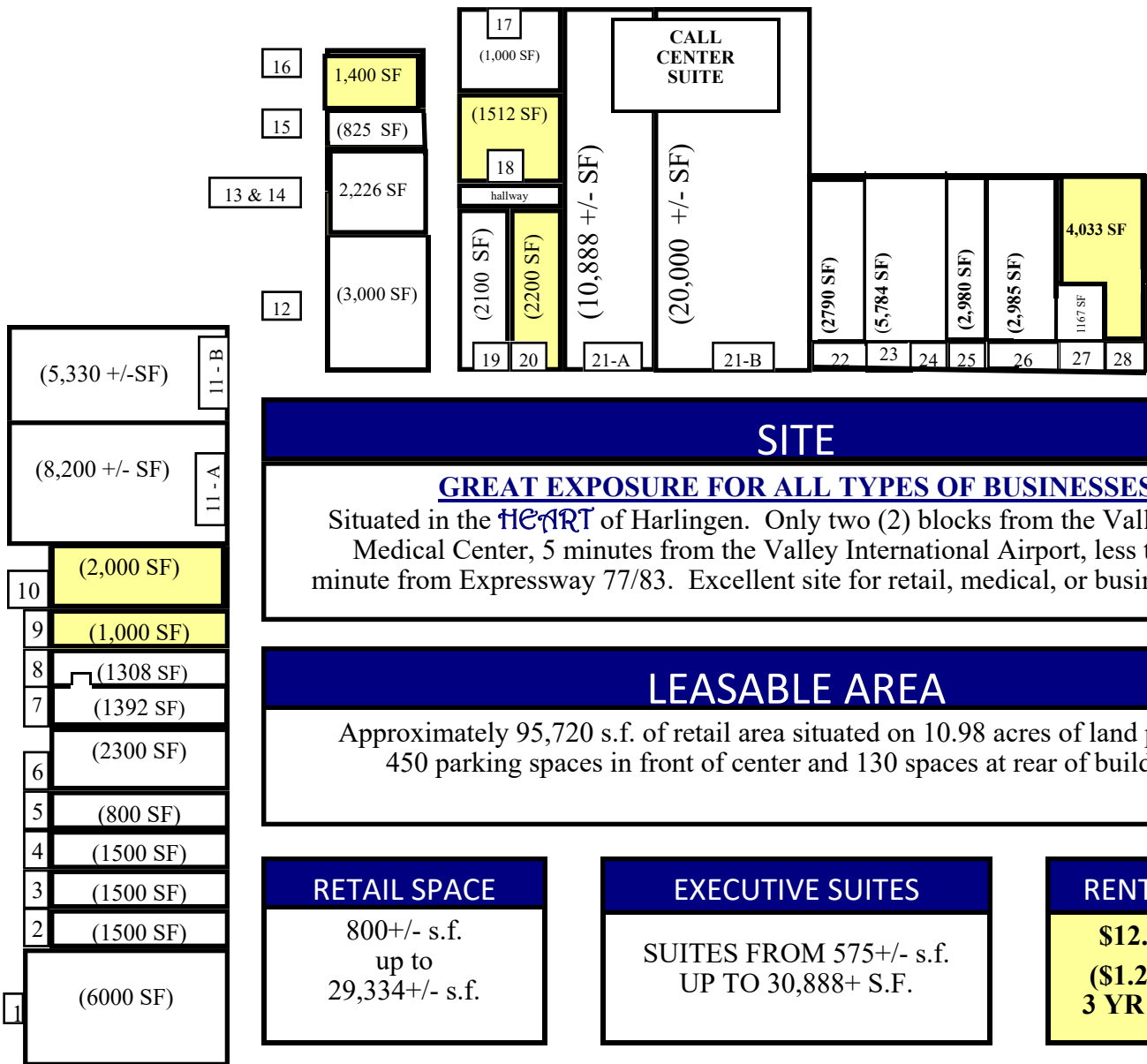


Exclusive Leasing Agent: Pauline Zurovec
MARCUS PHIPPS REAL ESTATE
 1617 E. Tyler Ave., Suite H
 Harlingen, Tx 78550
 Tele: 956-793-9993
 E-Mail: Pauline@przcommercial.com



TREASURE HILLS PLAZA
1514 S. 77 SUNSHINE STRIP
HARLINGEN, TEXAS



SITE

GREAT EXPOSURE FOR ALL TYPES OF BUSINESSES
 Situated in the **HEART** of Harlingen. Only two (2) blocks from the Valley Baptist Medical Center, 5 minutes from the Valley International Airport, less than one minute from Expressway 77/83. Excellent site for retail, medical, or business offices.

LEASABLE AREA

Approximately 95,720 s.f. of retail area situated on 10.98 acres of land providing 450 parking spaces in front of center and 130 spaces at rear of buildings.

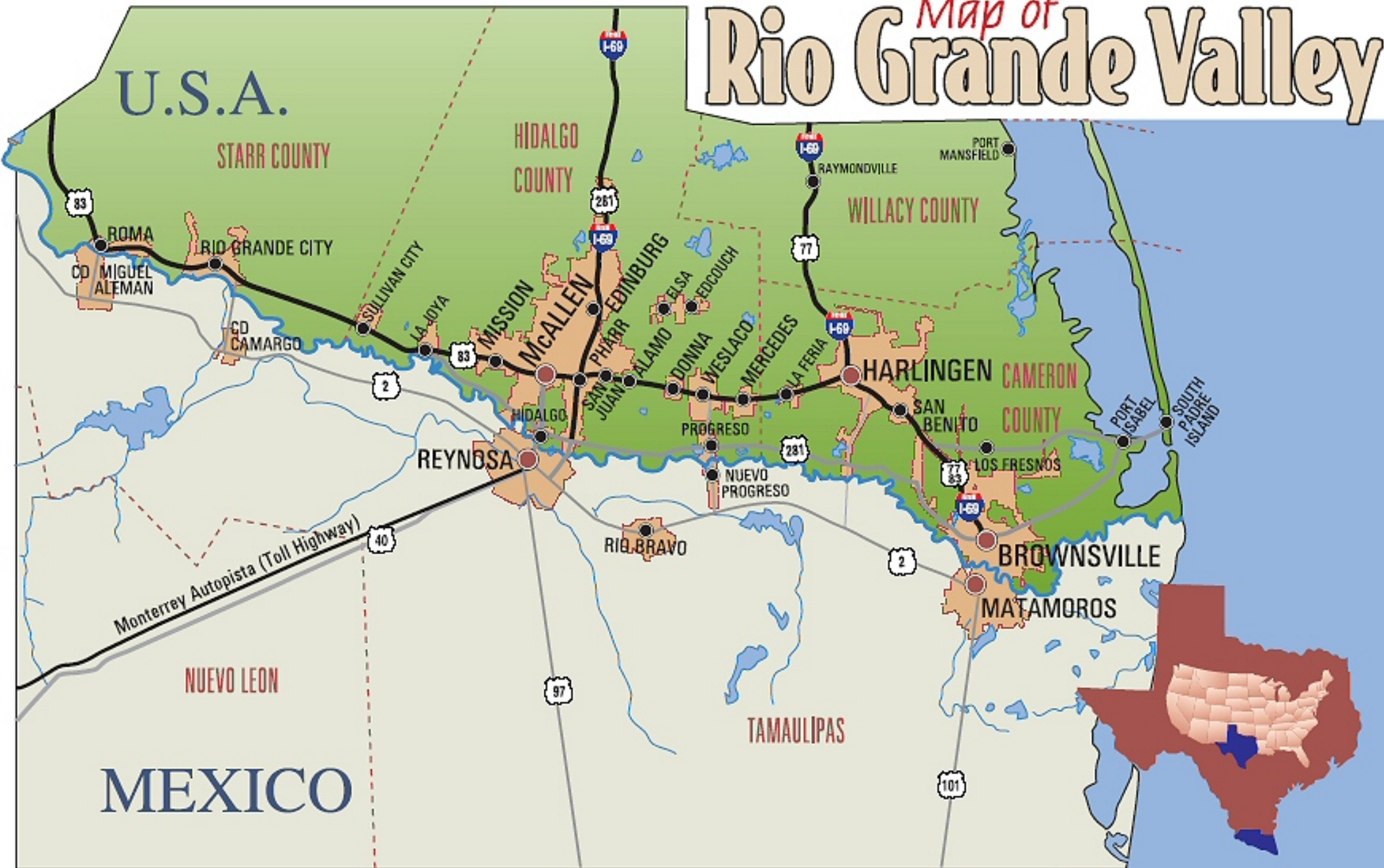
RETAIL SPACE
 800+/- s.f.
 up to
 29,334+/- s.f.

EXECUTIVE SUITES
 SUITES FROM 575+/- s.f.
 UP TO 30,888+ S.F.

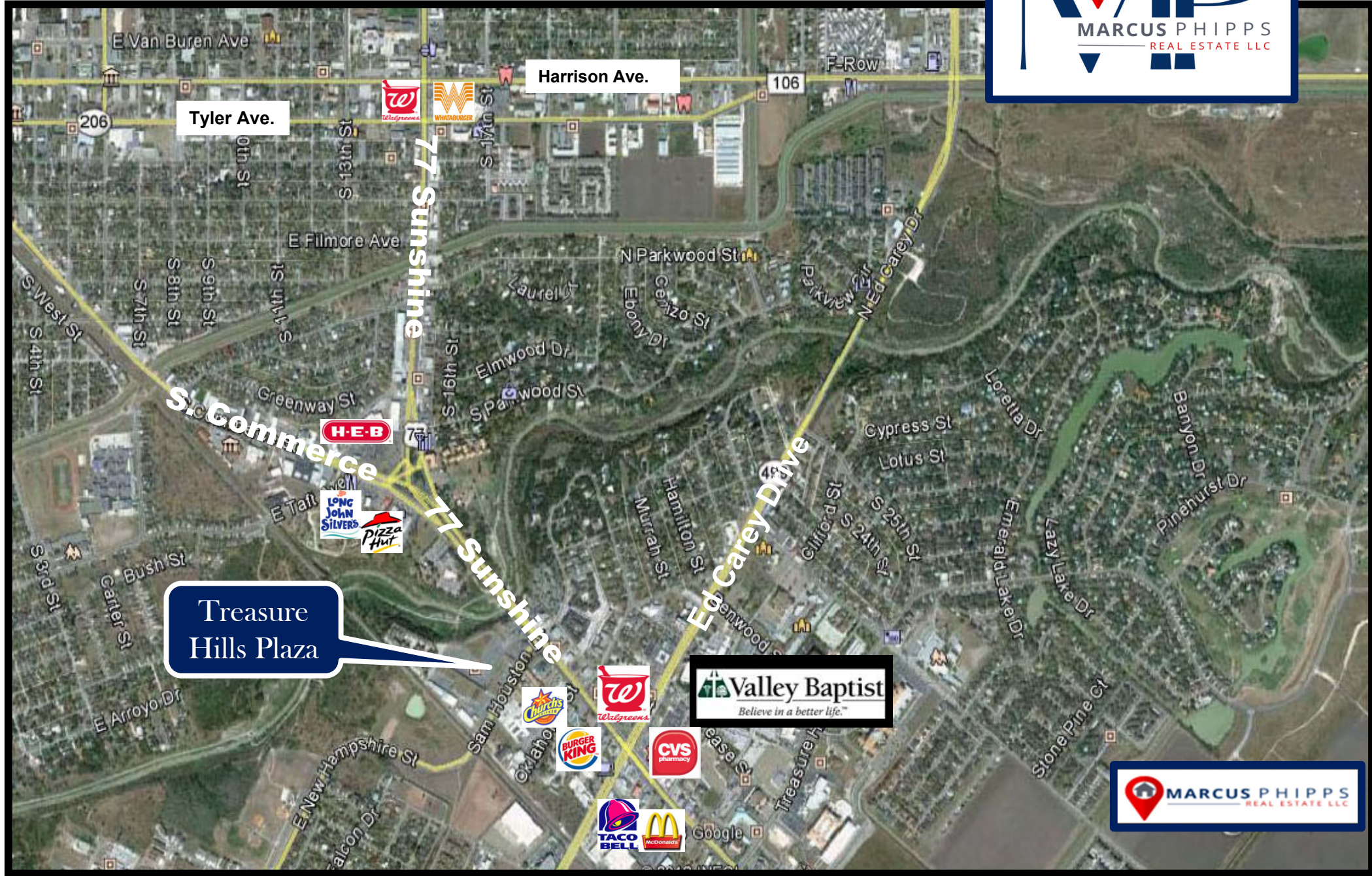
RENTALS RATES
\$12.00 S.F. Yr.
(\$1.20 NNN Yr.)
3 YR MINIMUM

The information presented herein was obtained from sources deemed to be reliable. However, no representation or warranties are made as to the accuracy of the information. Buyers should conduct and rely upon their own independent investigations.

Map of Rio Grande Valley



TREASURE HILLS PLAZA - HARLINGEN, TEXAS



CONTACT: PAULINE ZUROVEC CELL: 956-793-9993



Arroyo Colorado River

S. 77 SUNSHINE STRIP

Sam Houston

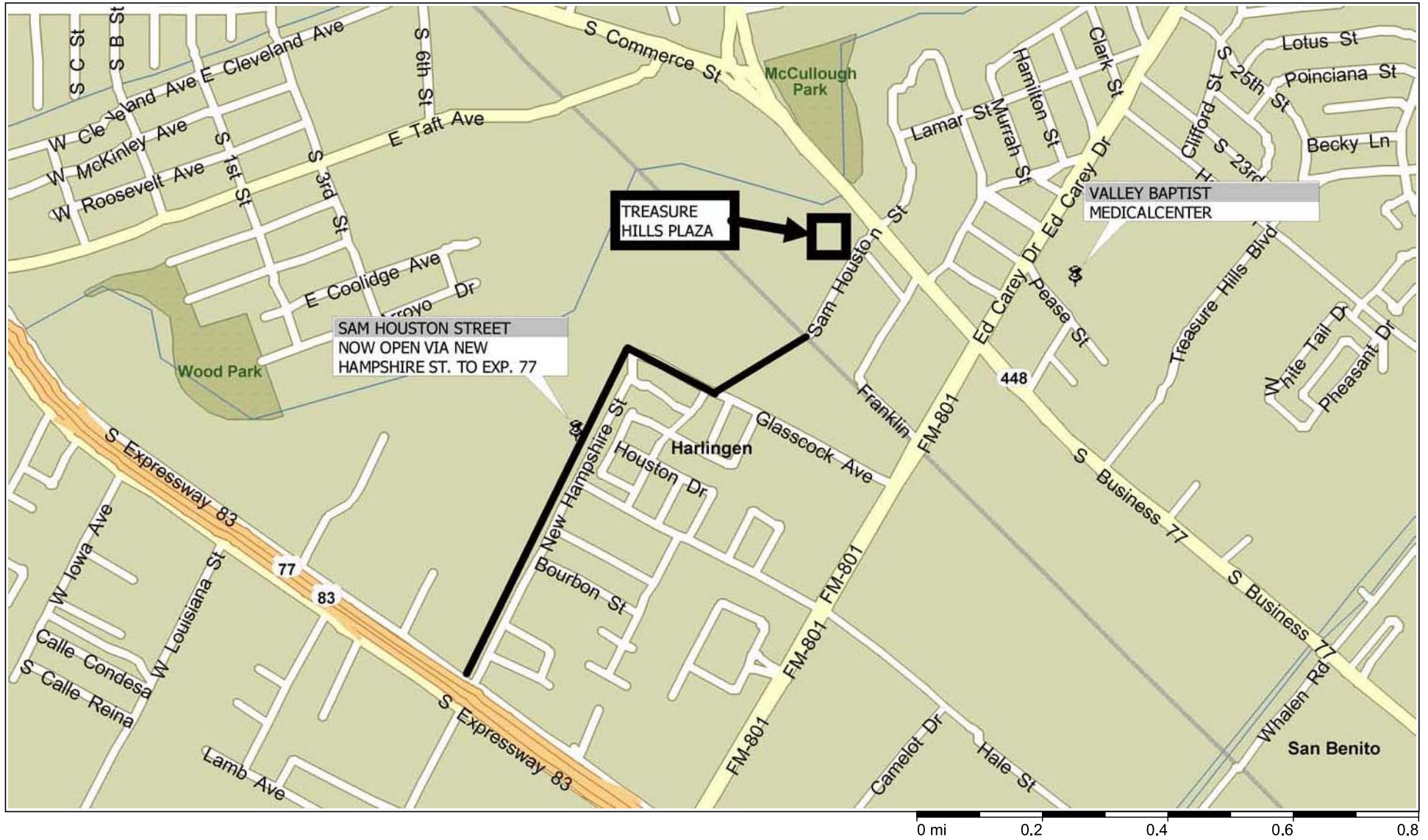
Chinese Rest

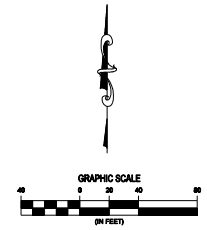
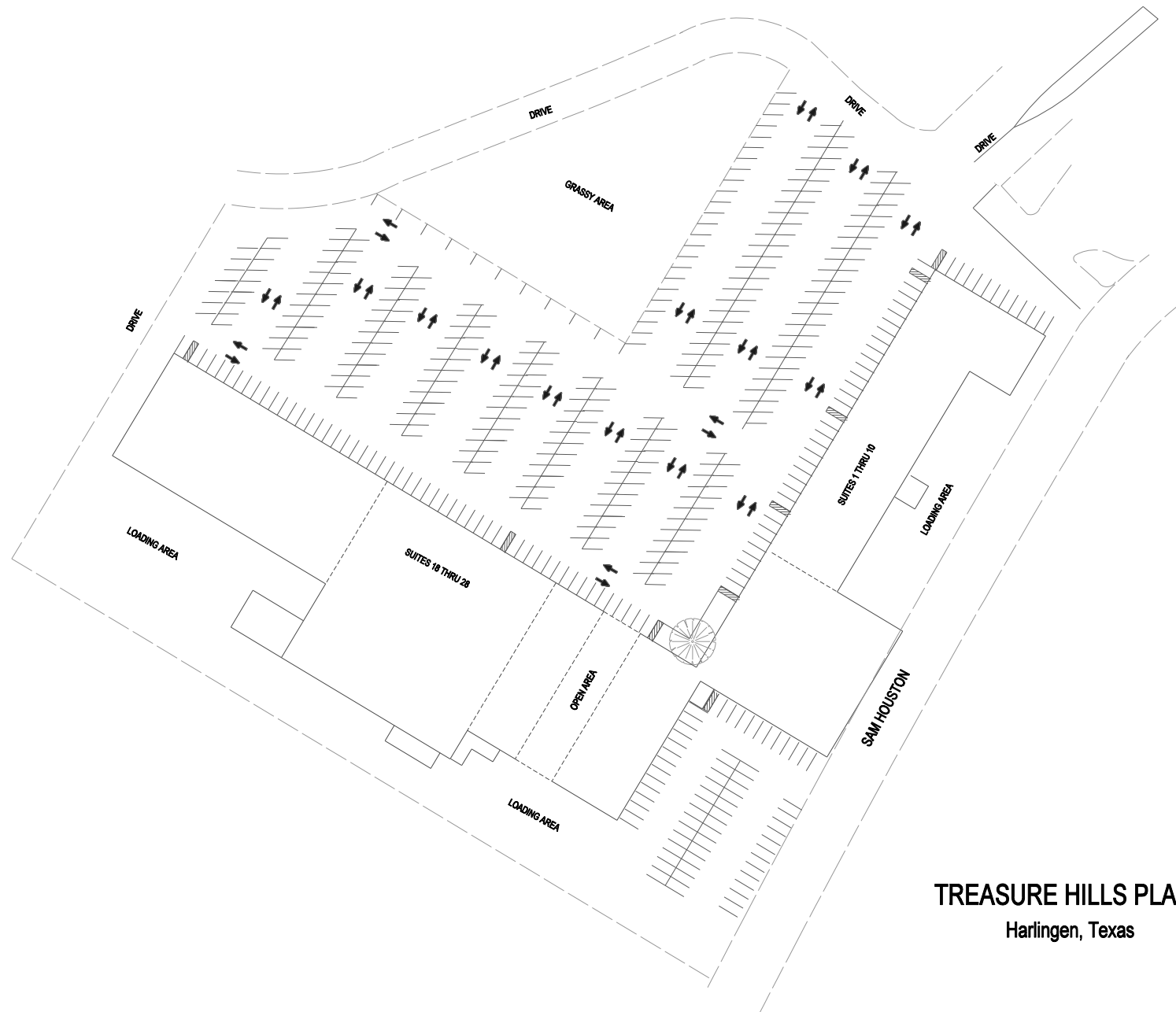
Shipley's

1 AC
PAD
SITE

New Hampshire

TREASURE HILLS PLAZA - MAP





TREASURE HILLS PLAZA
Harlingen, Texas

