

# FOR LEASE

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

Latitude and Longitude | 26.141837, -97.630336

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

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

## Traffic Count

- W US Hwy77: 20,954

## Nearest



**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

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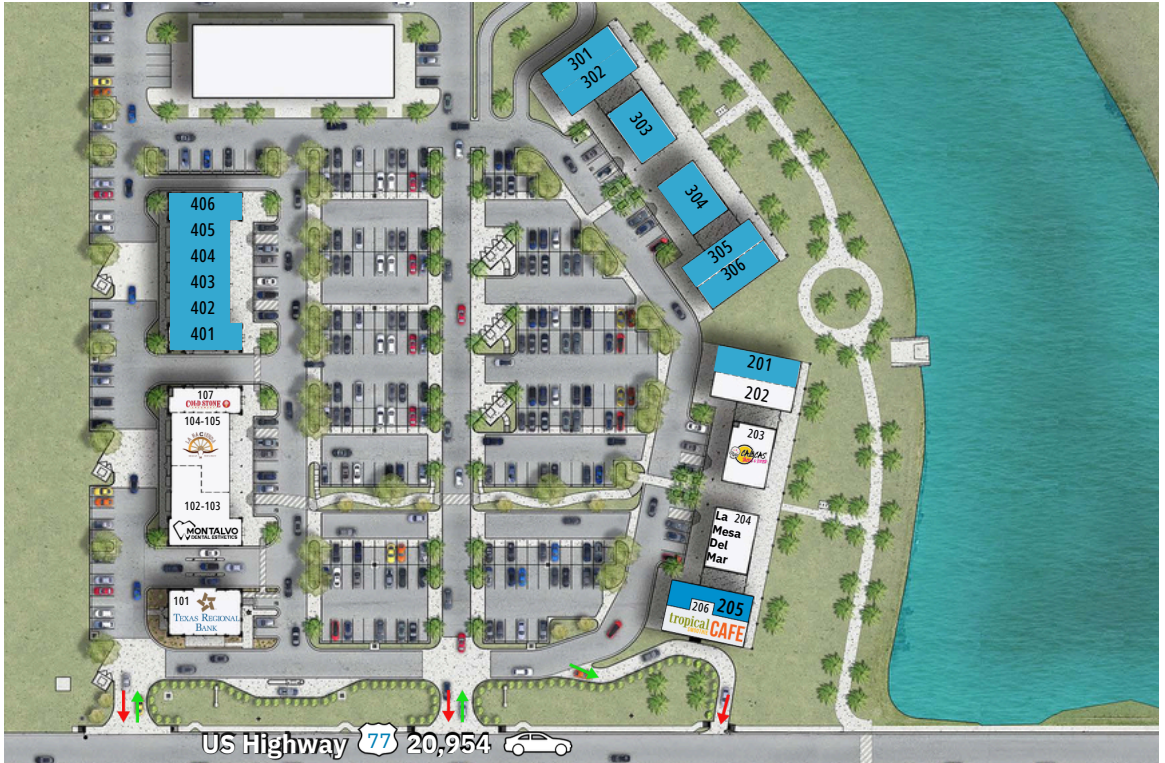
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## Available Space

201	1,451 SF
202	1,451 SF
205	1,254 SF
301	1,451 SF
302	1,451 SF
303	1,795 SF
304	1,820 SF
305	1,451 SF
306	1,451 SF
401	1,297 SF
402	1,032 SF
403	1,032 SF
404	1,032 SF
405	1,032 SF
406	1,331 SF

## Current Tenants

101	Texas Regional Bank	2,643 SF
102-103	Montalvo Dental	2,879 SF
105-106	La Hacienda	2,588 SF
107	Cold Stone	1,289 SF
203	Calcas Tacos & Beer	1,795 SF
204	La Mesa Del Mar	1,836 SF
206	Tropical Smoothie	1,648 SF

## Gross Leasable Area

**35,707 SF**

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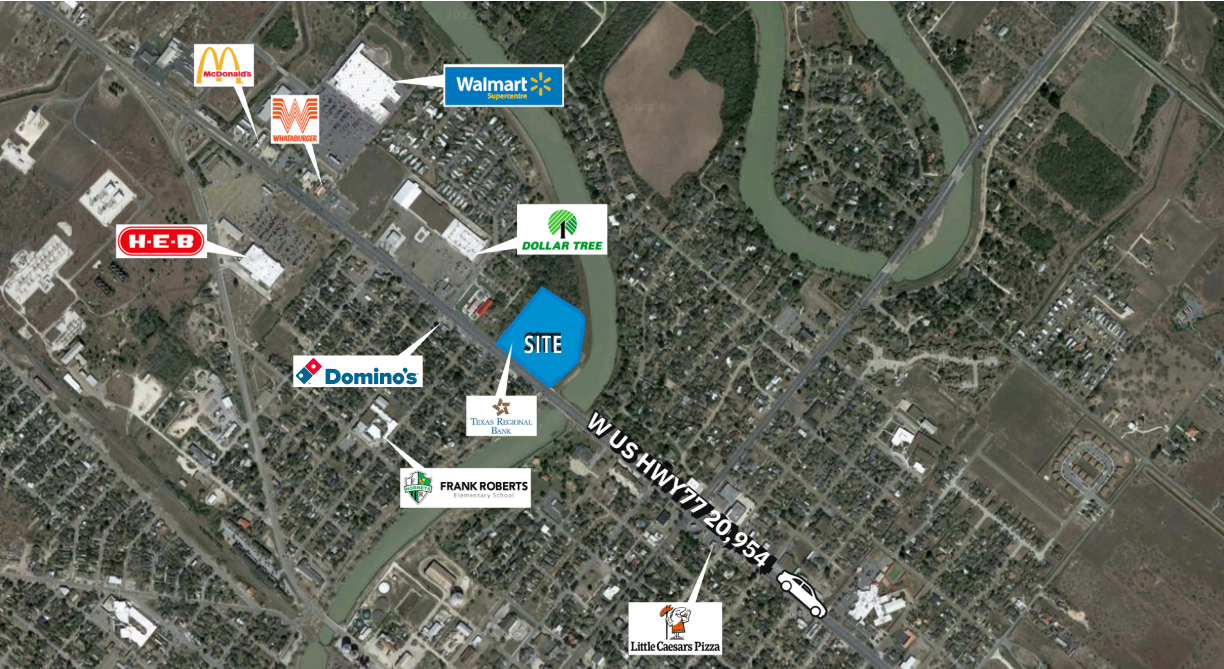
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## Demographics

### Population

1 Mile	3 Mile	5 Mile
8,773	28,978	61,651

### Daytime Population

1 Mile	3 Mile	5 Mile
11,971	32,771	70,082

### Median HH Income

1 Mile	3 Mile	5 Mile
\$33,942	\$38,088	\$44,073



## CLAUDIA AYARZAGOITIA

Director of Sales and Leasing  
 claudia@origoworks.com  
 C. 956 338 1007  
 222 N. Expressway, Suite 300 Brownsville, TX 78521  
 www.origoworks.com

origoworks



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