

LOOP 499

FOR LEASE

LOOP 499 & RIO HONDO RD. - CORNER LOTS, HARLINGEN, TX 78550



OFFERING SUMMARY

Lease Rate:	\$0.20 SF/yr
Available SF:	134,252 - 207,128 SF
Lot Size:	Lot 1 - 4.755 Acres Lot 2 - 3.082 Acres
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Introducing an exceptional opportunity for businesses at Loop 499 - SW Corner, Harlingen, TX, 78550. Near the Harlingen International Airport. This prime property offers unparalleled visibility and access, making it an ideal location for retail, office, or restaurant space. With its strategic positioning, this property ensures high traffic and exposure. The flexible layout and modern design cater to a variety of business needs. Embrace the chance to establish your brand in a thriving commercial hub, where success meets premium convenience.

PROPERTY HIGHLIGHTS

- Great visibility and access
- Ideal for retail, office, industrial or multi-family. (Must be verified & approved by the city)
- Strategic high-traffic location
- Flexible layout to suit various business needs
- Land Lease
- Developing Area

CHARLES MARINA, CCIM, CRB, GRI

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PROPERTY DETAILS

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LOCATION INFORMATION

Building Name	Loop 499
Street Address	Loop 499 & Rio Hondo Rd. - Corner Lots
City, State, Zip	Harlingen, TX 78550
County	Cameron
Market	Rio Grande Valley
Sub-market	Harlingen
Cross-Streets	Rio Hondo Rd.
Road Type	Paved
Market Type	Medium
Nearest Airport	Valley International Airport

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Lot Size	7.837 Acres
APN #	18-4040-0910-0010-00 & 18-4040-0910-011-00
Corner Property	Yes
Topography	Level

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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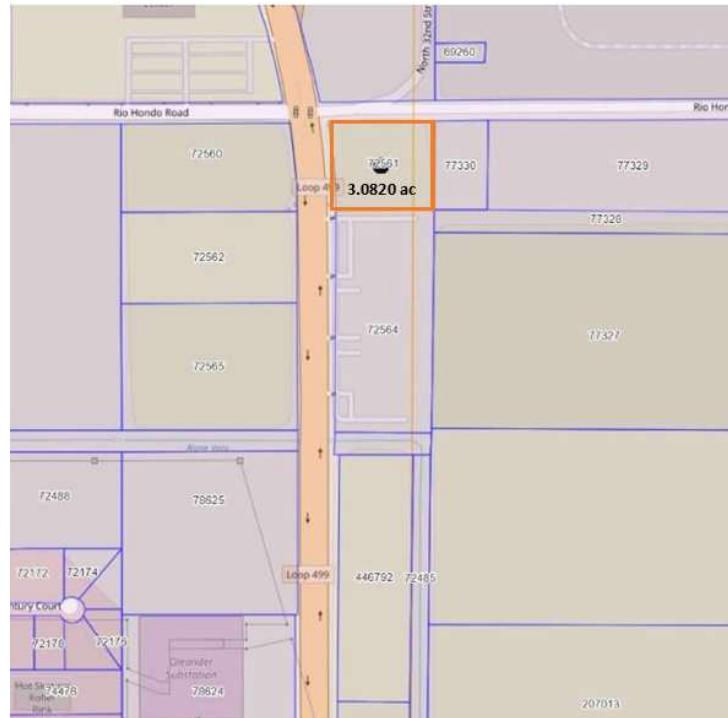
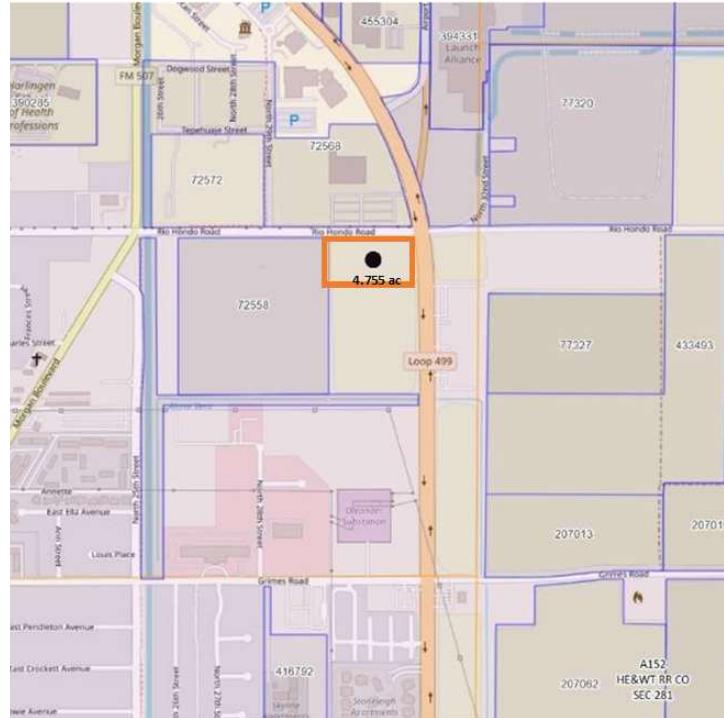


LOTS AVAILABLE

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LEASE INFORMATION

Lease Type: Ground
Total Space: 134,252 - 207,128 SF

Lease Term: Negotiable
Lease Rate: \$0.20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Loop 499 - SW Corner - 4.755 acres	Available	207,128 SF	Ground Lease	\$0.20 SF/yr	4.755 acs for the purpose of a land lease. Seller may consider a "Build To Suit"
Loop 499 & Rio Hondo - 3.0820 acres	Available	134,252 SF	Ground Lease	\$0.20 SF/yr	3.082 acs for the purpose of a land lease. Seller may consider a "Build To Suit"

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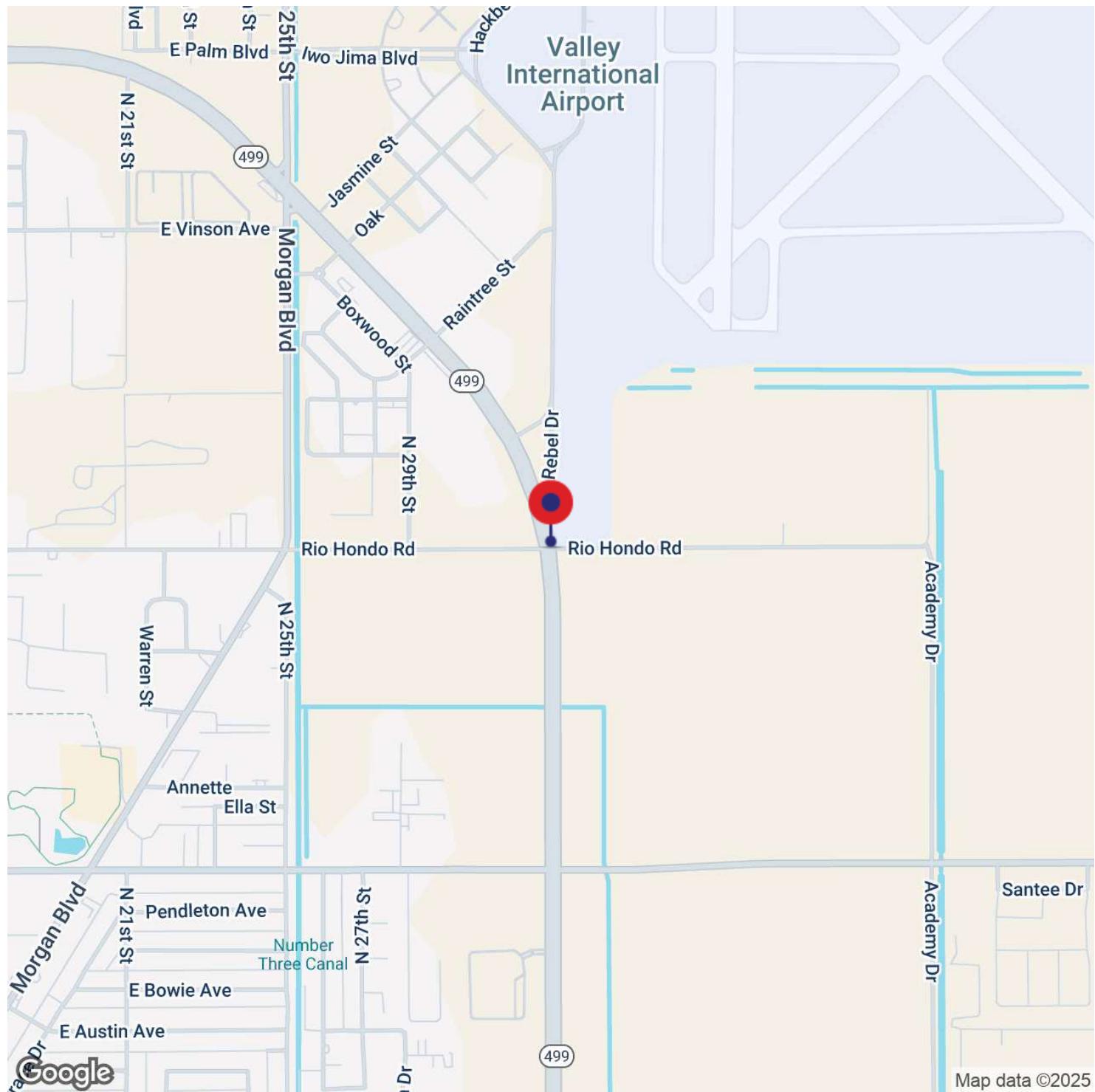
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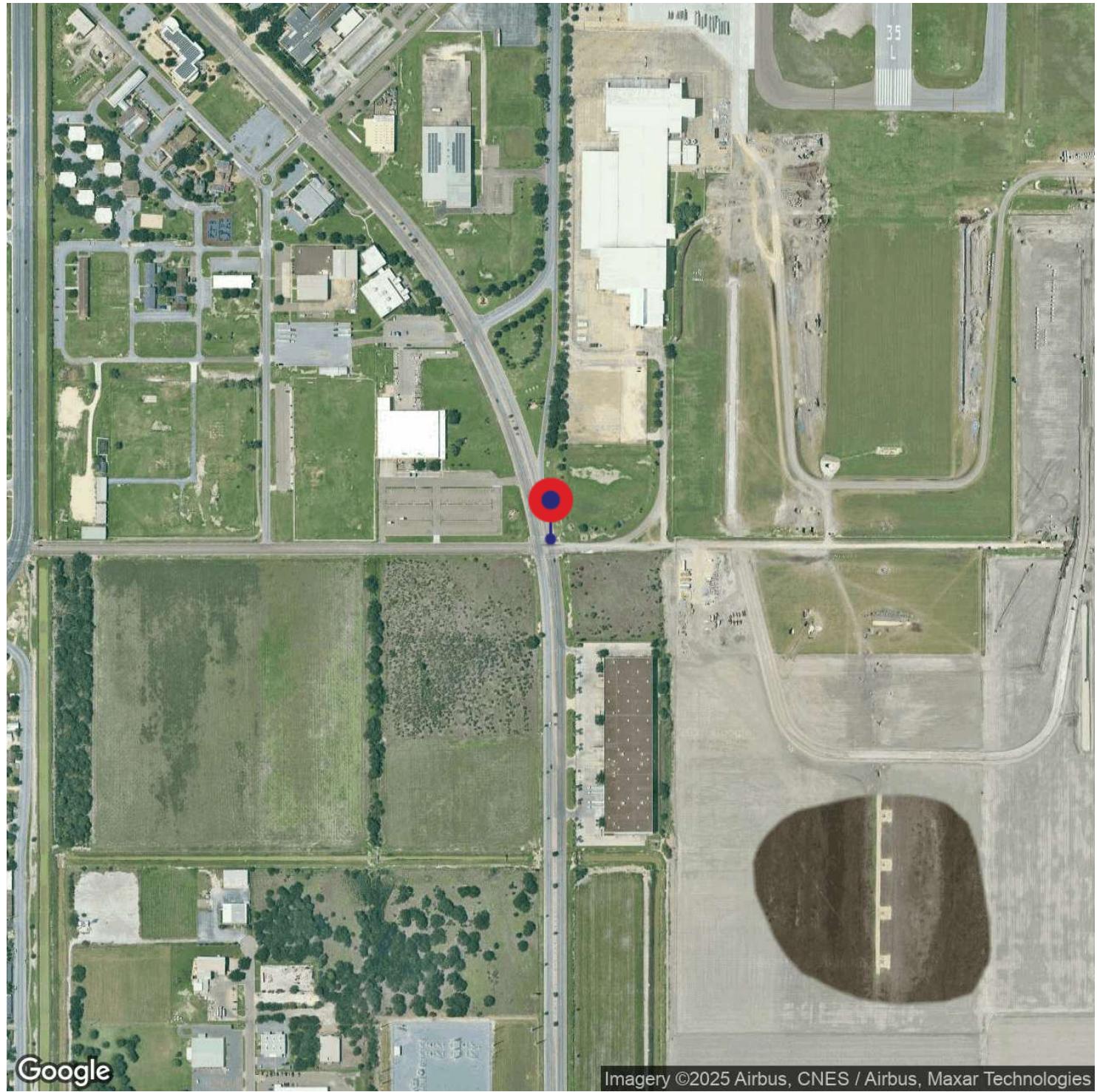


AERIAL MAP

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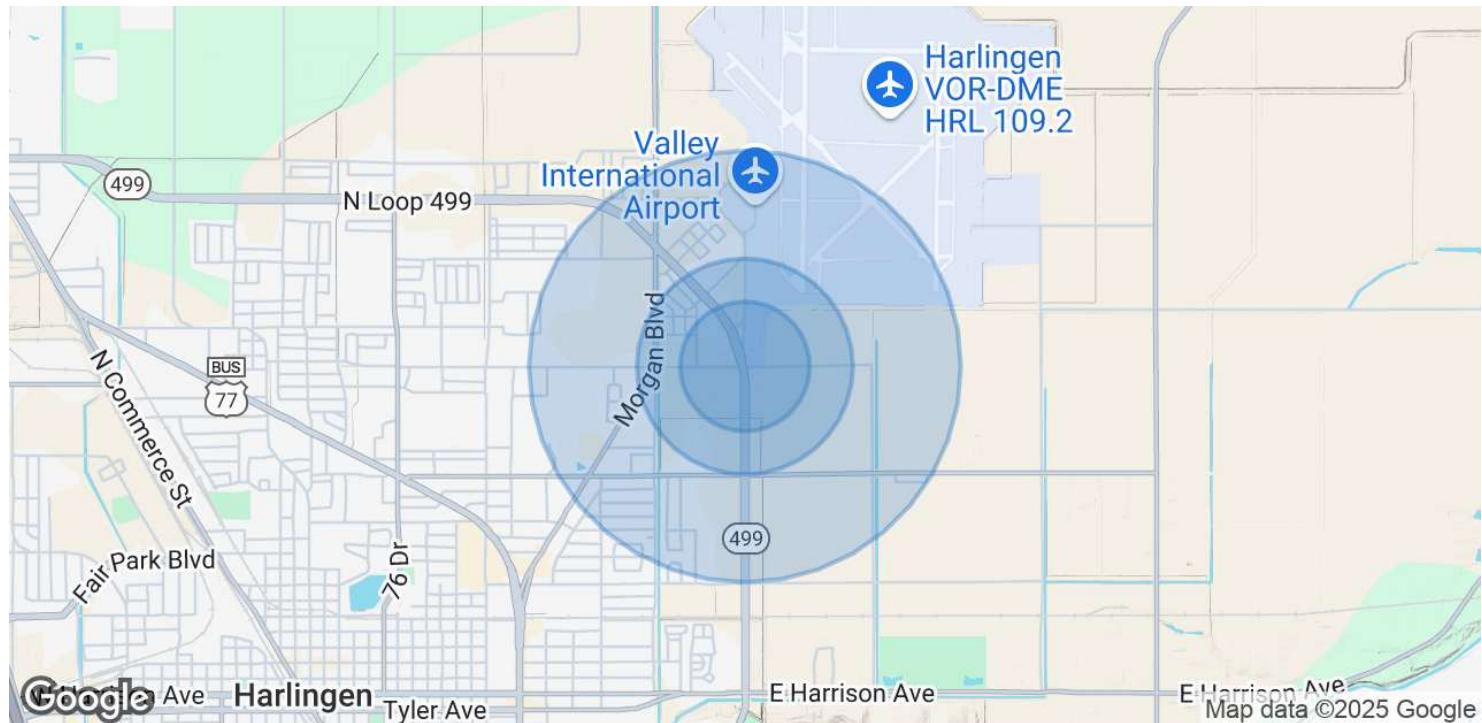
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	231	5,266
Average Age	40	39	35
Average Age (Male)	38	37	34
Average Age (Female)	42	40	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	80	1,999
# of Persons per HH	3.4	2.9	2.6
Average HH Income	\$69,380	\$81,277	\$71,483
Average House Value	\$164,358	\$164,640	\$166,781

Demographics data derived from AlphaMap

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DISCLAIMER

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DISCLAIMER

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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.

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.

First American Realty Company	444231	cmarina@firstamericanrealty.com	(956)682-3000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Charles Marina, CCIM, CRB, GRI	229272	cmarina@firstamericanrealty.com	(956)495-3000
Sales Agent/Associate's Name	License No.	Email	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
Forms