

HARLINGEN, TEXAS

FOR LEASE—SALE

17745 W. Expressway 83

BLDG: 2,673 S.F.
PLUS 800 S.F. GARAGE
LAND: .206 AC (+/-)
(+/-85' Ftg. X 105')
\$10.80 YR. NNN

- PRIME LOCATION
- JUST OFF EXPWY 83
- ZONED: Gen. Retail

Excellent For :

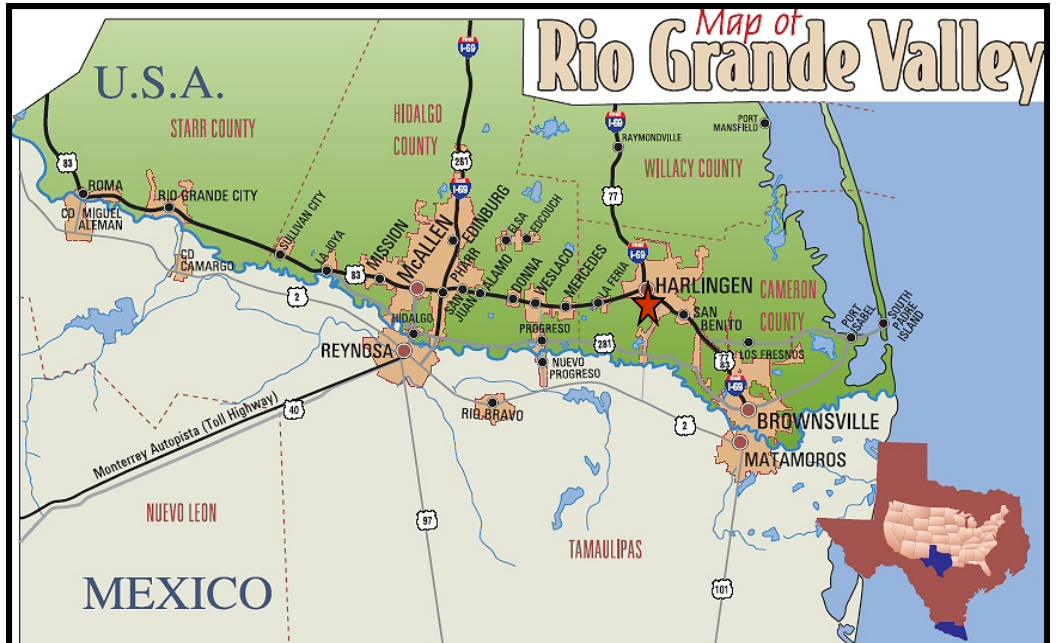
Office/Retail, Medical,
Distributor, Restaurant, Etc.

*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

CONTACT:
PAULINE ZUROVEC
KW Commercial
1713 E. Tyler Ave., Suite A
Harlingen, TX 78550

Phone: 956-793-9993
pauline@przcommercial.com

**FOR SALE: ~~\$410,000~~
\$385,000**



(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 judgment 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.)



HARLINGEN, TEXAS

For Lease - Sale ~~(\$410,000)~~ **\$385,000** 2,673 s.f. OFFICE & 800 s.f. GARAGE

OFFERING SUMMARY—17745 W. EXPRESSWAY 83 - HARLINGEN, TX 78552

USE: Excellent for any business requiring drive-thru garage or shop with over-sized overhead doors. Good for mobile x-ray or medical vehicle, transportation mini bus, sales vehicle, etc. Great for day care facility, medical offices, sales, etc.

IMPROVEMENTS: 3,473 S.F., free-standing building, constructed +/-2003. Office area is +/-2,673 s.f. and drive thru garage/shop +/-800 s.f. Very neat, attractive, well maintained.

Floor plan includes reception area, seven (7) offices, large conference room, kitchen/break room, two restrooms, concrete parking lot (front & rear - 14+/- spaces) and over-sized drive-thru garage/shop. Small exterior storage room to left of the Sunset Street entry is excluded from the lease.

LAND: Approximately +/- .205 Acres (8,964.65 s.f.)
(+/-84' Ftg Exp. 83 X +/-105' Depth)

ZONING: Commercial or Retail Use (Presently outside city limits—not zoned)

LEASE TERMS: Five (5) Year Term Minimum—Triple Net = \$3,577.44 Month
Base Rents: \$ 3,125.70 Month (\$0.90 S.F.)
Taxes: \$ 212.78 Mo. (\$2,553.35 Year (2022))
Insurance: \$ 238.96 Mo. (\$2,867.55 Year (2020))
Maintenance: Tenant Maintains 100%

RESTRICTIONS: No Automotive Work Allowed

PROPERTY HIGHLIGHTS

LOCATION: Great location just on frontage road at Lewis Lane exit. Site has two street frontages (Exp 77 & Sunset Ave.). Heading west on Exp. 83, exit Lewis Lane. Subject site will be just at off ramp, on frontage road, third building east of Lewis Lane. Easy access from any direction.

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Serving The Rio Grande Valley
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***20 Minutes To Brownsville**

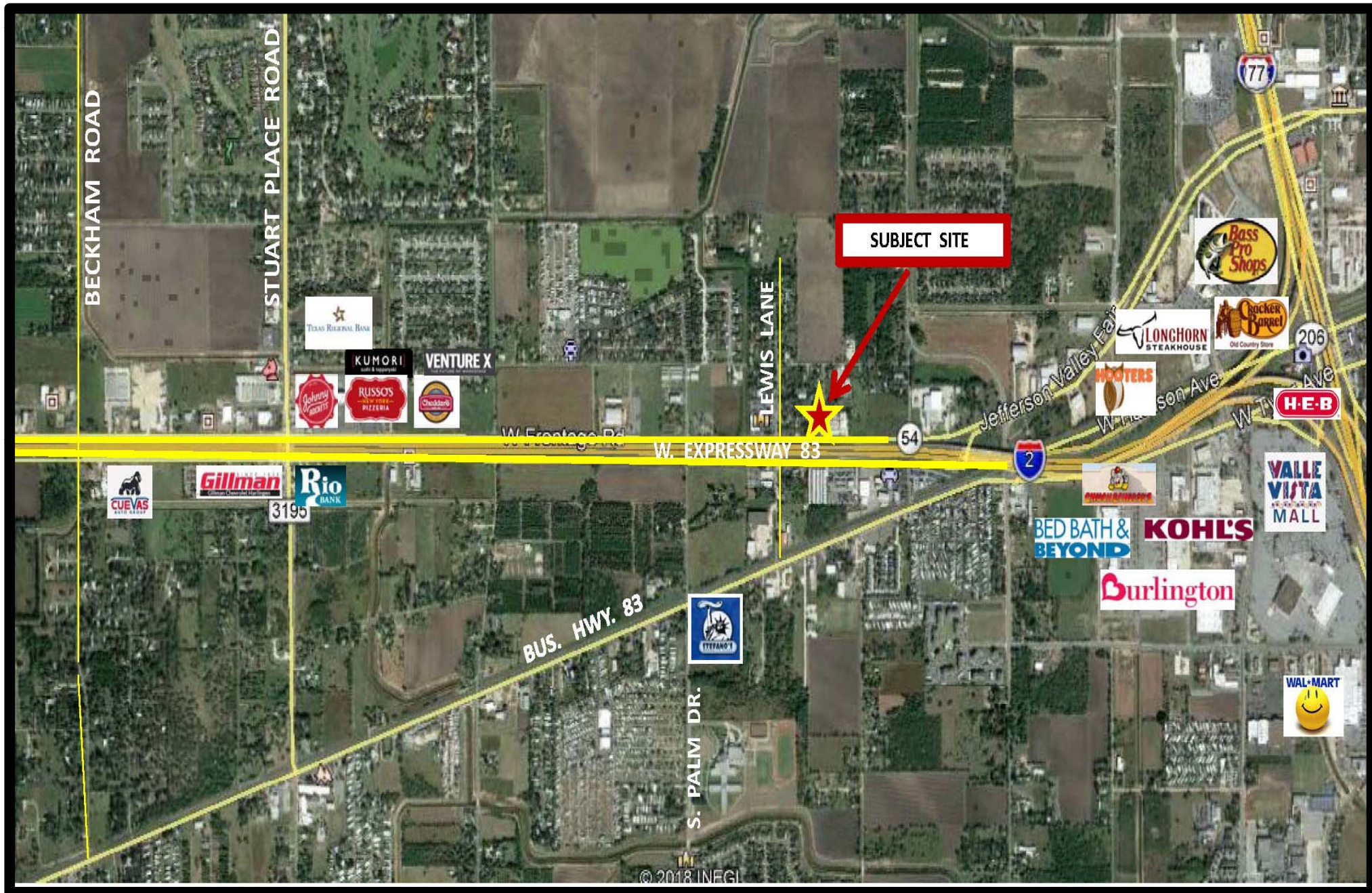
• **40 Minutes To McAllen**

• **15 Miles To Intl. Border Of Mexico**

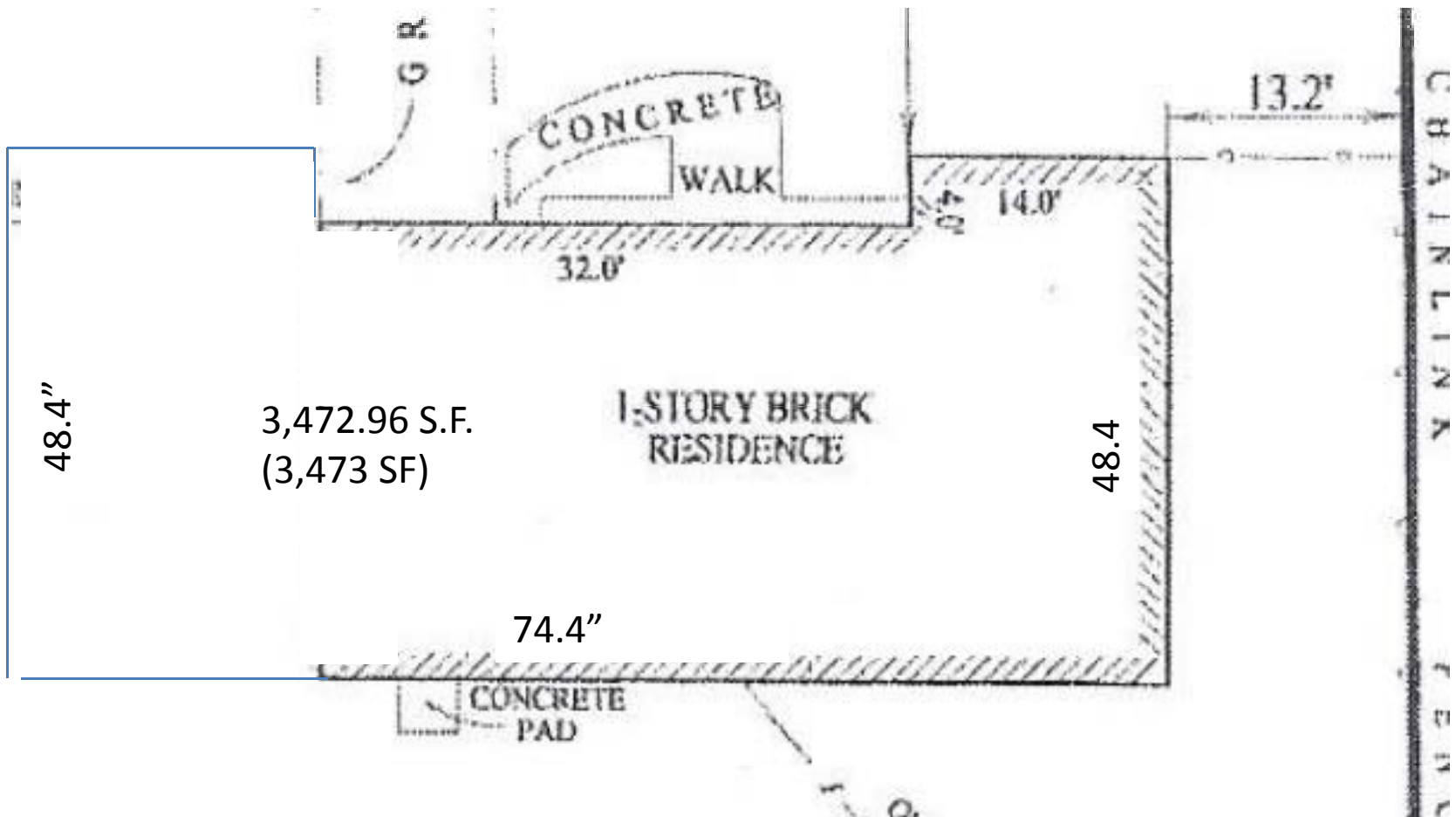
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OFFICE FOR LEASE - 17745 W. EXP 83 - HARLINGEN, TX



CONTACT: PAULINE ZUROVEC
CELL: 956-793-9993













Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

LRGV - VENTURE CAPITAL LP	9002129	KLRW859@KW.COM	(956)423-8877
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
SANDRA A DELA GARZA	475642	SANDRA@SDELGARZA.COM	(956)423-8877
Designated Broker of Firm	License No.	Email	Phone
JOSE NOE VALDEZ	610608	JNVALDEZKW@GMAIL.COM	(956)423-8877
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
PAULINE ZUROVEC	249384	PAULINE@PRZCOMMERCIAL.COM	(956)423-8877
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

TXR-2501

Keller Williams Realty RGV, 1713 E. Tyler Ave., Suite A Harlingen TX 78550
Pauline Zurovec

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 9567939993 Fax: 9564238878

IABS 6-2019

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