

FLYER

Frontier Plaza

3102 E BUSINESS 83

Weslaco, TX 78596

PRESENTED BY:

ZACHARY SUNDERLAND

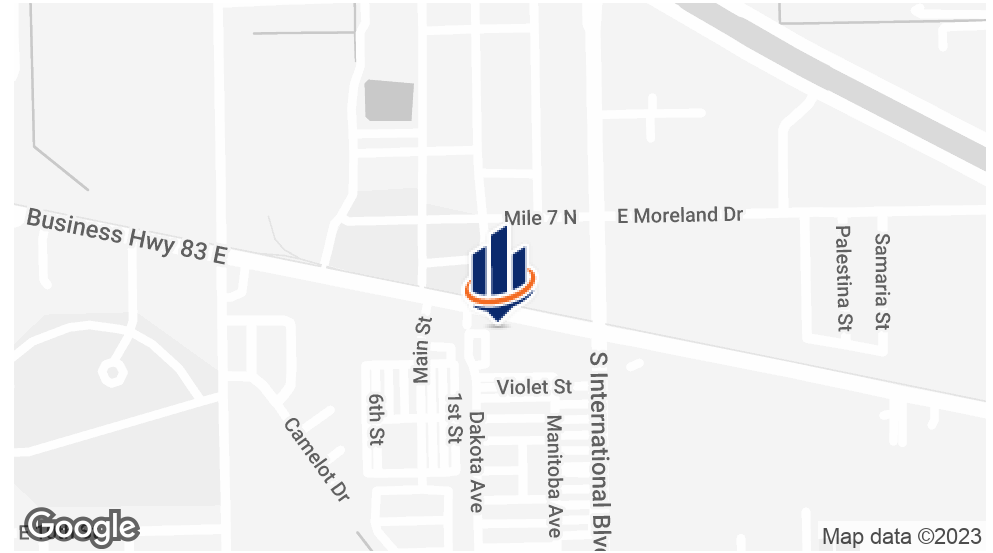
Managing Director

O: 956.307.4724

zach.sunderland@svn.com



FRONTIER PLAZA: OFFICE SPACE AVAILABLE!



LEASE RATE	\$1,000.00 PER MONTH
-------------------	-----------------------------

OFFERING SUMMARY

BUILDING SIZE:	9,550 SF
AVAILABLE SF:	1,052 SF
LEASE TYPE:	Gross (Rent includes water)
LOT SIZE:	1 Acres
YEAR BUILT:	1997

ZACHARY SUNDERLAND

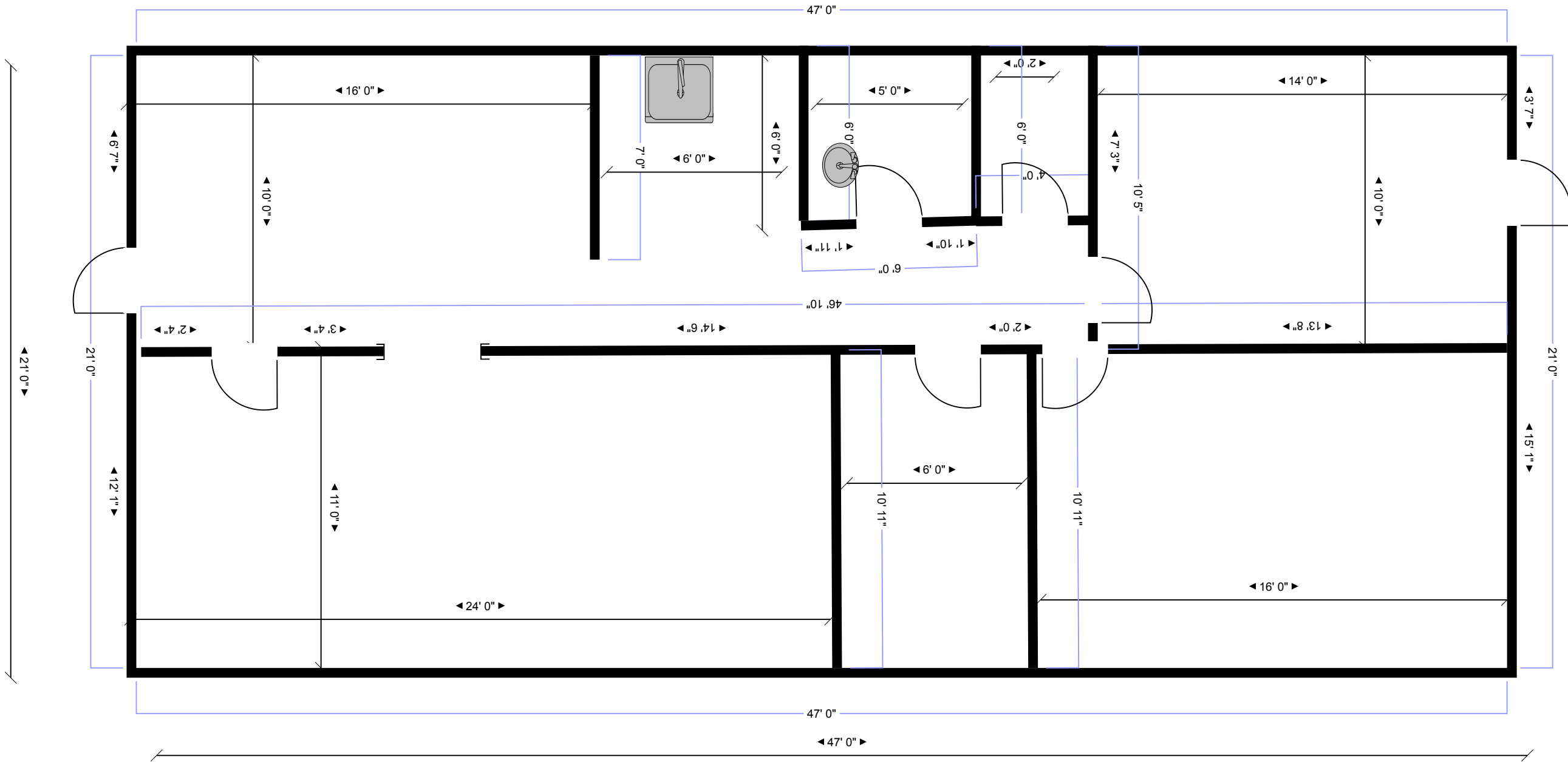
Managing Director
O: 956.307.4724
zach.sunderland@svn.com

PROPERTY OVERVIEW

Spanning perpendicularly to Business 83 near its intersection with International Blvd (17,000 AADT), this office plaza houses approximately 9,550 SF of Class B office suites. A one year term is mandatory, water is included with rent but electricity is individually metered and paid individually (Magic Valley Electric Co, typically \$40-\$50/month). The standard suite size is approximately 1,050 SF but suites may be combined if needed/available.

PROPERTY HIGHLIGHTS

- Standard office size 1,050 SF but suites may be combined if needed/available
- Electricity individually metered and paid (MVEC)
- One year term is preferred, water included



PHOTOS: SUITE B



Ste B Reception

ZACHARY SUNDERLAND
Managing Director
O: 956.307.4724
zach.sunderland@svn.com



Ste B Front Office



Ste B Restroom

PHOTOS: SUITE C



Ste C Reception



Ste. C Middle Office (Potential Connecting Room with Ste. B)

ZACHARY SUNDERLAND
Managing Director
O: 956.307.4724
zach.sunderland@svn.com

ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2023 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated



ZACHARY SUNDERLAND

Managing Director

O: 956.307.4724

zach.sunderland@svn.com

SVN CORE SERVICES & SPECIALTY PRACTICES



SVN® Core Services & Specialty Practices



THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

● Sales

● Leasing

● Property Management

● Corporate Services

● Accelerated Sales

● Capital Markets

● Tenant Representation

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

● Hospitality

● Industrial

● Land

● Multifamily

● Office

● Retail

● Special Purpose

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2023 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated



ZACHARY SUNDERLAND

Managing Director

O: 956.307.4724

zach.sunderland@svn.com

SVN CORE COVENANTS

The graphic features two concentric circles, one orange and one blue, each centered on a dashed line that curves across the page. The text 'SVN® core covenants' is prominently displayed in the center.

SVN® core covenants

and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

- 1** Create amazing value with my clients, colleagues and communities.
- 2** Cooperate proactively and place my clients' best interests above my own.
- 3** Include, respect and support all members of the commercial real estate industry.
- 4** Honor my commitments.
- 5** Personify and uphold the SVN brand.
- 6** Resolve conflicts quickly, positively and effectively.
- 7** Take personal responsibility for achieving my own potential.
- 8** Excel in my market area and specialty.
- 9** Focus on the positive and the possible.
- 10** Nurture my career while valuing the importance of family, health and community.

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2023 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International Corp. All SVN® offices are
independently owned and operated



ZACHARY SUNDERLAND

Managing Director

O: 956.307.4724

zach.sunderland@svn.com

ADVISOR BIO



ZACHARY SUNDERLAND

Managing Director

zach.sunderland@svn.com

Direct: 956.307.4724

PROFESSIONAL BACKGROUND

First licensed in 2014 and then brokered in 2018, I am quickly approaching a decade of experience in real estate sales/leasing/management. In March of '22 I franchised my brokerage with SVN International in order to gain access to a wider community of CRE professionals and a greater pool of resources that are enhancing my opportunities for success and accelerating my growth. I love the time flexibility and financial freedom that this industry offers to its most determined practitioners, and I love how no two days in the business ever feel the same. My specialties include multifamily sales (seller rep), multifamily management, retail/office sales/leasing, and financial modelling. In the evenings after work I enjoy playing video games, and on windy weekends I drive to South Padre Island with my Blue Heeler for some kiteboarding.

EDUCATION

University of Texas at Austin - BBA in Finance

MEMBERSHIPS

NAR - National Association of Realtors®
TAR - Texas Association of Realtors®
BBOR - Brownsville Board of Realtors®
GMAR - Greater McAllen Association of Realtors®

SVN | Kingside Realty

307 E. Railroad Street, Suite #107
Weslaco, TX 78596
956.255.7135
kingsiderealty.com

ZACHARY SUNDERLAND

Managing Director

O: 956.307.4724

zach.sunderland@svn.com