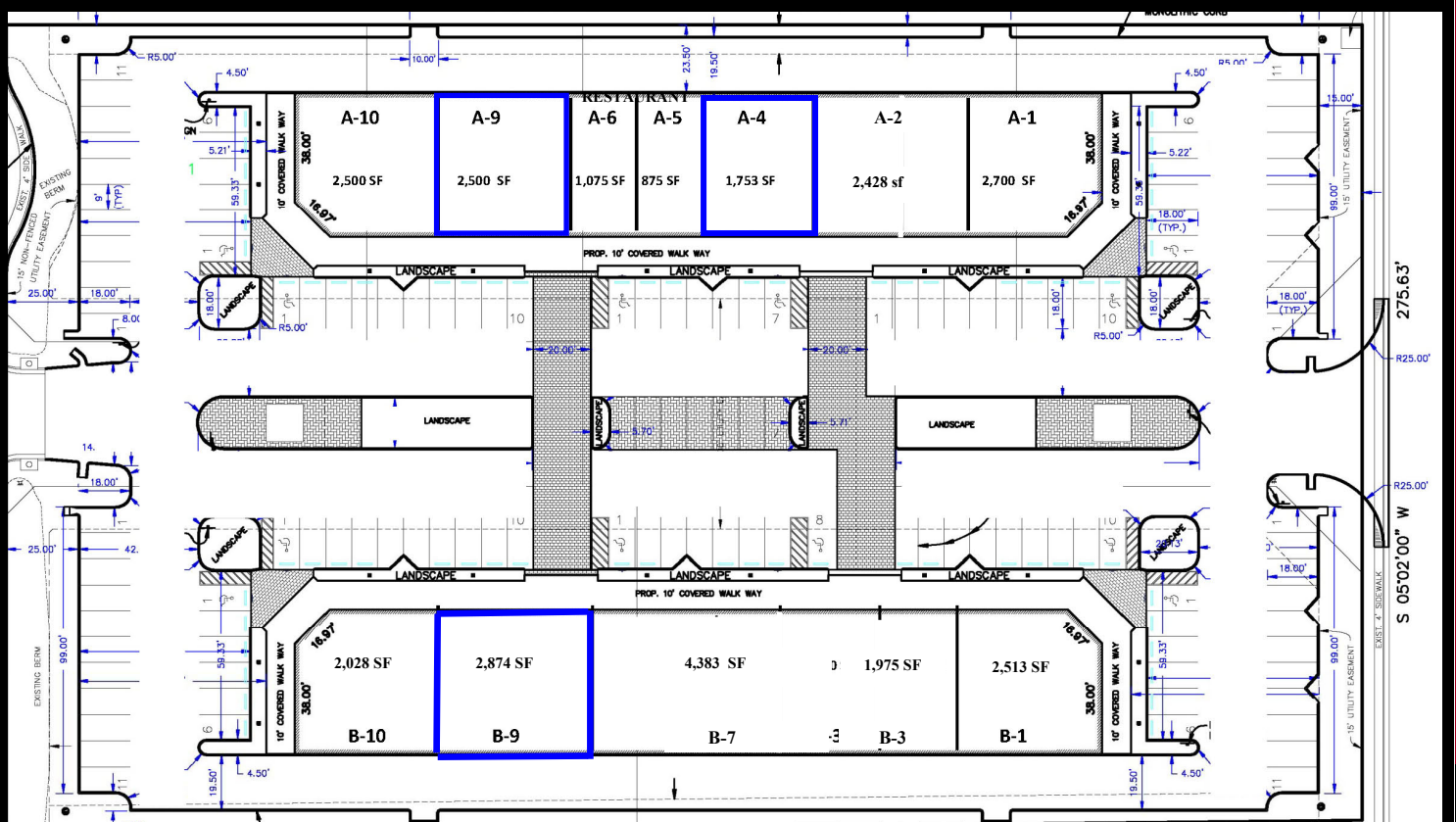
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AVAILABLE SUITES

Suite A-4 (1,753 S.F.) \$14.40 S.F.
 Suite A-9 (2,500 S.F.) \$14.40 S.F.
 Suite B-9 (2,874 S.F.) \$14.40 S.F.

NNN's: \$6.00 S.F. Yr.

4% Annual Increases

TERMS

Tenant Allowance: Negotiable
 Suite Condition: 2nd Generation
 * Lease Term: 5 Year Minimum
 (* ABOVE TERMS SUBJECT TO NEGOTIATIONS)

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2501 PAREDES LINE ROAD—BROWNSVILLE, TEXAS



| <u>DEMOGRAPHICS:</u> | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|----------|
| Population: | 15,212 | 91,450 | 184,155 |
| Daytime Pop: | 12,788 | 108,866 | 193,194 |
| Avg. HH Income: | \$61,429 | \$54,153 | \$49,243 |

| <u>TRAFFIC COUNTS:</u> | |
|------------------------|---------------------|
| Ruben Torres Blvd: | 31,572 Cars Per Day |
| Paredes Line Rd: | 22,975 Cars Per Day |

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

 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

TXR-2501

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

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 9567939993 Fax: 9564238878

IABS 6-2019

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