



FOR LEASE 18,160 S.F. WAREHOUSE/SHOWROOM



AVAILABLE FOR LEASE

2507 E. EXPRESSWAY 83 (I-2), DONNA, TEXAS 78537

18,160 S.F. OFFICE/WAREHOUSE/SHOWROOM

**SITE PROVIDES “PRIME” INTERSTATE 2 (EXPWY 83) EXPOSURE
INGRESS/EGRESS FROM I-2 & CITY STREET AT REAR OF SITE**

RATE: \$9.50 NNN

For Information Contact: PAULINE ZUROVEC — CELL: 956-793-9993
Exclusive Listing Agent (pauline@przcommercial.com)
MARCUS PHIPPS R.E.— COMMERCIAL — 1617 E. Tyler Ave. — Harlingen, Texas 78550

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



FOR LEASE 18,160 S.F. WAREHOUSE FACILITY DONNA, TEXAS

18,160 S.F. Warehouses/Showroom/Offices 2507 Expressway 83 (I-2), Donna, Texas

Centrally located within the Rio Grande Valley, site provides easy access and drive time to McAllen (10 min.), Harlingen (30 min.), and Brownsville (45 min.)
South Padre Island only 90 minutes away. International border crossing less than 20 minutes.

“TEXAS is the No. 1 exporting State for the 19th consecutive year” (RGV EDC Ptrns)
The Rio Grande Valley is one of the fastest growing U. S. metropolitan areas.

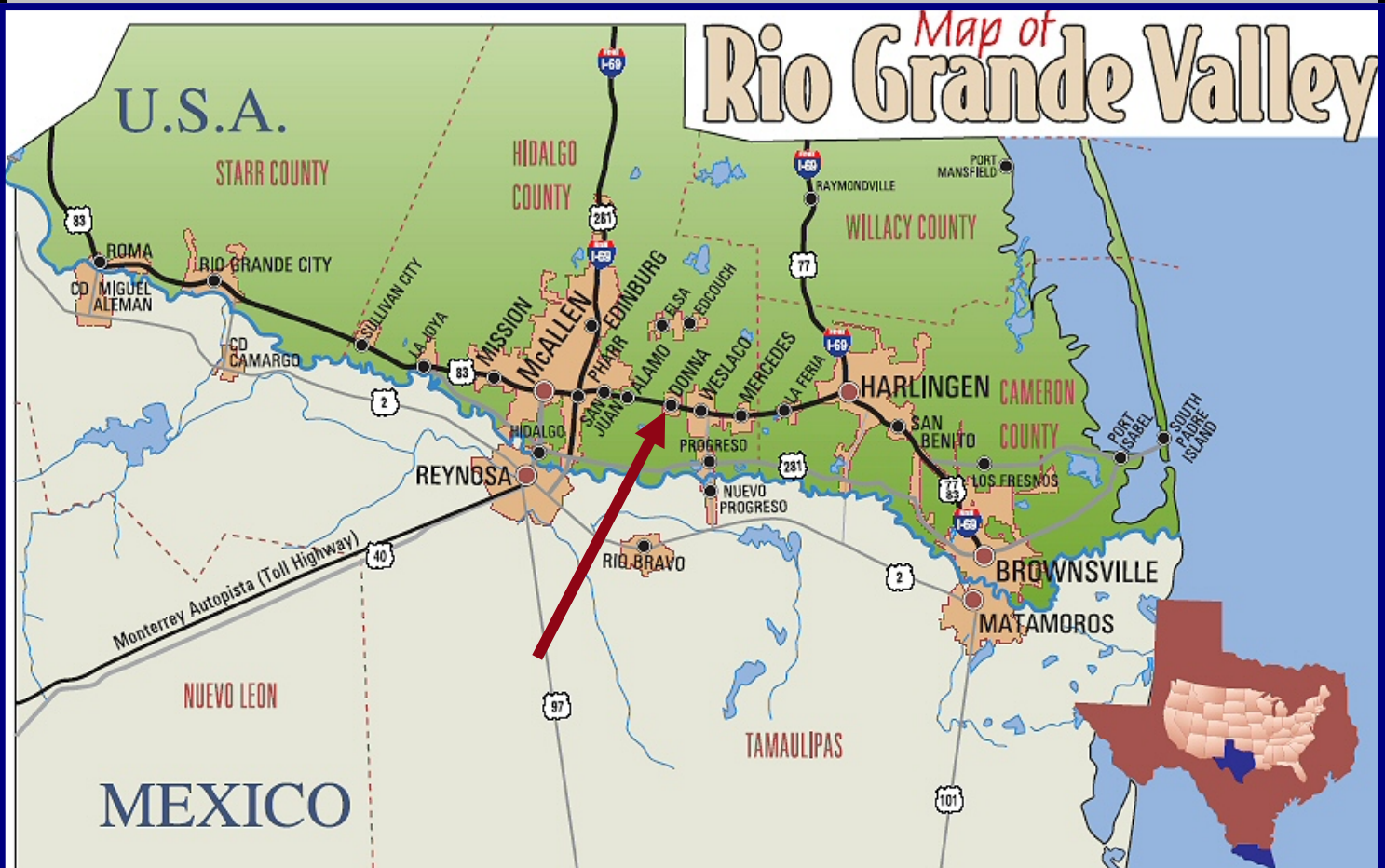
RGV International Ports of Entry: Twelve (12)

RGV Maritime Ports: Four (4)

RGV International Airports: (3)

RGV Rail: Two (2)

(Brownsville & Rio Grande International Railway (BRG) and Rio Valley Switching Company (RVSC))



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**SITE FEATURES—18,160 S.F. TOTAL
WAREHOUSE—SHOWROOM—OFFICES
2507 EXPRESSWAY 77 (I-2) — DONNA, TEXAS**

Office Ratio	13%
Year Built	2017
Lot Size	+/-1 Acres
Clear Height	22'
Parking Surface	Concrete
Building Class	B
Grade Level Doors	8
Construction	Metal/Steel Beams
Power	Phase 500 Amps 120/240 Volts
Type of Lighting	LED
Zoning	B-2 (General Business District)
Market	Hidalgo / Cameron County

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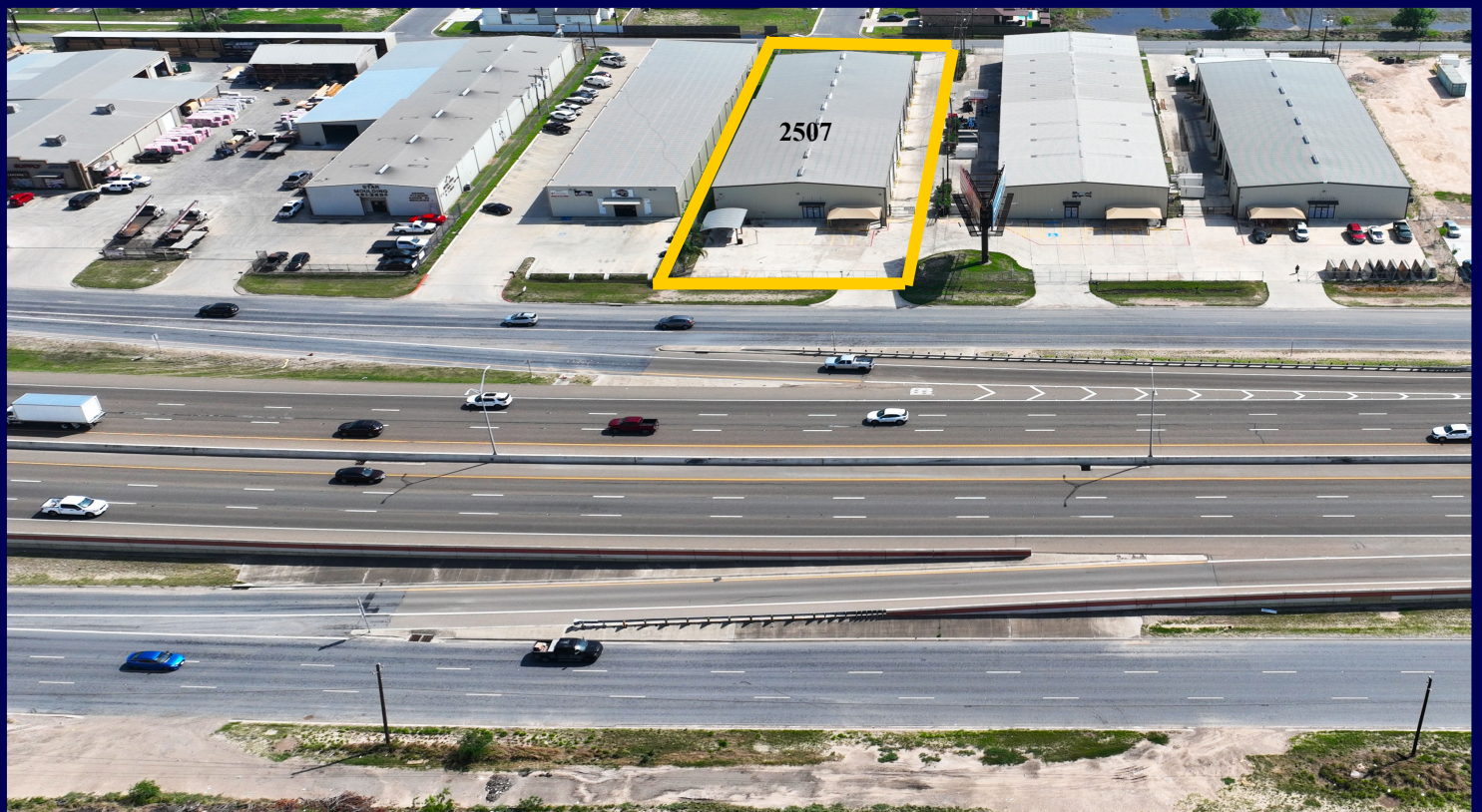
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2507 Expressway 83 (I-2), DONNA, TEXAS



RGV TO MAJOR TEXAS CITIES

SAN ANTONIO	239 MILES
AUSTIN	312 MILES
HOUSTON	350 MILES
CORPUS CHRISTI	150 MILES
DALLAS	506 MILES

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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

568880

License No.

marcus@harlingenhomes.com

Email

(956)423-5300

Phone

MARCUS PHIPPS

Designated Broker of Firm

450735

License No.

marcus@harlingenhomes.com

Email

(956)793-2355

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Pauline Zurovec

Sales Agent/Associate's Name

249384

License No.

pauline@przcommercial.com

Email

(956)793-9993

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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