

BROWNSVILLE, TEXAS

FOR SALE— OFFICE

1002 East Taylor Street

Brownsville, Texas 78520

3,752 S.F. OFFICE BLDG.
2 BLOCKS FROM
CAMERON COUNTY
COURTHOUSE

- “MOVE-IN READY”
- ZONED: Commercial
 - Corner Location

Excellent For :

Attorney , Government, Medical,
Any Legal Services,
Private Office, 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 BUILDING FOR SALE

“Move-In Ready”

Ideal office for attorneys or any legal or government services as the building is walking distance (only two (2) blocks) from the Cameron County Courthouse.

LOCATION: Corner Of 10th & E. Taylor Street
Brownsville, Texas

(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.)



BROWNSVILLE, TEXAS

Office Building - For Sale 1002 East Taylor Street Downtown Brownsville, Texas

OFFERING SUMMARY

IMPROVEMENTS: Ideal office for attorneys or any legal or government services as the building is walking distance (only two (2) blocks) from the Cameron County Courthouse. Absolutely "Move-In Ready". Priced right at +/- \$102 s.f. (Asking: \$385,000)

Well maintained office building (3,742 s.f. – CCAD) only two (2) blocks from the Cameron County Courthouse. Well constructed (+/-1996 CCAD) with recent remodels over the years.

Constructed of concrete block, and blocks filled with concrete, make this office building hurricane proof worthy. One & one-half floors (2,972 S.F. Downstairs + 400 SF Upstairs).

Building features nice reception area with receptionist window, nice wide hallways, conference room (or office) and four-five additional offices, break room, storage/communication ready room. All offices have windows for natural light. Men & women's restrooms, front and rear access doors. Former library room upstairs (+/-400 sf). Rear concrete parking area for five vehicles & street parking available. ADA assessable on exterior & interior. Gravel roof.

LAND: Corner Lot (6,000 s.f.)

TAXES: \$4,130 (2026)

ZONING: TN-MU Traditional Neighborhood—Mixed Use

PROPERTY HIGHLIGHTS

Location: From Expwy 77 in Brownsville, heading south, exit 12th Street & turn right on East 10th Street. Continue to Taylor Street and the building will be on your left at corner of 10th Street & Taylor Street. Easy access to Expressway 77/83. Only 10 minute drive to two (2) international bridge crossings into Mexico.

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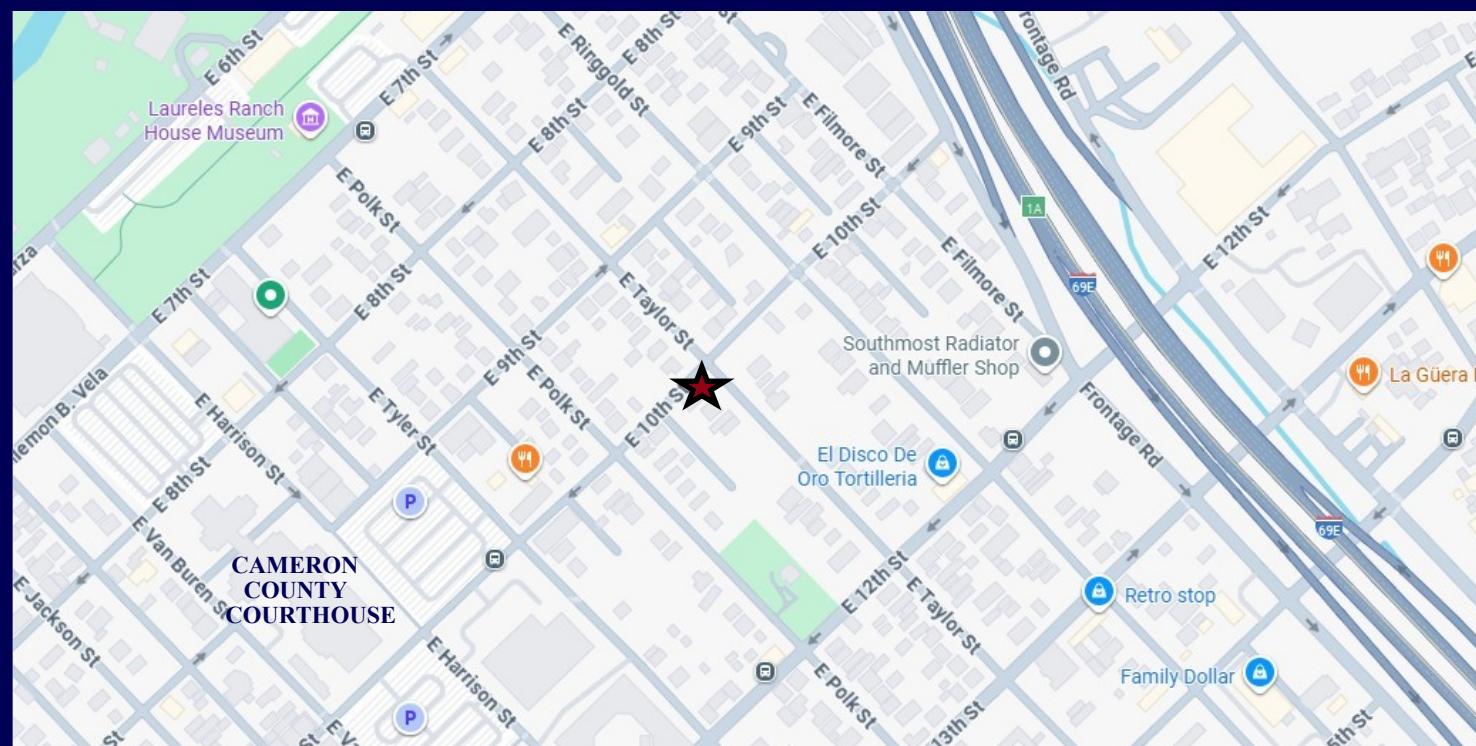
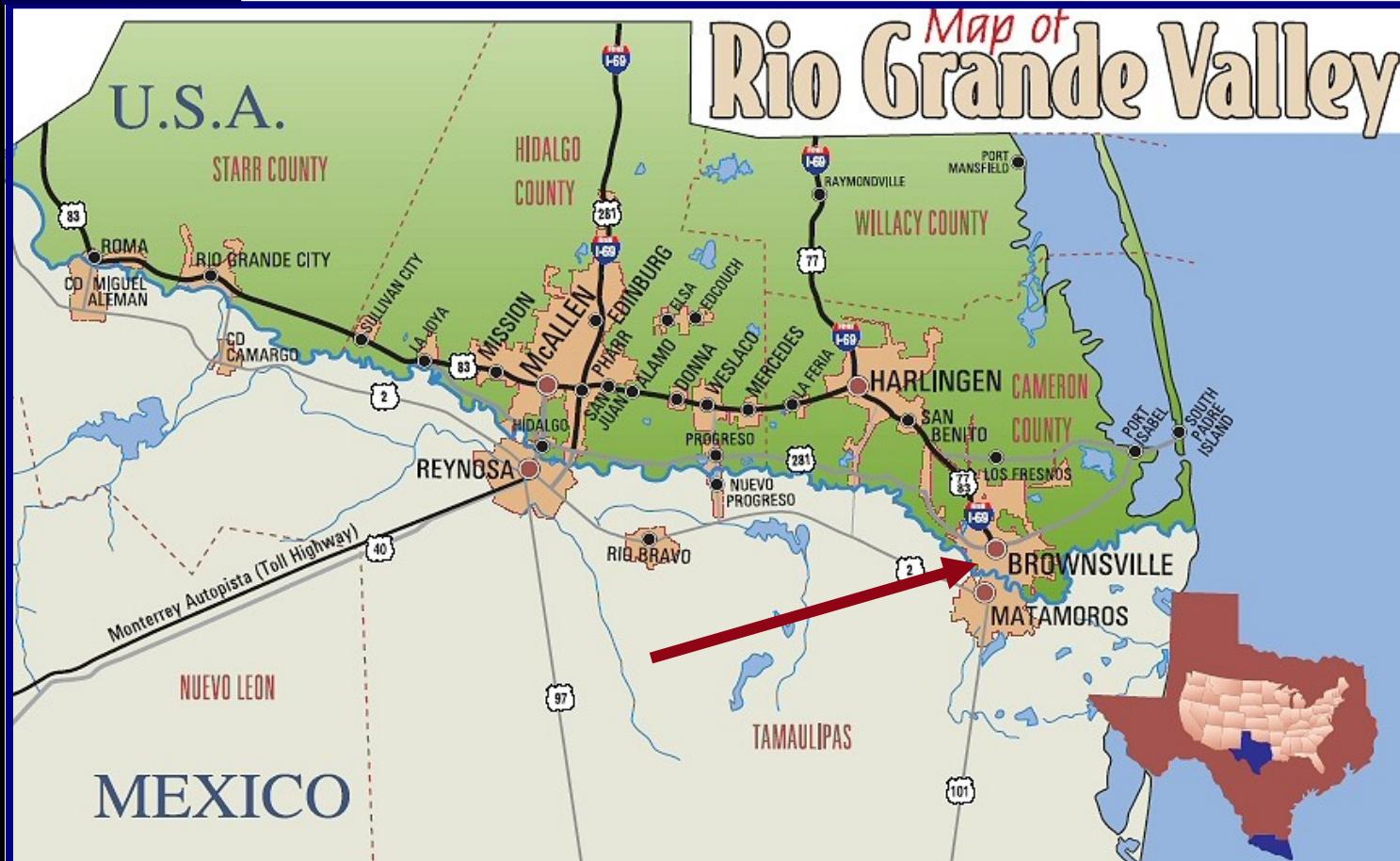
- Two (2) Blocks From Cameron County Courthouse
 - 60 Minutes to Mc Allen
 - 20 Minutes To Harlingen
- 10 Minutes To Intl. Border Of Mexico

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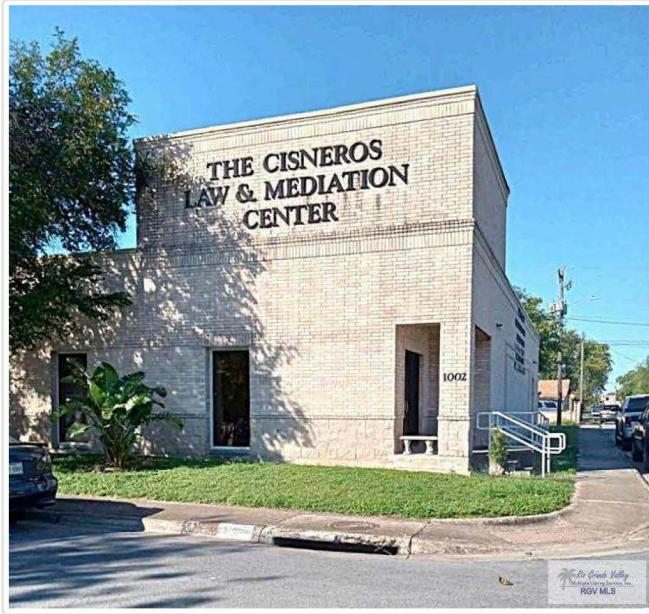




FOR SALE—OFFICE BUILDING 1002 EAST TAYLOR BROWNSVILLE, TEXAS



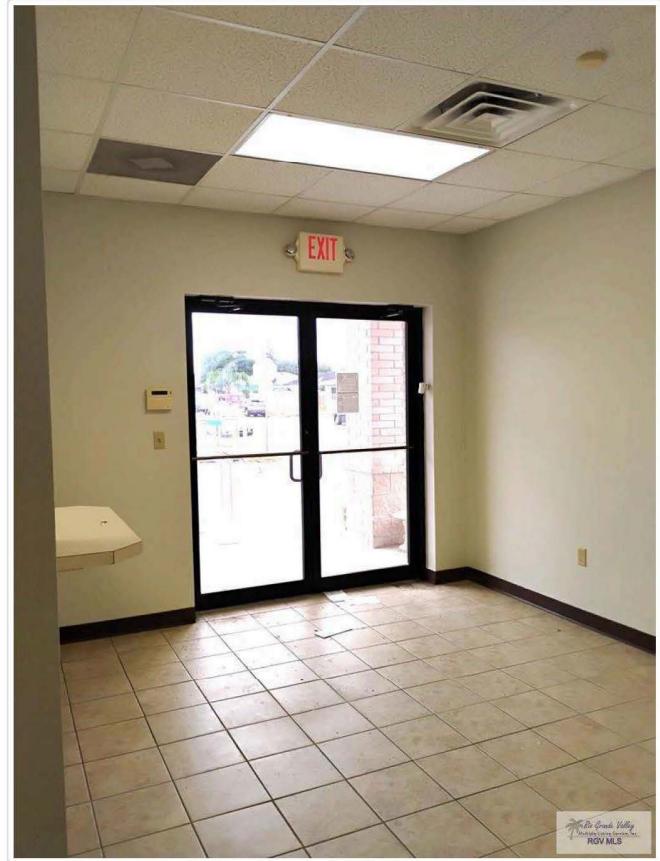
For Information Contact: PAULINE ZUROVEC — CELL: 956-793-9993
Exclusive Listing Agent (pauline@przcommercial.com)
MARCUS PHIPPS R.E. COMMERCIAL — 1617 E. Tyler Ave. — Harlingen, Texas 78550











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.

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	0568880	MARCUS@HARLINGENHOMES.COM	(956)423-5300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARCUS PHIPPS	450735	MARCUS@HARLINGENHOMES.COM	(956)793-2355
Designated Broker of Firm	License No.	Email	Phone
Marcus Phipps	450735	MARCUS@HARLINGENHOMES.COM	(956)423-5300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pauline Zurovec	249384	 pauline@przcommercial.com	(956)793-9993
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date