



for lease



Harlingen Corners

2713-2821 Highway 83 Harlingen, TX 78552

OFFERED BY  Tarantino

49,101 SF AVAILABLE – INDIVIDUAL LOT FOR BUILD TO SUIT

- 1,200 – 6,046 SF Spaces Available
- 6 Pad Sites Available for Sale/Build to Suit/Ground Lease
- 1 Future Development for 20,000 SF Building Available
- Excellent Surrounding Co-tenancy in the Center of the Valley's MSA
- Strong & Growing Sales of Existing National Tenants with Long Term Commitment to Center
- SWQ Highway 83 & Highway 77
- Traffic Counts:
 Highway 83: 302,765 VPD
 Dixieland Road: 27,903 VPD
 Lincoln Avenue: 8,462 VPD

Demos	Est. Population	Est. Avg. HH Income	Est. Number HH
3 mile	53,748	\$90,822	18,356
5 mile	98,659	\$108,946	33,847
10 mile	157,927	\$95,807	51,933
Trade Area	155,553	\$97,037	51,336



Tenants:



For more information:

Eric Drymalla, CCIM

edrymalla@tarantino.com

713 - 974 - 4292

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Academy SPORTS+OUTDOORS KOHL'S Burlington
Marshalls dd's DISCOUNTS CHUCK E. CHEESE ULTA BEAUTY
five below SHOE CARNIVAL Logan's ROADHOUSE Kirklands
MATTRESS FIRM HIBBETT Bath & Body Works NATIONAL VISION
GNC FIREHOUSE SUBS SUPERCUTS
FARMERS INSURANCE Miracle-Ear verizon VERIFIED PLACE

VALLE VISTA MALL

Ais Formal Wear
OFFICE DEPOT OFFICEMAX
H-E-B
ROSS HOBBY LOBBY
BEALLS PETSMART

Walmart

Target

Chick-fil-A
WELLS FARGO
McDonald's
GameStop
ups

IHOP
PANDA EXPRESS

Old Country Store
Bass Pro Shops
Sams CLUB
CINEMARK
LAKE'S Tuesday Morning

WHARRISON AVE
WILCOLUMB AVE

69E
83
2

PADSITE 20,000 SF
PADSITE 1 ACRE
PADSITES 46,634 SF - 48,820 SF

for lease



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date