

FOR LEASE

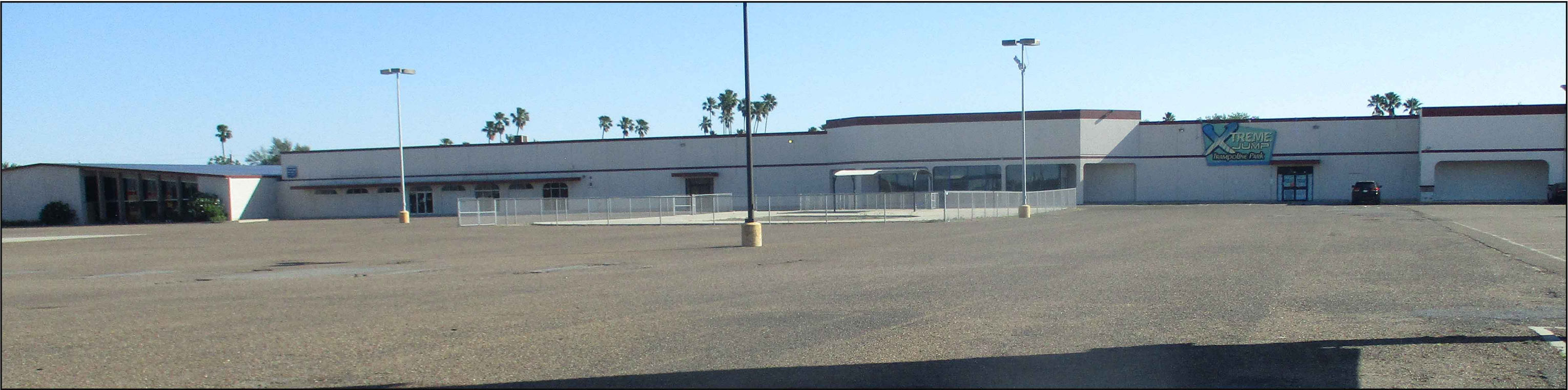


CONTACT

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PROPERTY HIGHLIGHTS

- Redevelopment opportunity strategically positioned in a dominant retail corridor along US-77, offering excellent visibility and accessibility
- Located near Walmart Supercenter, HEB, multiple QSRs and service oriented businesses which drive traffic to the area
- +/- 184 residential/multi-family lots under development nearby with +/- 435 residential & duplex lots under review for future growth
- Approximately 24 minutes from international crossings and ports with direct access to the heart of the city of Harlingen

95,897 SQ FT
EXISTING GLA
SUBJECT TO CHANGE

C-2
ZONING

REDEVELOPMENT
OPPORTUNITY

 **TRAFFIC COUNTS** 2022 EST.

US-77	21,285 VEHICLES PER DAY
N SAM HOUSTON	12,098 VEHICLES PER DAY

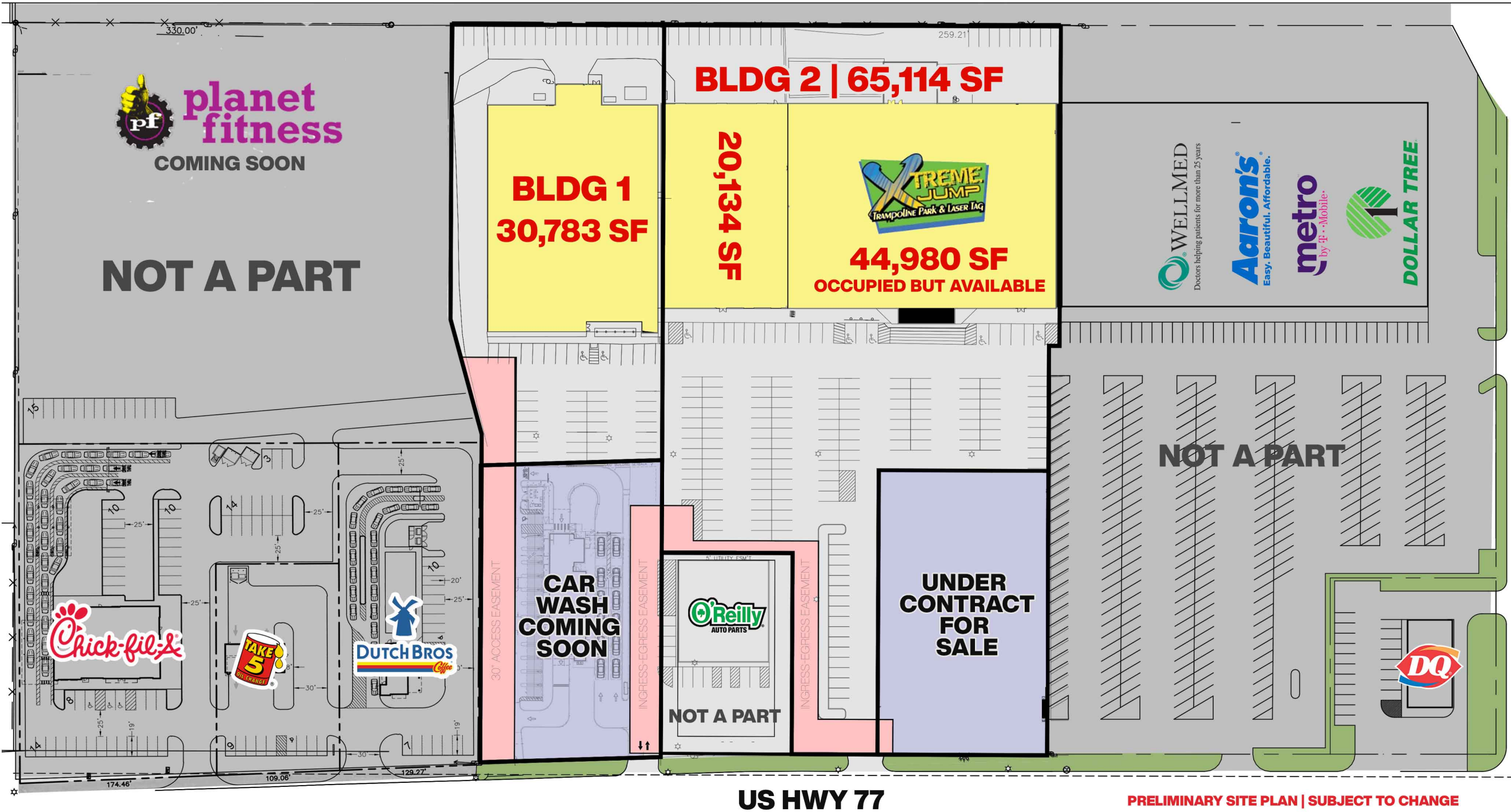
DEMOGRAPHICS 2025 EST.

	1 MILE	3 MILE	5 MILE
POPULATION	7,046	31,413	67,155
AVG. HH INCOME	\$62,229	\$66,460	\$68,536

All information contained herein has been obtained from sources deemed reliable and is submitted subject to errors, omissions, changes of terms and conditions, prior sale, lease or financing or withdrawal without notice.

SITE PLAN

900-1000 W BUS HWY 77
San Benito, TX



AVAILABLE

REDEVELOPMENT OPPORTUNITY | CALL FOR INFORMATION

PID pg

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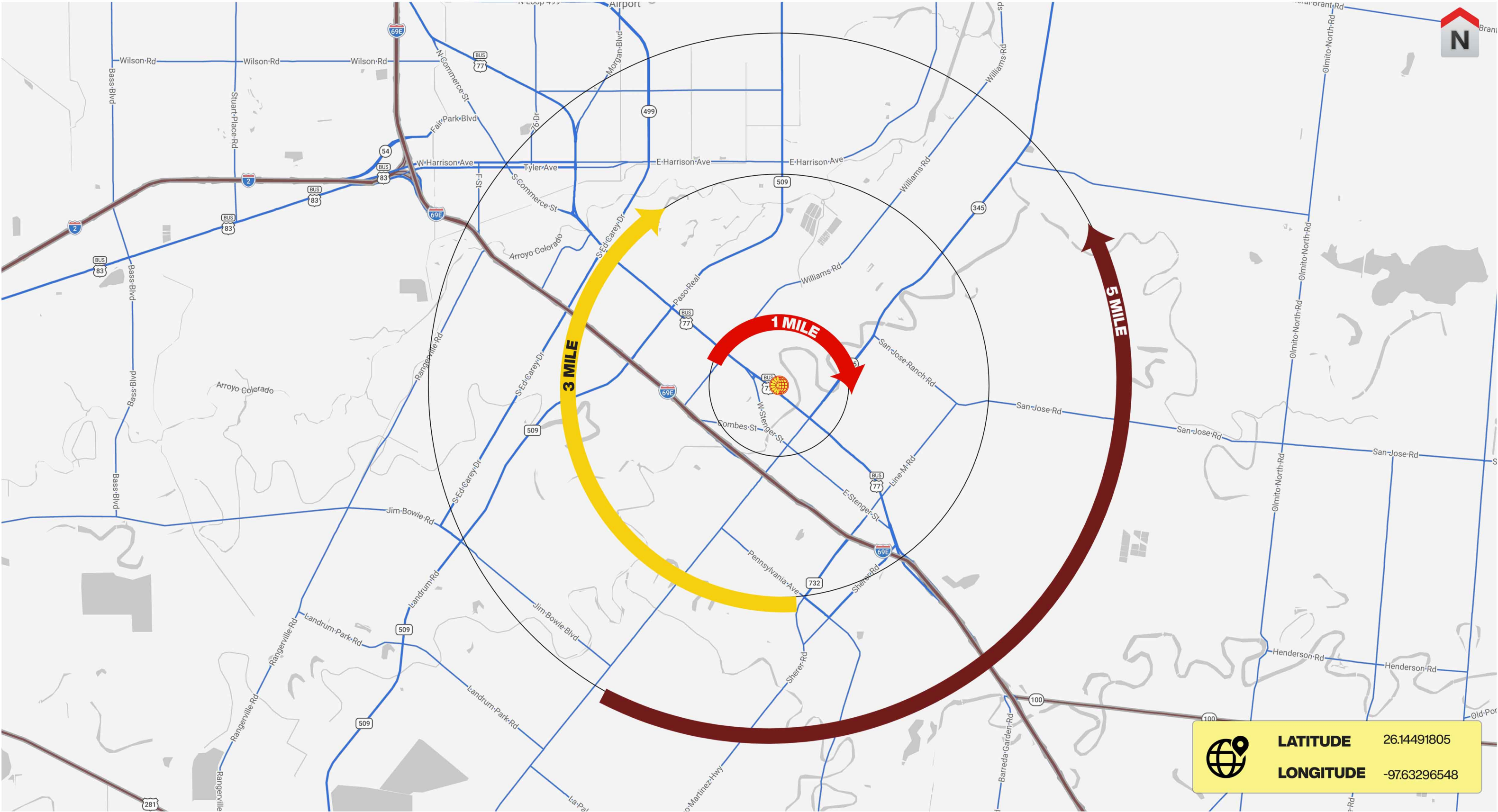
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MAP

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