

# HARLINGEN, TEXAS

## For Sale - 6.77 Acres

### 2841 N. Expwy 77 - Harlingen, Texas

**\$1,328,500**

**LAND: 6.77 ACRES**

**+/-265' Ftg.**

**8 Subdivided Lots**

- SUBDIVIDED
- +/-265' From Expressway
- GREAT DEVELOPMENT SITE
- ZONED: Light Industrial
  - Easy Access In Any Direction
- High Traffic Count



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

**CONTACT:  
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Harlingen, Texas 78550

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www.przcommercial.com



*(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 judgement 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

## 6.77 ACRE COMMERCIAL DEVELOPMENT SITE

### ASKING: \$1,328,500

2841 NORTH EXPRESSWAY 77 (I-69E) - HARLINGEN, TEXAS 78551

**Subject Site:** SUBDIVIDED, a total of 6.77 acres (Lots 8 through 15), Zoned "Light Industrial". Situated on the west side of Interstate I-69E (Expwy 77) in north Harlingen, Texas, just south of Loop 499.

Subject site has +/-265' frontage on Expwy 77 and wraps around ("L" shape) the Prism Plastics building. Prime development site for warehouse park, any type business site providing ample parking area for vehicles/trucks. All utilities available to site.

**Size:** 6.77 ACRES, LOTS 8 THRU 15 (295,206 S.F.)  
265' FTG X 609' (& 384') ("L" SHAPE)

**Use:** Prime development site for warehouse park, any type business site providing ample parking area for vehicles/trucks

**Zoning:** Light Industrial

**Taxes:** \$4,029 (2022)

**Utilities:** City Water & City Sewer Available

**DIRECTIONS:** Heading North on I-69E (Exp 77), exit Loop 499, make a U-Turn and head South about 1/10<sup>th</sup> mile, subject site will be adjacent to Prism Plastics building.

### PROPERTY HIGHLIGHTS

Only 10 minutes from Valley International Airport, Port of Harlingen, Harlingen Industrial Park

45 Minutes To McAllen & Edinburg

20 Minutes To Brownsville

20 Minutes To Los Indios International Bridge To Mexico

Harlingen Medical Centers Within 5 Miles From Site

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Harlingen, Texas is located at the crossroads of the Rio Grande Valley in South Texas, along the U.S./Mexico border. Harlingen's central location in the Rio Grande Valley (with a population of 1.3 million) has allowed it to share in the area's growth and prosperity. It is also uniquely positioned to reach all major points of the Valley, and 1.1 million of the population, within a 45-minute drive.

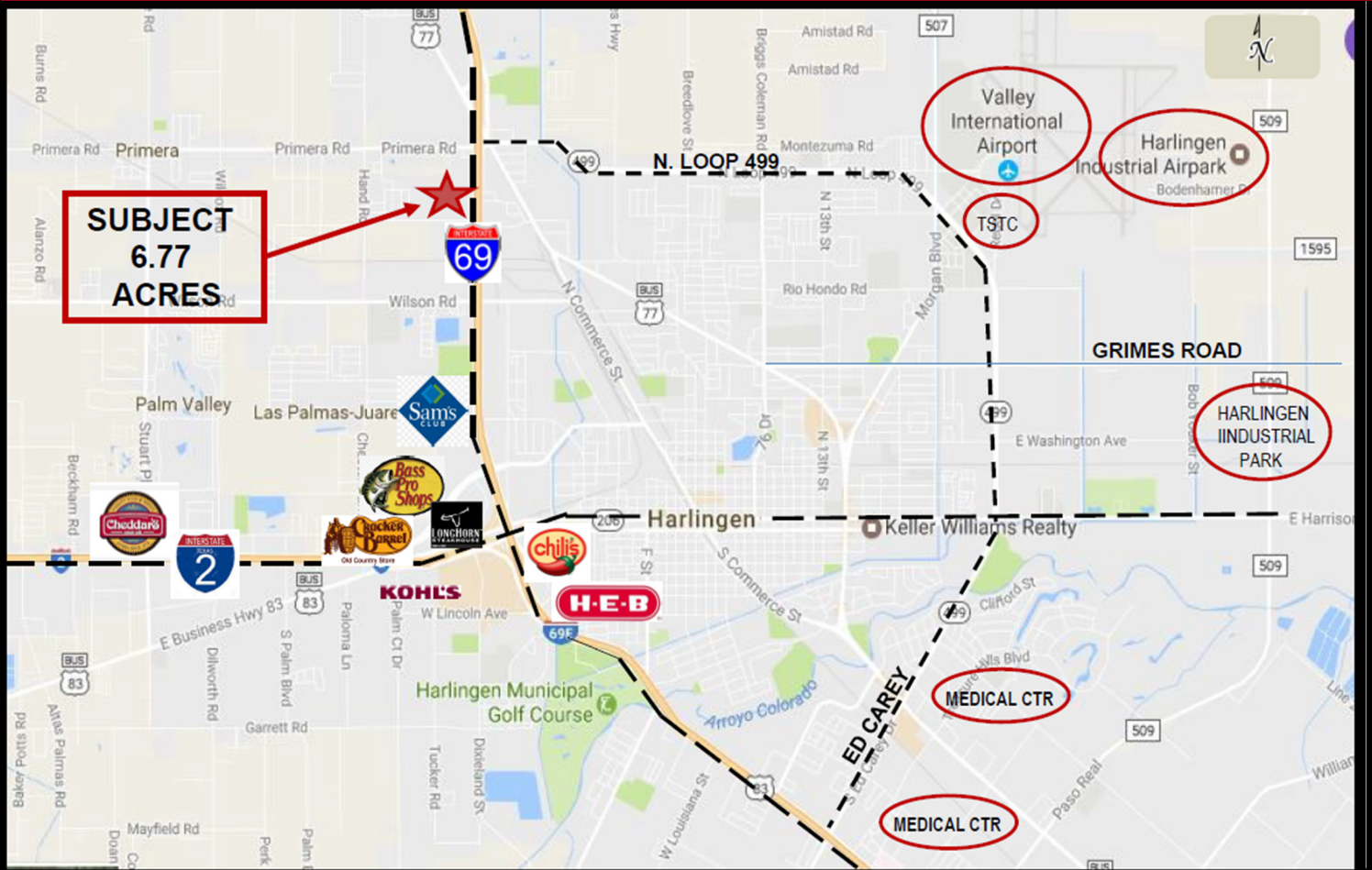
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**6.77 ACRE DEVELOPMENT SITE—2841 N. EXP 77—HARLINGEN, TX**



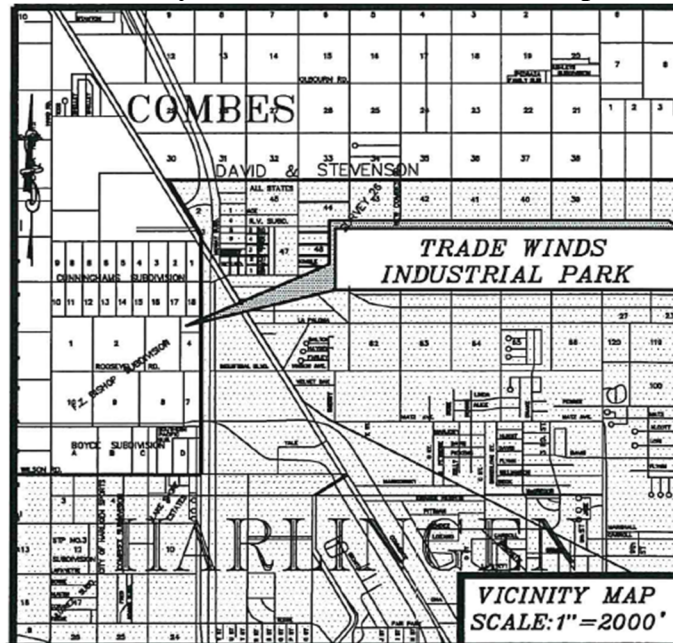
**ASKING PRICE: \$1,328,500**



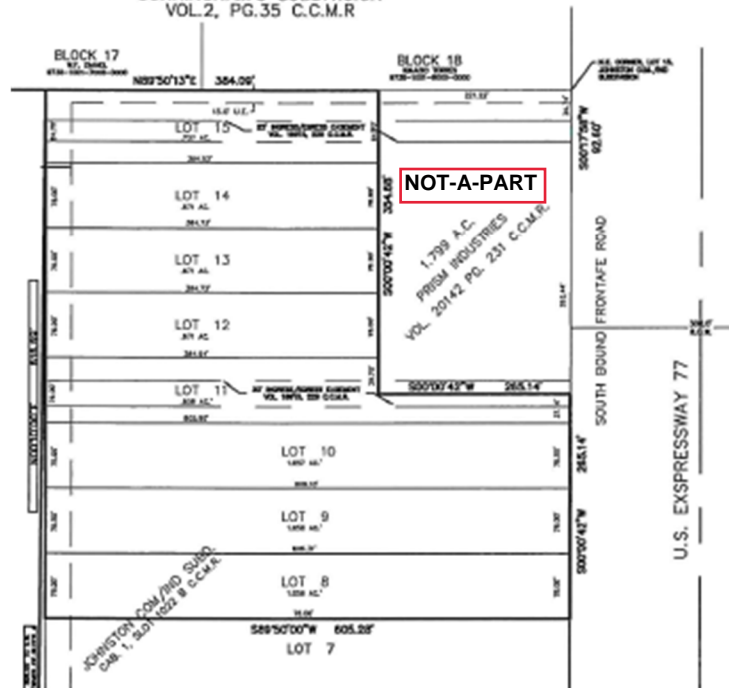
**6.77 ACRE DEVELOPMENT SITE  
2841 N. EXPRESSWAY 77  
HARLINGEN, TEXAS**

- I-69E (formerly U.S. Highway 77) is the most direct, four lane highway connecting Houston, San Antonio and Corpus Christi to the Rio Grande Valley.
- I-69E intersects Interstate Highway 37 at Corpus Christi, which provides access to San Antonio to the West.
- McAllen and Laredo are accessible via I-2 (formerly U.S. Expressway 83) in Harlingen.
- Loop 509 between Harlingen and San Benito connects the Free Trade Bridge at Los Indios with Texas and the entire United States via Expressway I-69E and I-2.

Within 10 miles of the Valley International Airport, the Port of Harlingen, the Valley's railroad system, and of local industrial parks



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## 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.

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

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 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](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 9567939993 Fax: 9564238878

IABS 6-2019

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