

SAN BENITO, TEXAS

FOR LEASE—2,400 S.F OFFICE

2489 W. BUSINESS HWY. 77

San Benito, Texas 78586

**OFFICE SUITE
2,400 S.F. EACH
\$4,104.00 MO.
TERM: 3 YEARS**

- **“MOVE-IN READY”**
- **ZONED: General Retail**
 - Prime Location
 - High Traffic Count
 - Centrally Located

Excellent For :

Attorney Offices, Medical, Etc.

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

CONTACT:
PAULINE ZUROVEC
MARCUS PHIPPS R.E.
COMMERCIAL

**1618 E. Tyler Ave., Suite H
Harlingen, Texas 78550**

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



OFFICE SUITE FOR LEASE **“Move-In Ready”**

SIZE: 2,400 S.F.

TERM: Three (3) Years

RATE: \$1.25 S.F. + NNN (\$0.46 S.F.)

Tenant Pays Electric & Water

**LOCATION: Situated between Paso Real Hwy. and
the Harlingen City Limit line (Whalen Rd.).
Busy thoroughfare, easy access to Exp 77/83**

(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.)



SAN BENITO, TEXAS

Office Suite - For Lease

High Traffic—Great Business Location

2489 W. Business Hwy 83

OFFERING SUMMARY

IMPROVEMENTS: "Move-In Ready!" - Attractive office building on exterior and interior. Nicely landscaped and well maintained. Entire building (4,470 s.f.) houses only three (3) tenants. Constructed +/-2016, this available office suite is located at the back of the building allowing privacy and allowing access to rear parking lot and side parking lot.

LAND: 150' Ftg. (+/-)

ZONING: General Retail

PARKING: 32 Total on property

STREET SIGNAGE: On site for tenant's use

AVAILABILITY ON SUITES

OFFICE SUITE 2,400 S.F. AVAILABLE (\$4,104.00 Mo.)

Subject office suite is located at the rear of the building providing privacy and access to side and rear parking lots. Design layout offers a reception waiting area, receptionist/bookkeeping office, large file room, large breakroom, large executive office with private bath/restroom, and an additional 2nd office, a conference room (or 3rd ofc). There is a client restroom, and a separate staff restroom, and a storage & janitorial office. In great condition! Tenant pays electric & water.

SUITE 101 1,035 S.F. LEASED (Insurance Co.)

Subject suite faces Business Hwy 83 and is on the south end of the building
Floorplan is mostly wide open space, small office & restroom.

SUITE 102 1,035 S.F. LEASED (Nail Salon)

Subject suite faces Business Hwy 83 and is on the north end of the building
Floorplan is mostly wide open space, small office & restroom.

PROPERTY HIGHLIGHTS

Location: On Business Highway 83 just north of Paso Real Hwy. Less than 1/10th mile from Harlingen City Limits. High traffic count. Less than one mile from two major medical centers. 10 minutes to Harlingen International Airport. Easy access to Expressway 77/83. Only 15 minute drive to Los Indios International Bridge into Mexico.

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

***20 Minutes To Brownsville**

• **40 Minutes To McAllen**

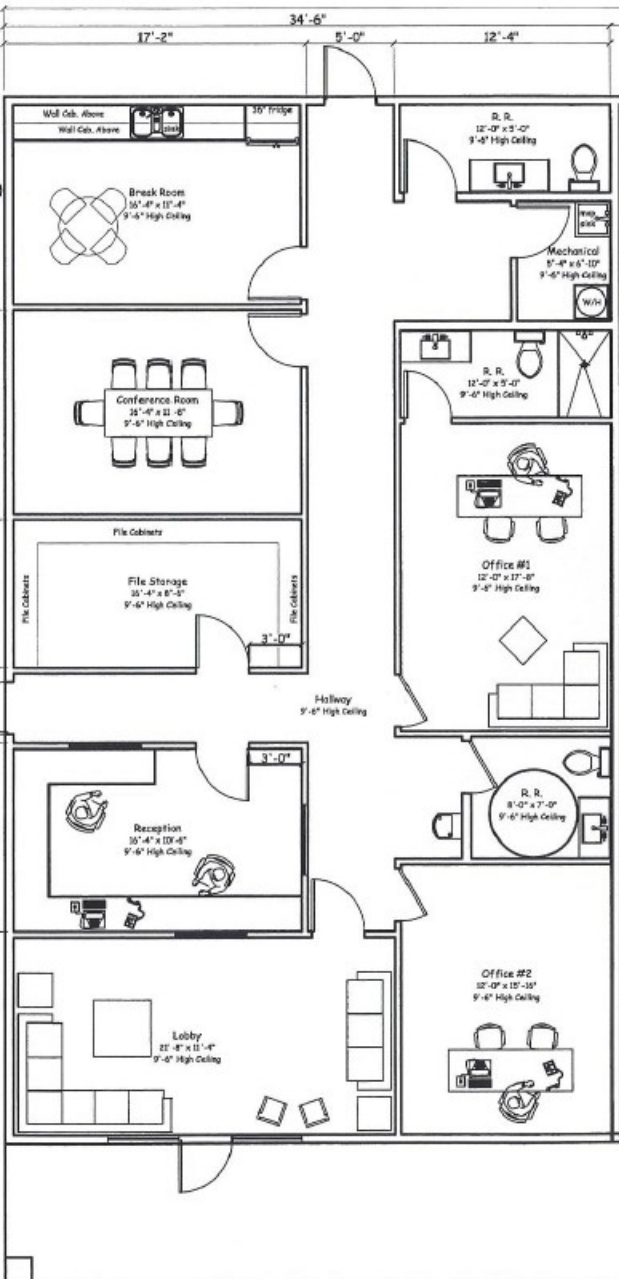
• **15 Miles To Intl. Border Of Mexico**

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U.S.A.





2489 W. BUSINESS 83

CORNER OFFICE ENTRY AT REAR



NICELY LANDSCAPED



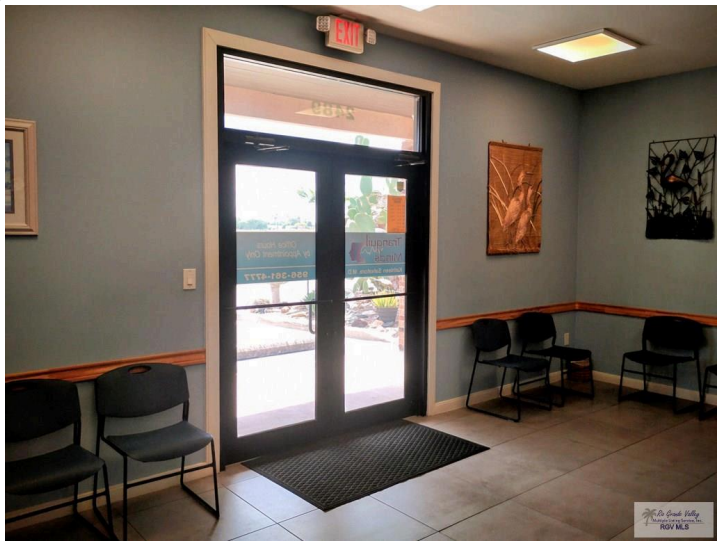
WELL MAINTAINED



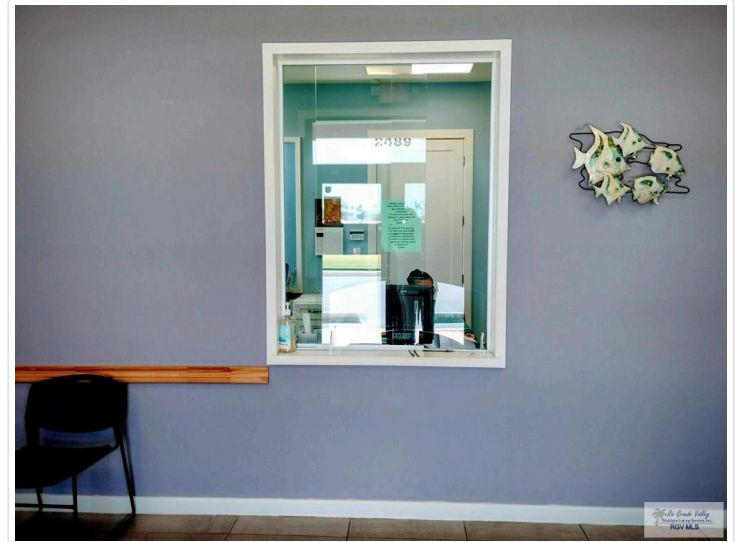
SIGNAGE AT ENTRANCE TO PROPERTY



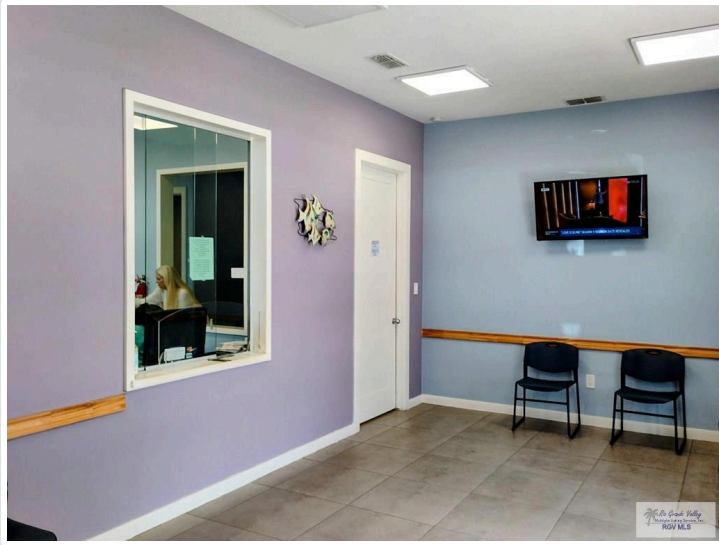
OFFICE ENTRY



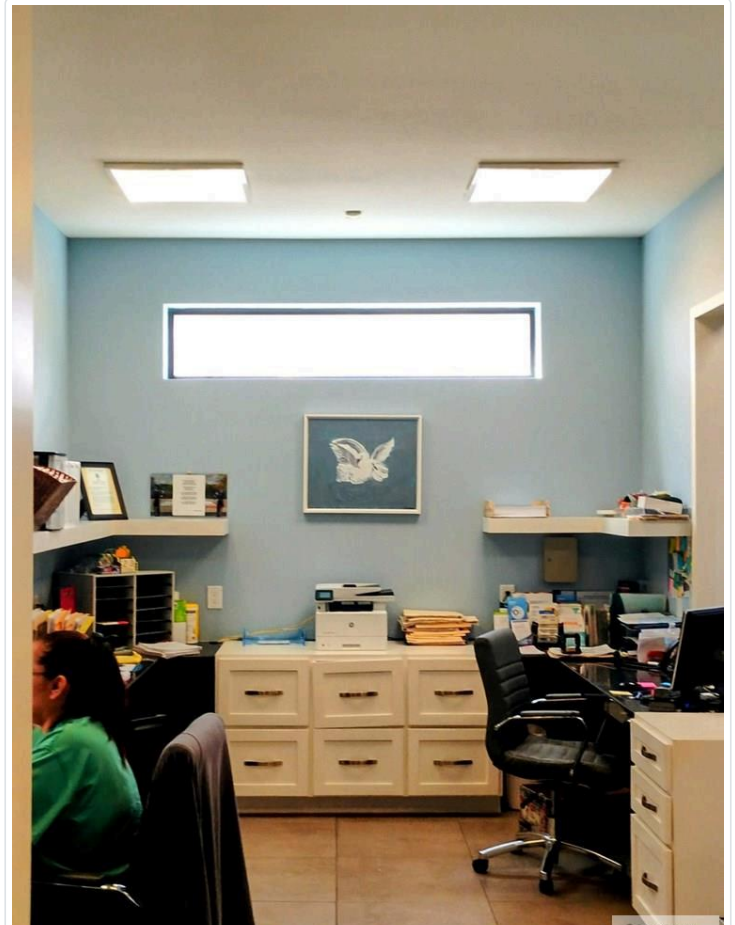
RECEPTIONIST WINDOW



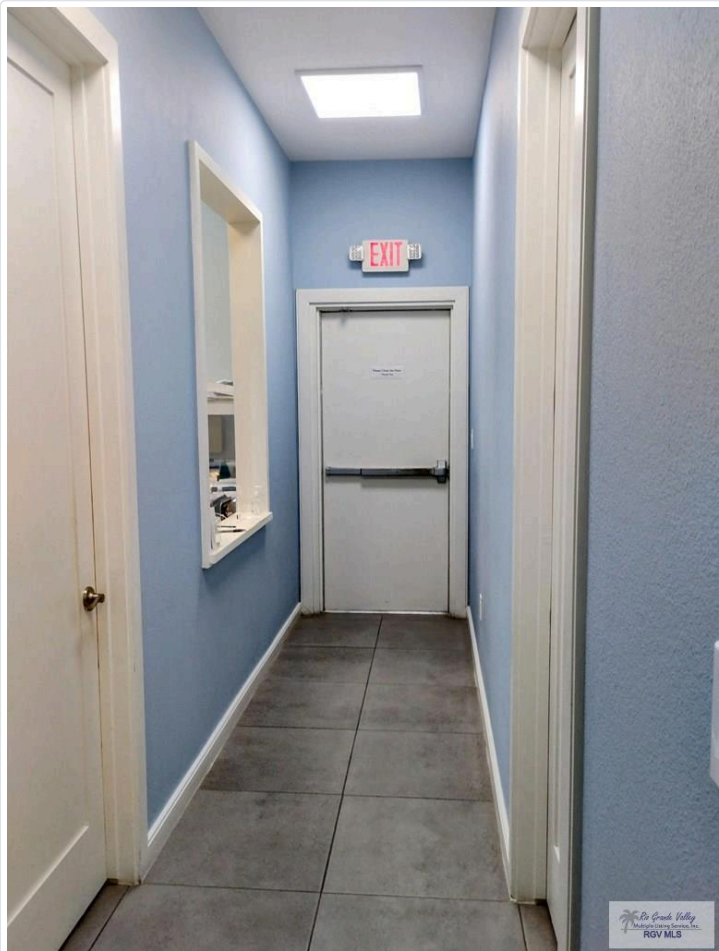
RECEPTION AREA



RECEPTIONIST/BOOKKEEPING AREA 2ND WINDOW



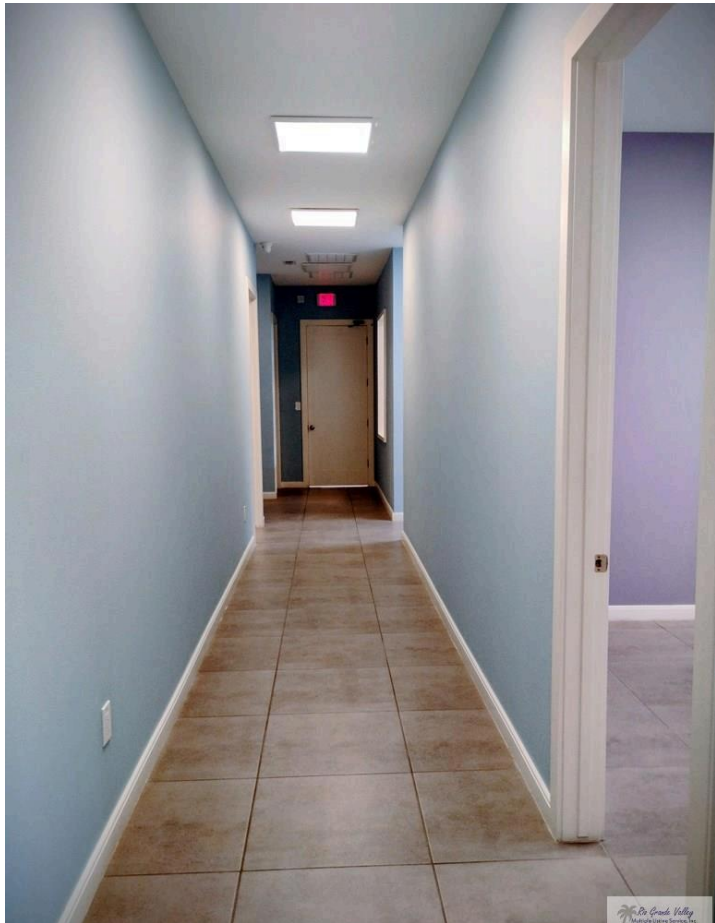
3RD RECEPTIONIST WINDOW & REAR EXIT



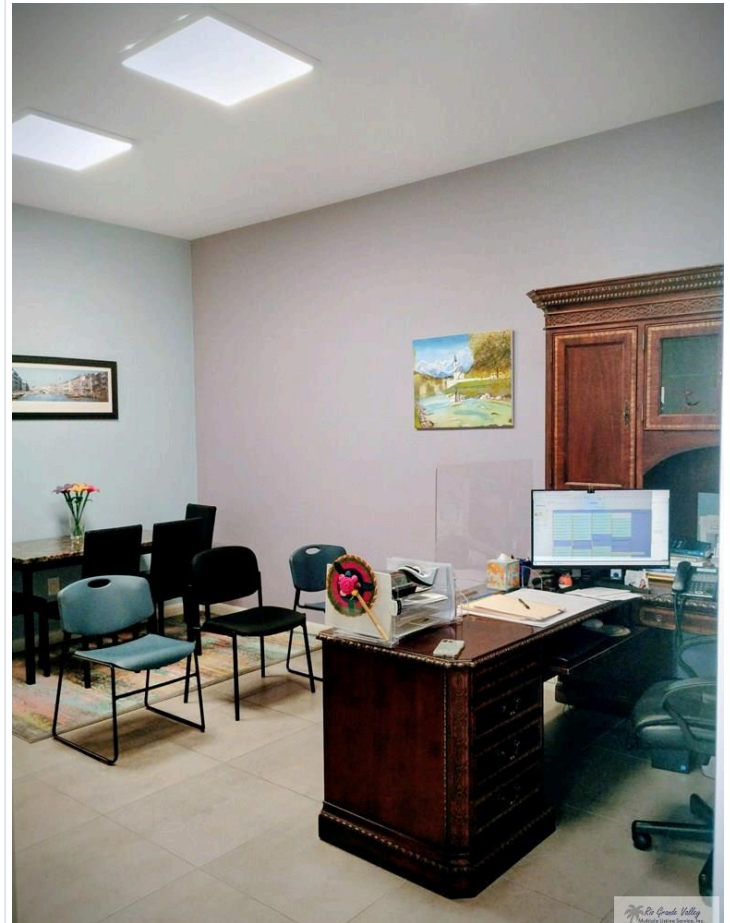
LARGE FILE ROOM



2ND REAR EXIT



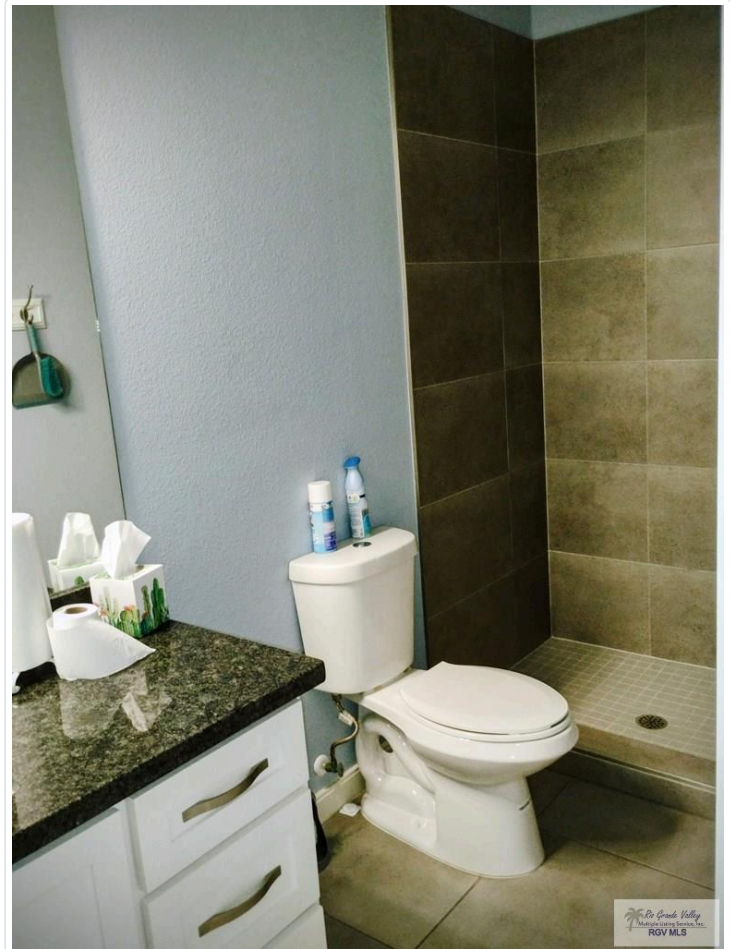
LARGE EXECUTIVE OFFICE WITH FULL BATH



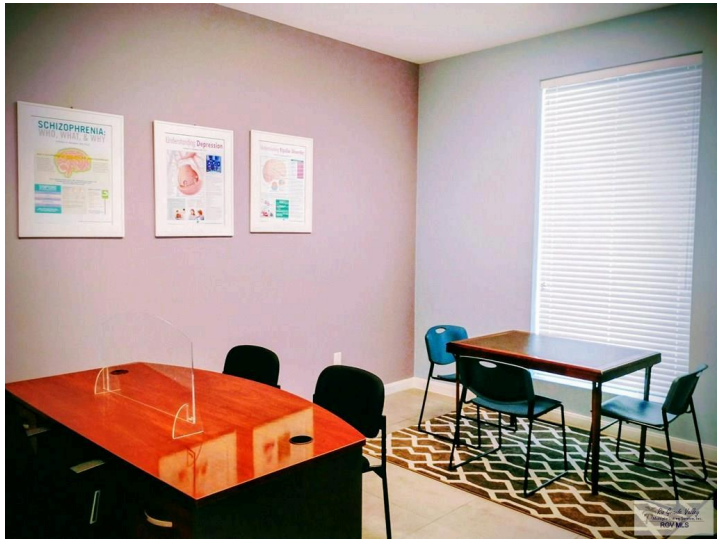
FULL BATH IN EXECUTIVE OFC



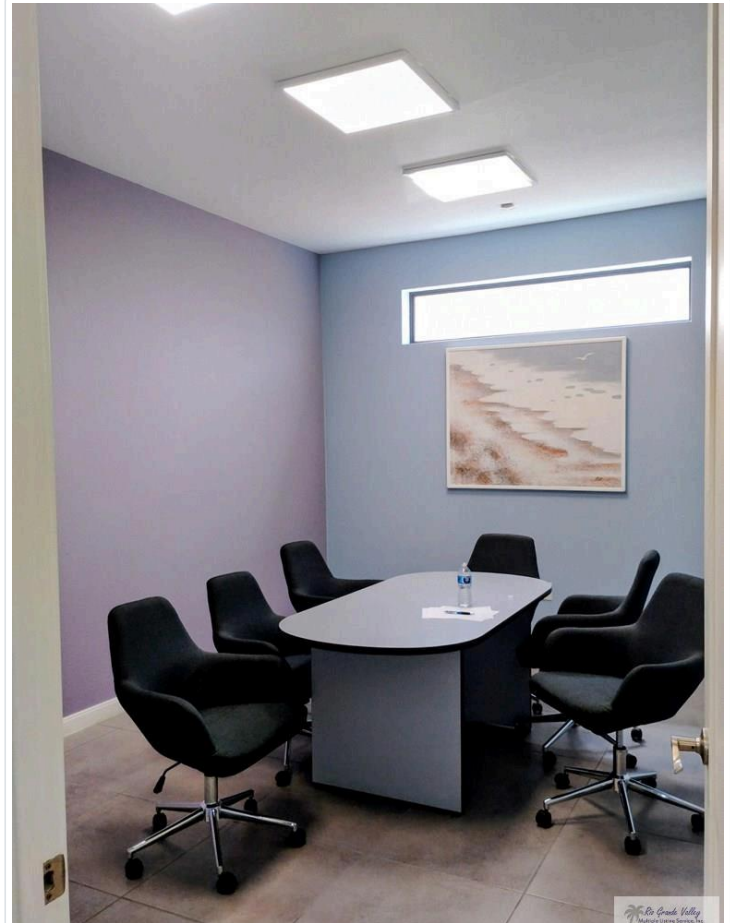
SHOWER IN FULL BATH EXECUTIVE OFFICE



2ND OFFICE



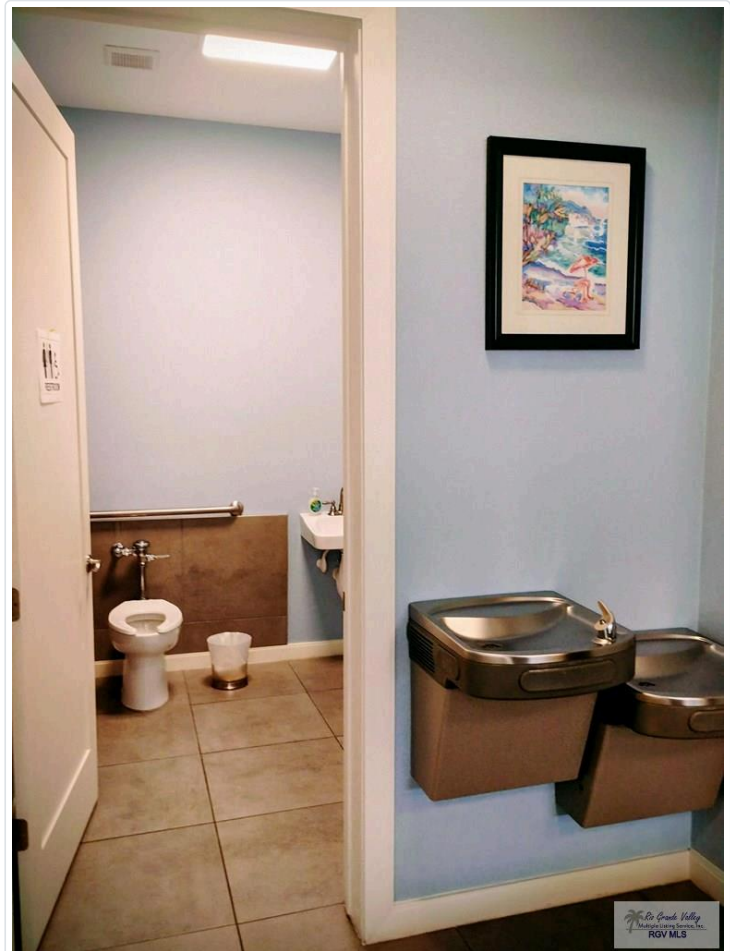
CONFERENCE ROOM OR 3RD OFFICE



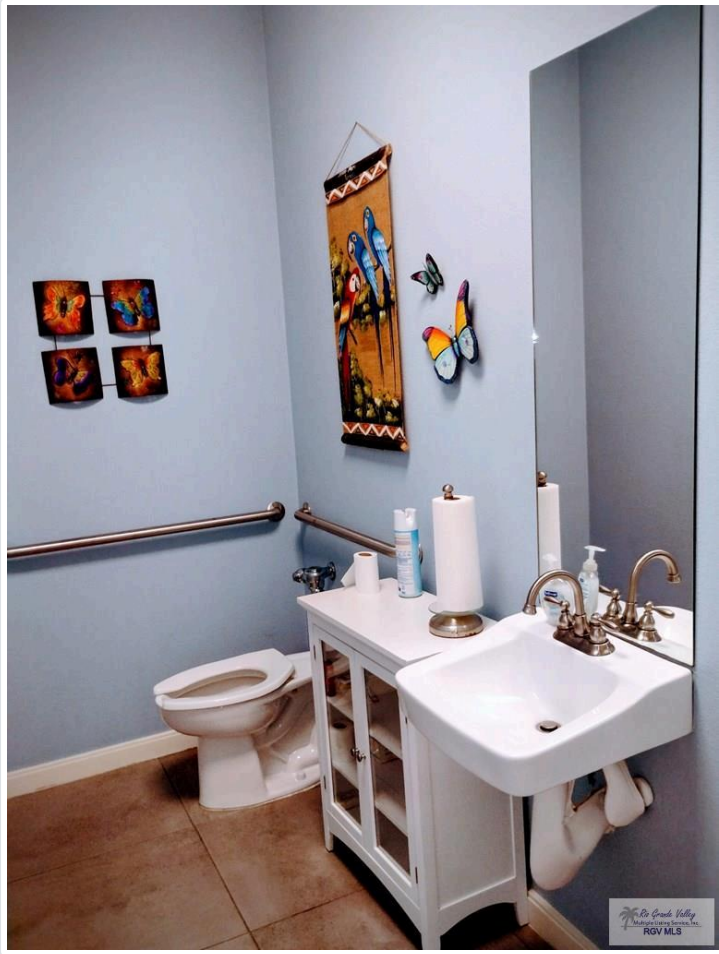
LARGE BREAKROOM



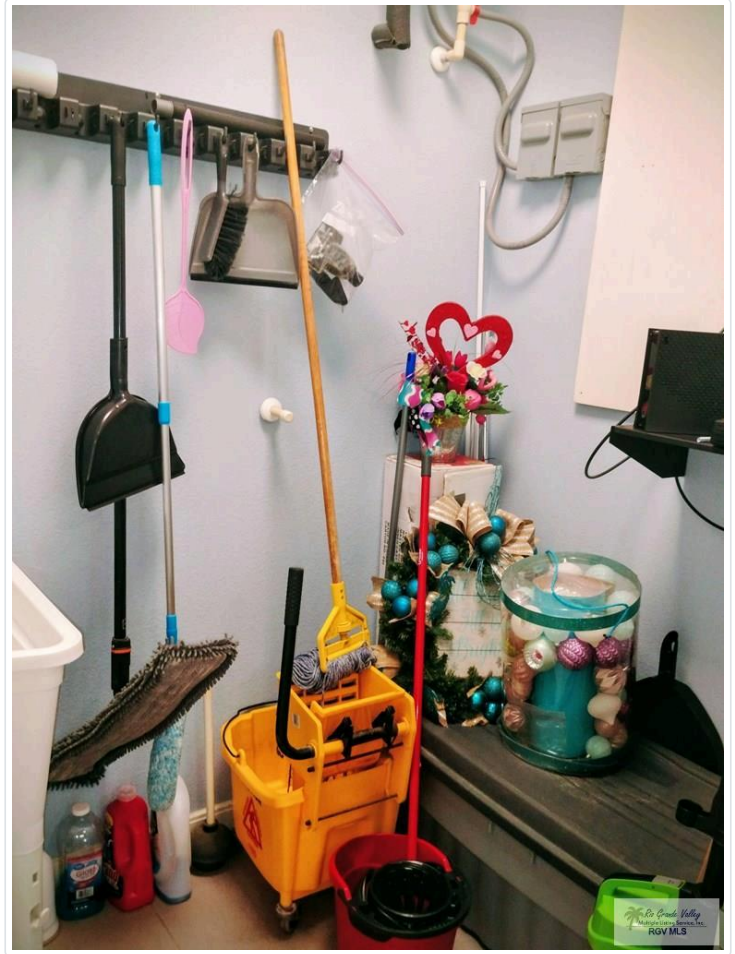
GUEST RESTROOM #1



STAFF OR GUEST RESTROOM #2



COMPUTER-STORAGE ROOM





Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

MARCUS PHIPPS REAL ESTATE LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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