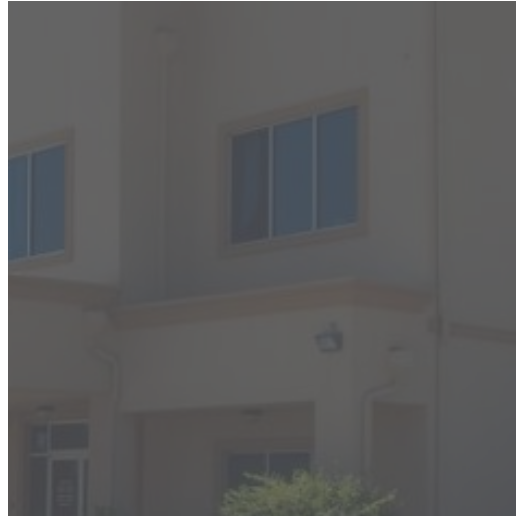


MOB-MULTI USE LAND- FOR SALE

MOB/10 AC FOR SALE



3701

W BUSINESS 83 - MOB - MULTI-USE

78550, TX



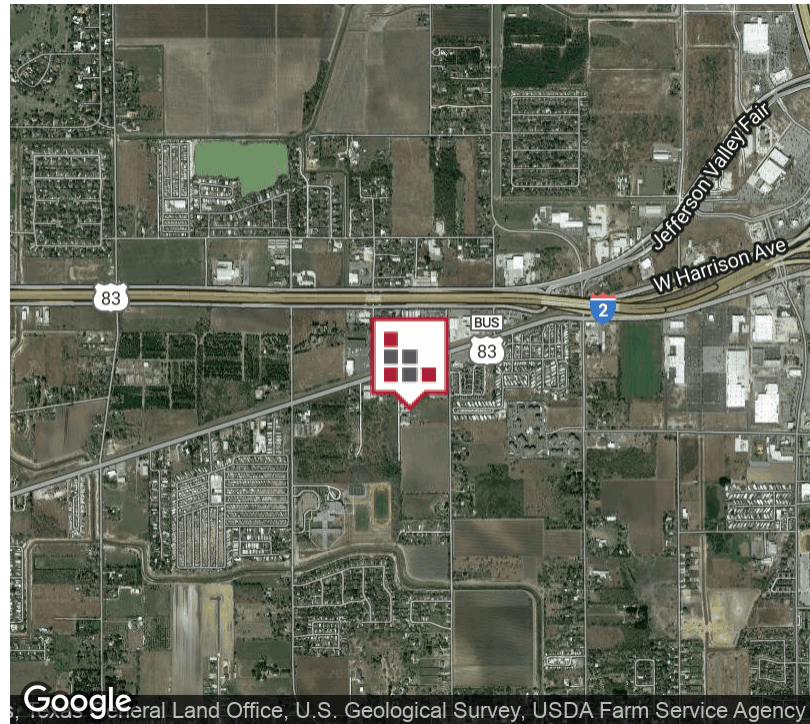
+/-7,836 sf two-story MOB on 1.67 acres of land and 10 Acres of additional Multi-Use property -- 5.3 acre flex office-retail site and a 4.7 acre multi-family site. This is a GREAT OPPORTUNITY for a Medical Practice with the ability to generate additional revenue through the sale or development of the adjacent 10 acres of Land with a combination of multi-family/townhouse/storage development.



FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,450,000
Building Size:	7,830 SF
Lot Size:	10.15 Acres
Number of Units:	3
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

+/-7,836 sf two-story MOB on 1.67 acres of land and 10 Acres of additional Multi-Use property – 5.3 acre flex office-retail site and a 4.7 acre multi-family site. This is a GREAT OPPORTUNITY for a Medical Practice with the ability to generate additional revenue through the sale or development of the adjacent 10 acres of Land with a combination of multi-family/townhouse/storage development.

MOB is two-story with upstairs unit rented and finished out for a Beauty Salon and Spa. Concrete drive extends from Business Hwy 83 to the length of the property line with shared access to both additional buildable areas. Additionally, there is a small residence closest to the Business Highway that can be converted into a Sales Office for Multi-Family or Townhouse Development on the adjoining land.

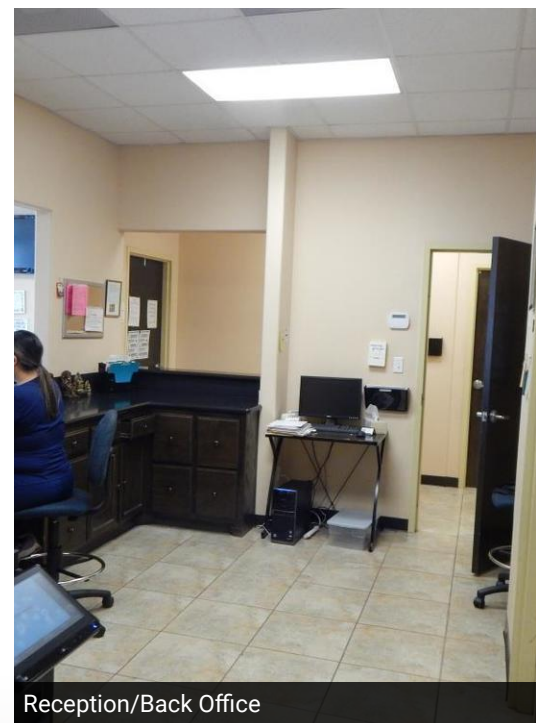
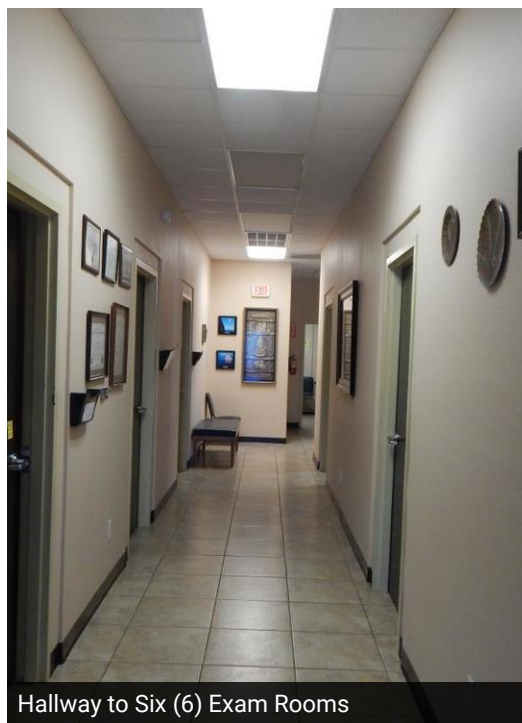
3,900 sf Medical Office has front reception, reception back office, 6 exam rooms [U-shaped access], employee break area, large doctor's office, foyer with elevator access to second floor. Each exam room contains a sink. There is also an additional tenant on the first floor occupying 900 sf.

General Retail Zoning – Building Expenses are estimated at \$1.69 psf./pm including utilities. Ample parking with 62 spaces. This asset offers many possibilities for User/Developer to undertake.

FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

ADDITIONAL PHOTOS - MOB



FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

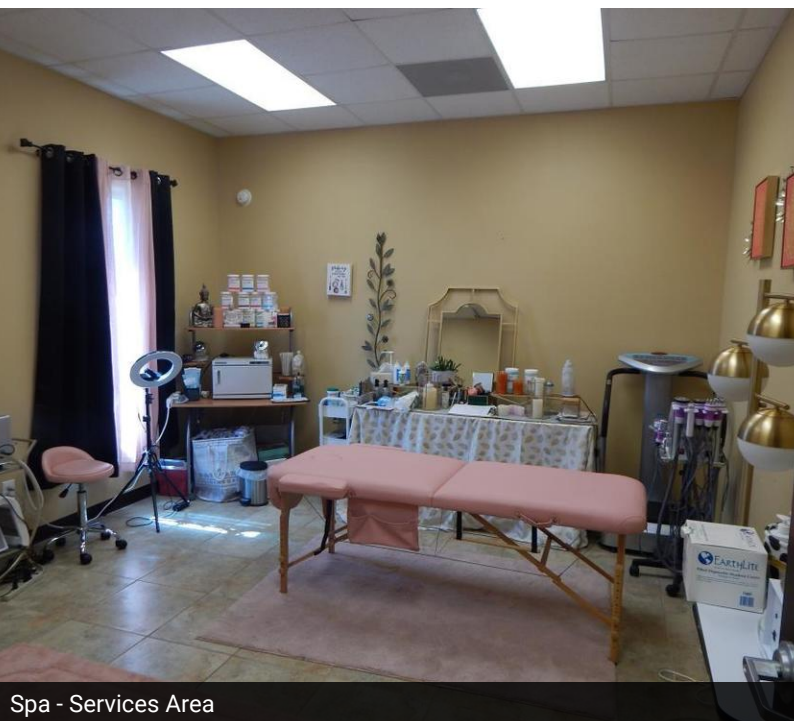
ADDITIONAL PHOTOS - SECOND FLOOR



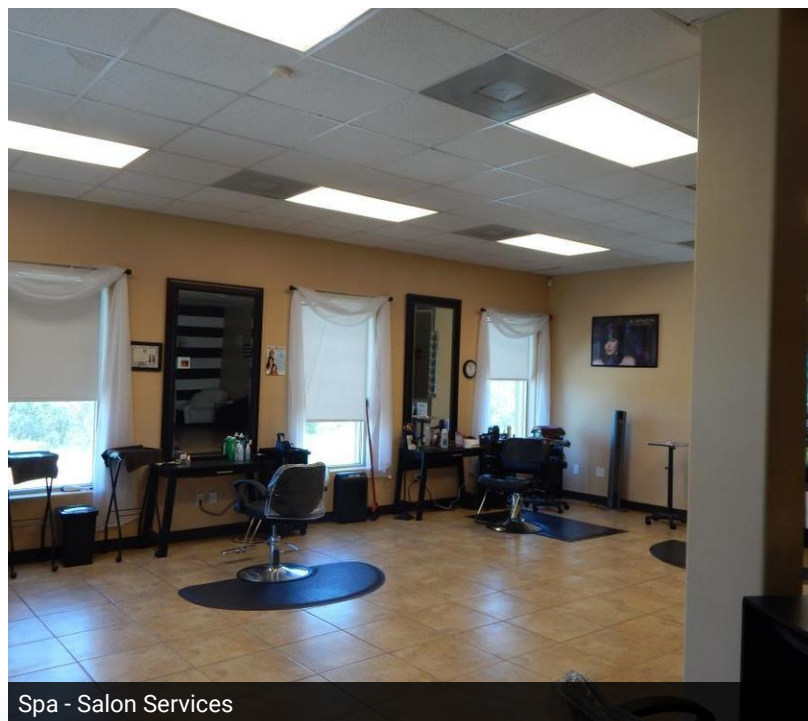
Blush Beauty & Spa - Reception



Spa - Waiting Area



Spa - Services Area

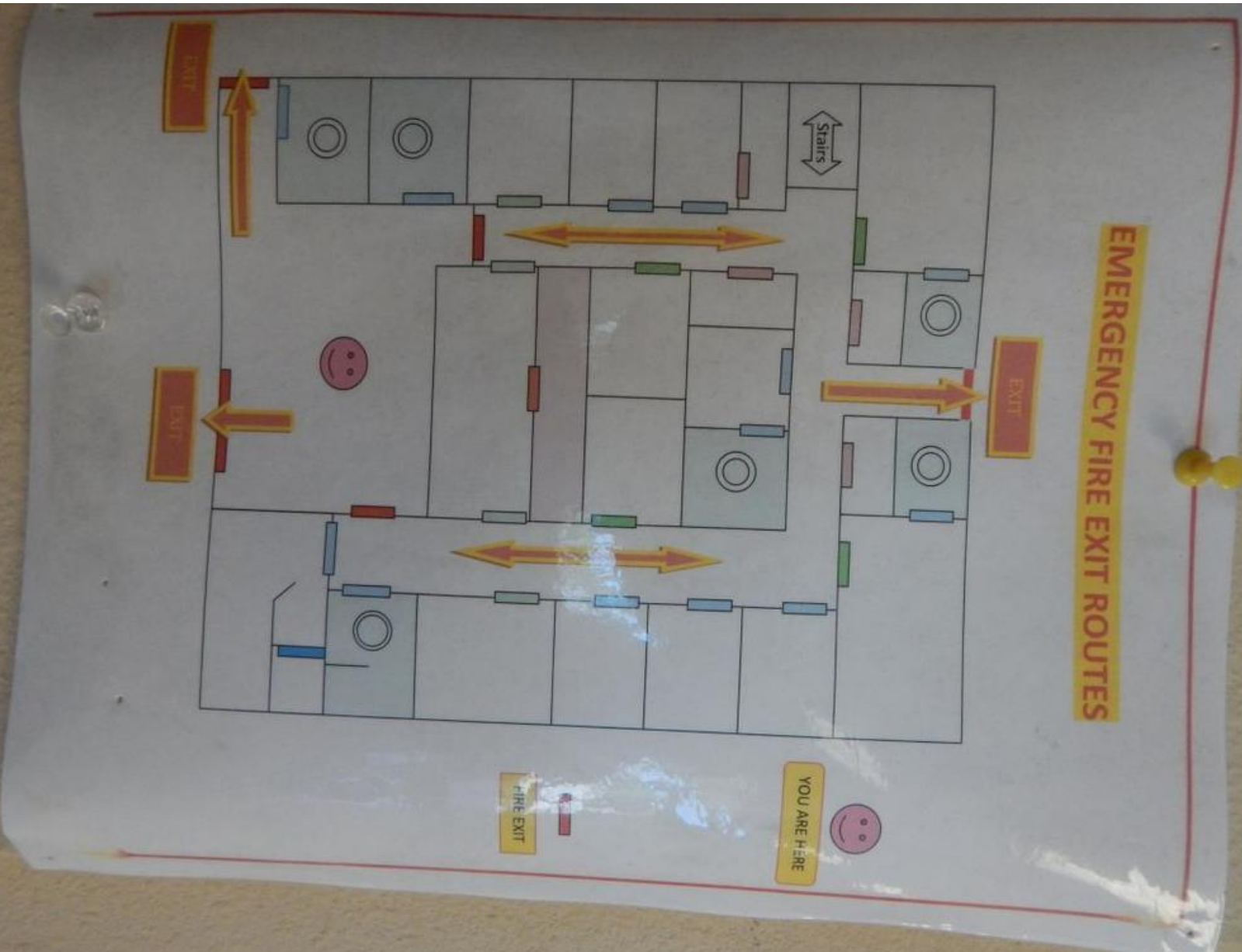


Spa - Salon Services

FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

EVACUATION PLAN



FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

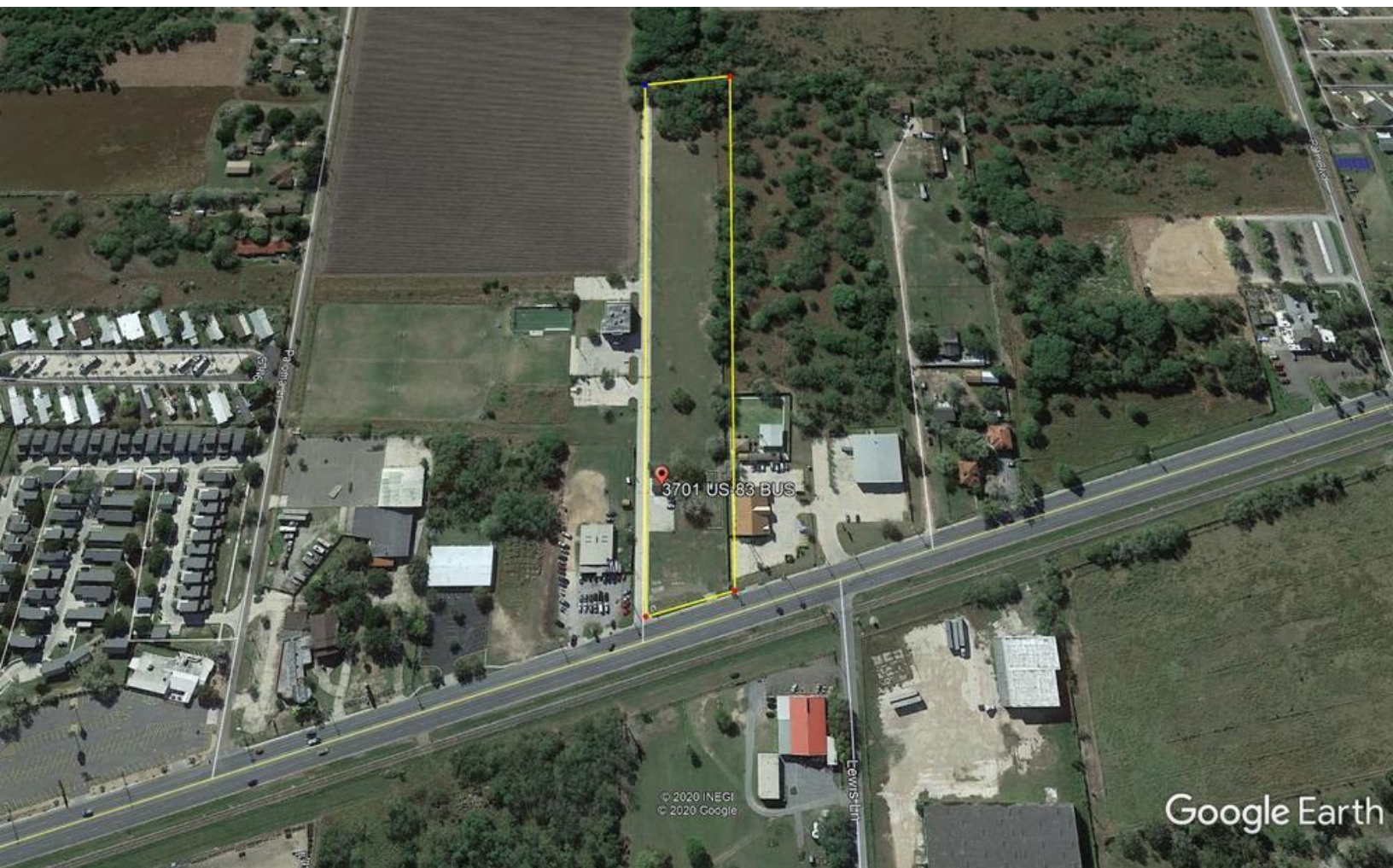
MOB - 1.367 AC



FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

5.3 AC - FLEX OFFICE/RETAIL



FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

4.7 AC - MULTI FAMILY/TOWNHOUSE



FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

RETAILER MAP

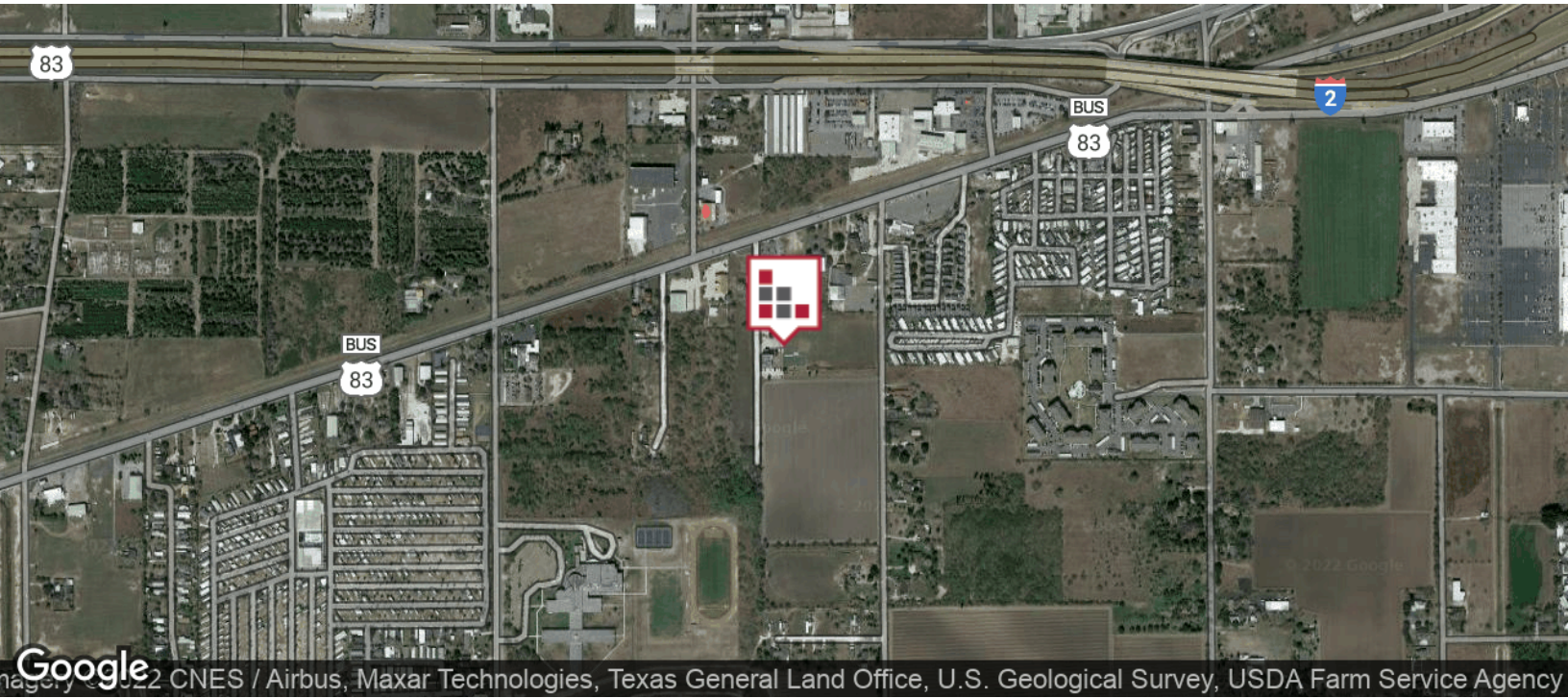


Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

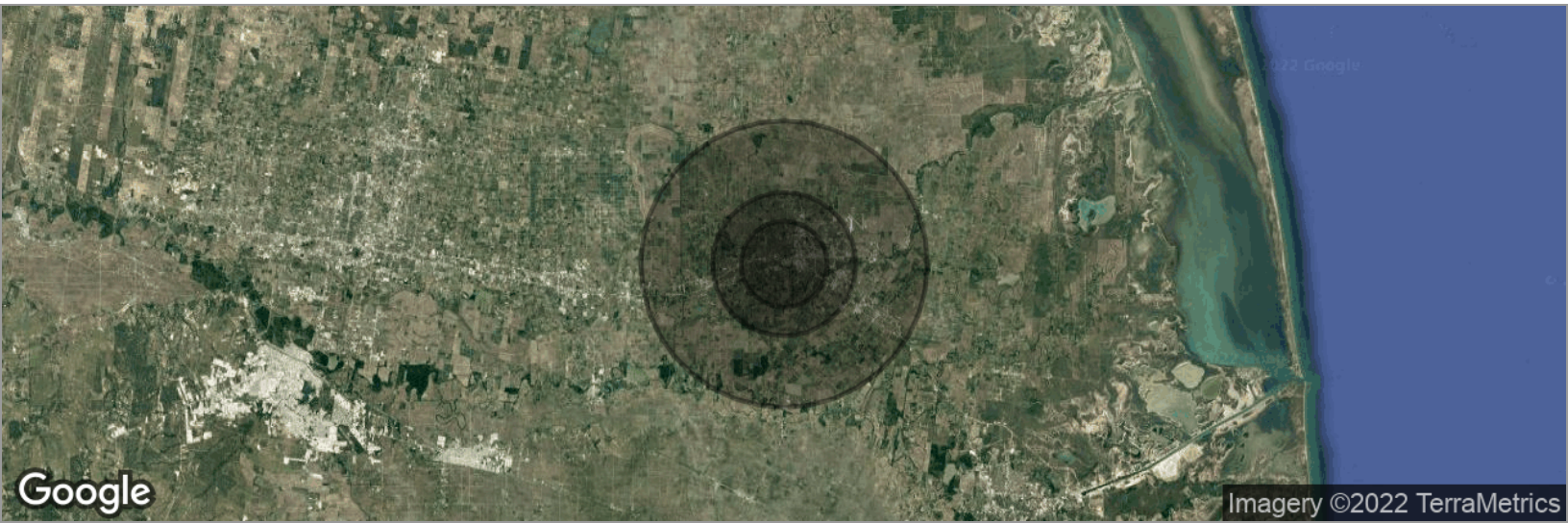
LOCATION MAP



FOR SALE

3701 W BUSINESS 77 - MOB / MULTI-USE

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	31,023	73,073	151,998
Median age	36.1	34.5	33.1
Median age (Male)	34.7	32.9	31.4
Median age (Female)	38.2	36.4	35.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	10,165	23,761	47,982
# of persons per HH	3.1	3.1	3.2
Average HH income	\$49,797	\$48,973	\$47,426
Average house value	\$59,724	\$81,369	\$79,726
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	79.6%	78.8%	81.3%
RACE (%)	3 MILES	5 MILES	10 MILES
White	91.6%	89.6%	86.2%
Black	0.3%	0.7%	0.6%
Asian	0.9%	1.1%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.2%
Other	6.1%	7.2%	11.0%

* Demographic data derived from 2010 US Census