



PARK PLAZA FOR LEASE

SPECIAL
REDUCED
RENTS



160 W. Expressway 77 (I-69) - San Benito, Texas 78586

“PRIME” RETAIL SUITE AVAILABLE

**Situated at corner of busy Expressway 77/83 (I-69) &
major thoroughfare of South Sam Houston Blvd.**

**Easy access off and on Exp. 77. Strategically located adjacent to Auto Zone,
Jack-In-The-Box, Burger King, and several other national retailers and
neighborhood businesses. Site provides prime exposure to all expressway traffic.
Sister-City with Harlingen (3 miles), 20 Minutes from Brownsville**

Traffic Count Daily: +/-225,000 VPD

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

Exclusive Listing Agent

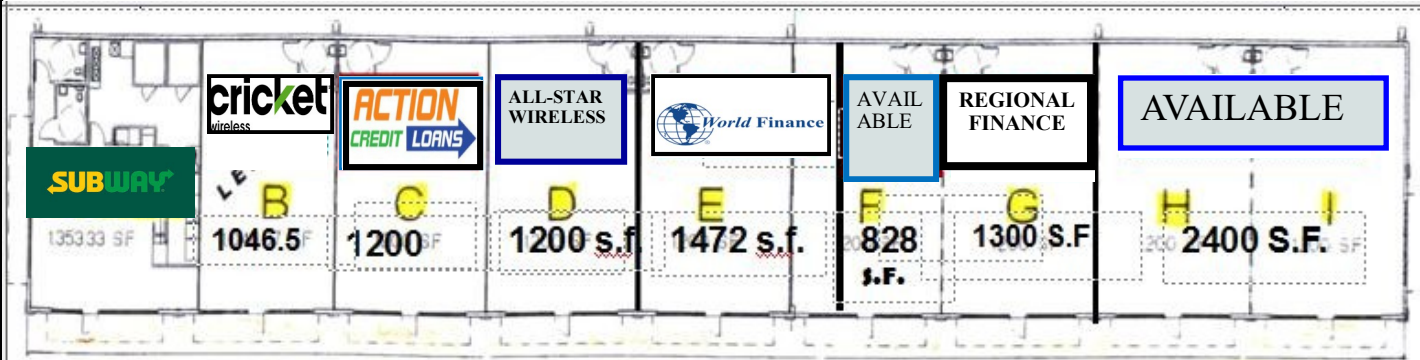
MARCUS PHIPPS R.E. COMMERCIAL — 1617 E. Tyler Ave., Suite H — Harlingen, Texas 78550

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.

SAN BENITO, TEXAS

For Lease **PARK PLAZA**

OFFERING SUMMARY—160 W. EXPRESSWAY 77/83, TX 78586



SITE AMENITIES:

10,800 S.F. Total Retail Area- 56 Parking Spaces (5 Cars Per 1,000 S. F.)
Entrance From Exp. 77 Or Swanson Street - Lighted, Concrete Parking & Drives
Pylon Signage, Landscaping, Lighted Metal Awnings Attractive Architectural Design
Masonry Walls With Stone Accents POP: +/-85,000 TRAFFIC: +/-300,000 DAILY

LOCATION:

Located at the prime intersection of Exp. 77 & Sam Houston Blvd. (major thoroughfare within the City.) Easy access off and on Exp. 77. Strategically located adjacent to Auto Zone, Jack-In-The-Box, Burger King, and several other national retailers and neighborhood businesses. Site provides prime exposure to all expressway traffic. Sister-City with Harlingen (3 miles), 20 Minutes from Brownsville

SPECIAL RENTAL RATES & TERMS (Limited Time):

SUITE H or I: 1,200 S.F. \$1,800 Month Gross (3 Mo. Free-9 Mo. \$1,500-24 Mo. \$1,800)
SUITE F: 828 S.F. \$1,500 Month Gross (3 Mo. Free-9 Mo. \$1,200-24 Mo. \$1,500)
SUITE H & I: 2,400 S.F. \$4,000 Month Gross (3 Mo. Free-9 Mo. \$2,500-24 Mo. \$3,500)

TERM: Five (5) Year Lease

UTILITIES: Tenant Pay Electric—Landlord Pays Water & Trash

CONTACT:

PAULINE ZUROVEC

MARCUS PHIPPS Real Estate

Commercial Division

1618 E. Tyler Ave., Suite H

Harlingen, TX 78550

CELL: 956-793-9993

Serving The Rio Grande Valley

Investments—Warehouse—

Retail—Land—Businesses

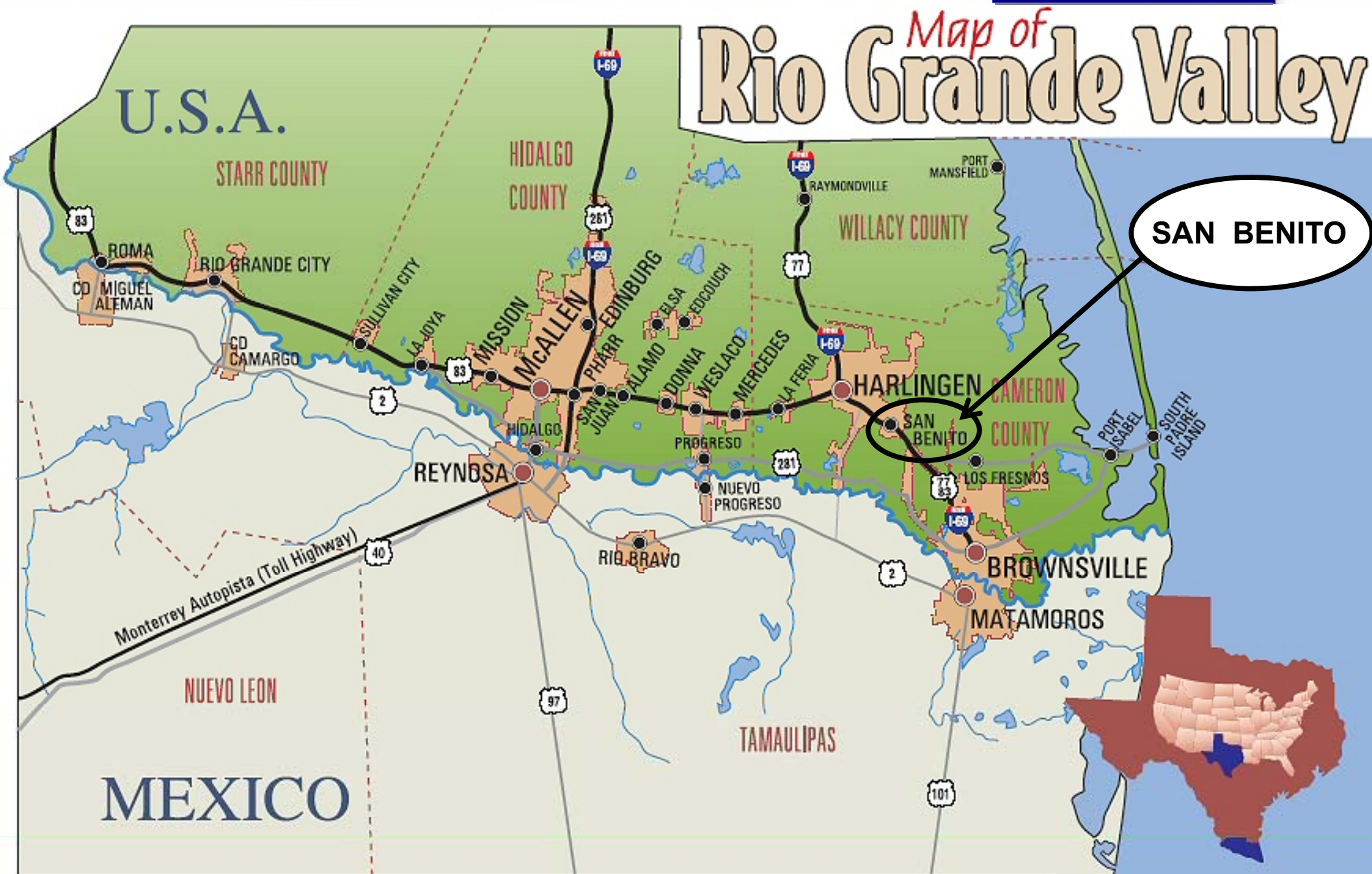
***20 Minutes To Brownsville**

• 45 Minutes To McAllen

• 15 Miles To Intl. Border Of Mexico

(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 judgement 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.)





**PARK PLAZA
160 EXP 77/83
SAN BENITO, TX**



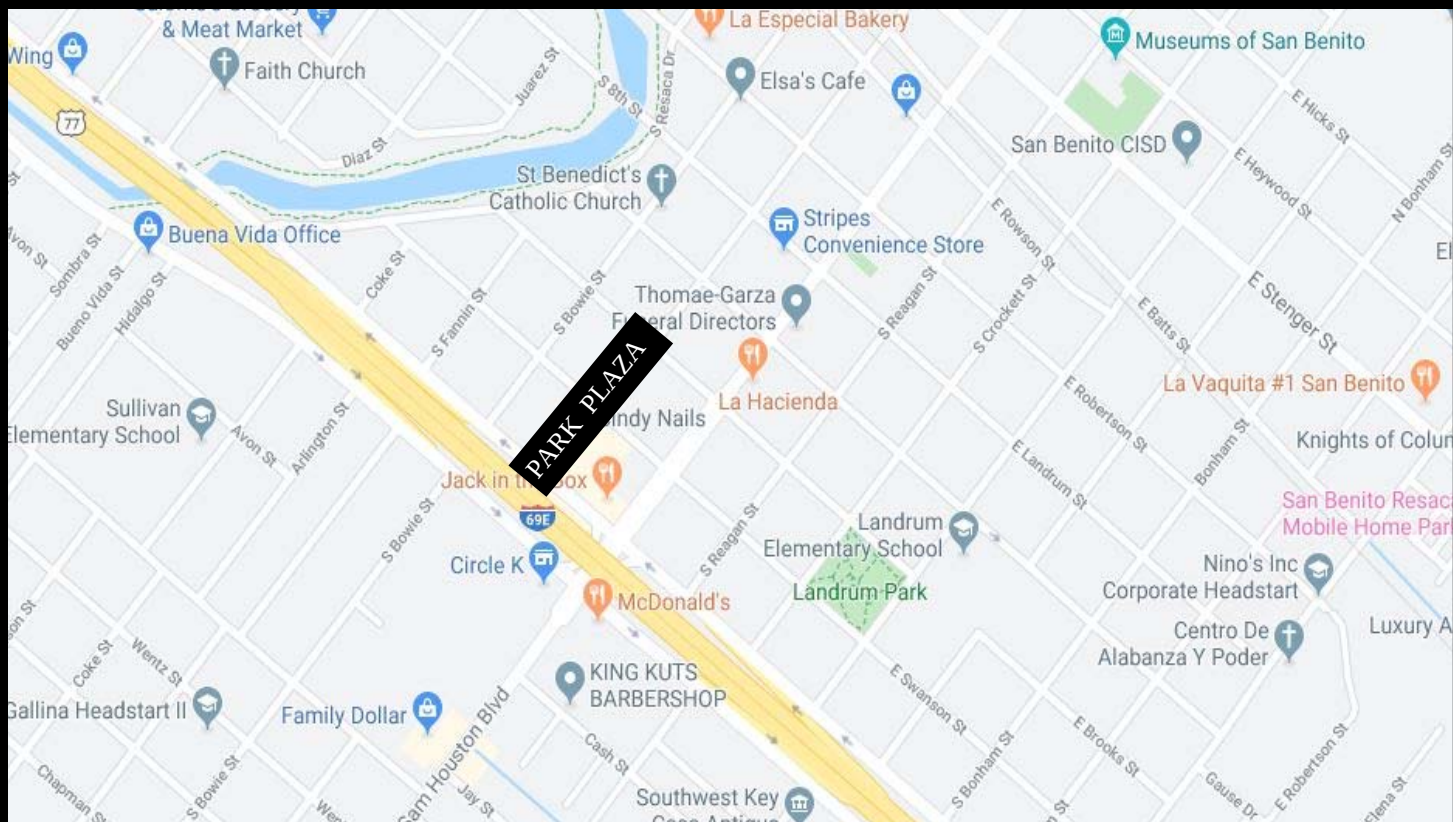
**Commercial Real Estate & Investments
Valley Wide**

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Contact Listing Broker: Pauline Zurovec @ 956-793-9993 For Private Showing



PARK PLAZA - 160 W. EXP 77/83 - SAN BENITO, TX





SUITE "F" INTERIOR

Contact Listing Broker: Pauline Zurovec @ 956-793-9993 For Private Showing



**SUITE H & I
INTERIOR**



**SUITE H & I
INTERIOR**



**SUITE H & I
INTERIOR**





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.

2-10-2025



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.

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.

MARCUS PHIPPS REAL ESTATE LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

568880

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Associate

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Email

Phone

Pauline Zurovec

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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