

# FOR LEASE

508 US-77 BUS, San Benito, TX 78568

Latitude and Longitude | 26.141837, -97.630336

Available Space | 1,032 - 6,756 SQ.FT

A Varco REAL ESTATE PROJECT



## Highlights

- Coldstone, Tropical Smoothie Café, Texas Regional Bank and Calacas Tacos & Beer
- 3.6 miles away from Valley Baptist Medical Center in Harlingen with approximately 2,000 employees
- US-77 gives direct access to the heart of the city of Harlingen
- Resaca Village is now the most desirable retail center in San Benito

## Traffic Count

W US Hwy77: 20,954

## Nearest



SCHOOL

2 min  
0.3 mi



HOSPITAL

10 min  
3.6 mi



AIRPORT

17 min  
14.7 mi



PORT

24 min  
14.6 mi



INTERNATIONAL

24 min  
14.6 mi

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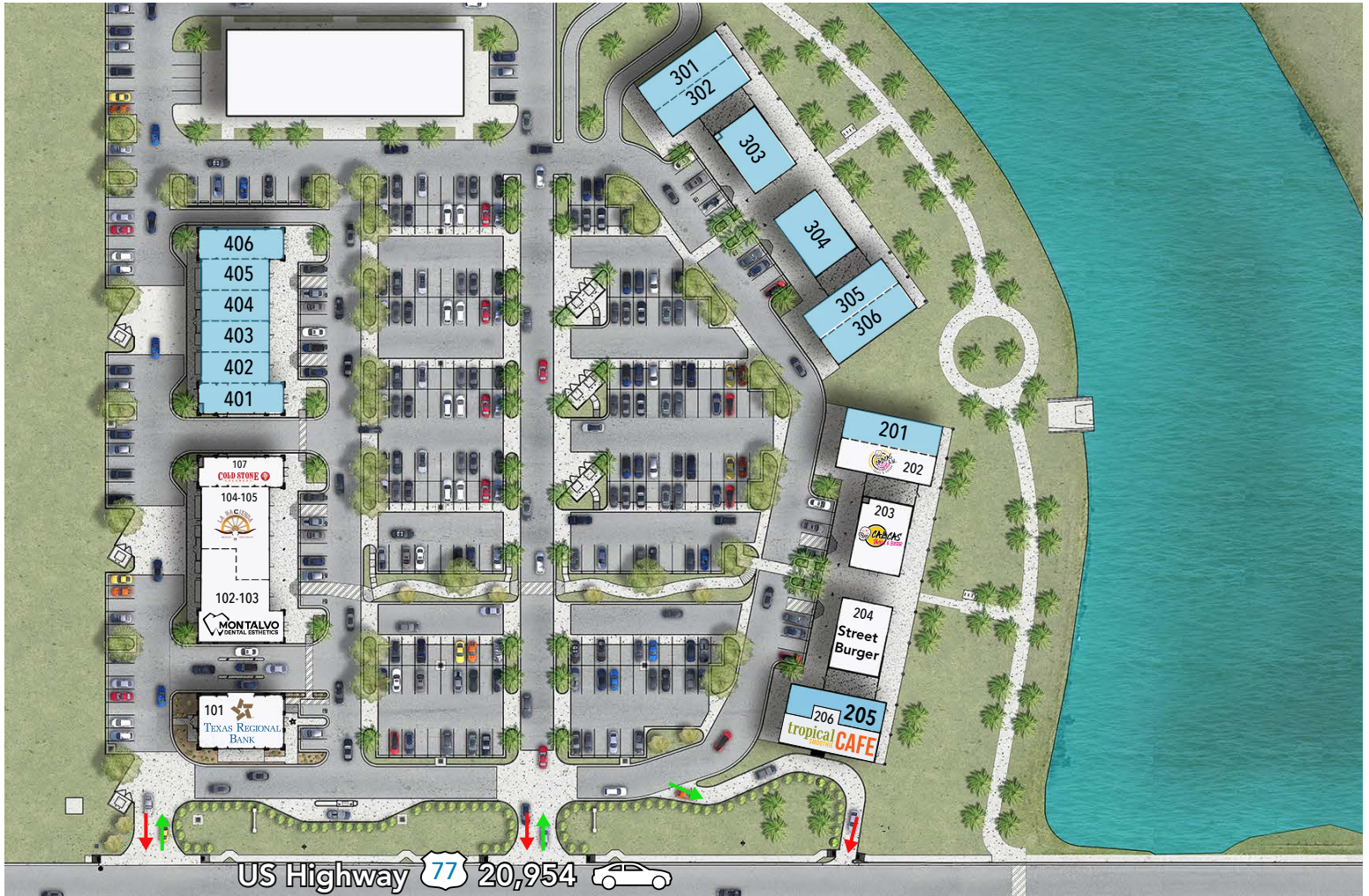
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### Available Space

201	1,451 SF
205	1,254 SF
301	1,451 SF
302	1,451 SF
303	1,795 SF
304	1,820 SF
305	1,451 SF
306	1,451 SF
401	1,297 SF
402	1,032 SF
403	1,032 SF
404	1,032 SF
405	1,032 SF
406	1,331 SF

### Current Tenants

101	Texas Regional Bank	2,643 SF
102-103	Montalvo Dental	2,879 SF
105-106	La Hacienda	2,588 SF
107	Cold Stone	1,289 SF
206	Tropical Smoothie	1,648 SF
203	Calacas Tacos & Beer	1,795 SF
202	Calacas AM	1,451 SF
204	Street Burger	1,820 SF

### Gross Leasable Area

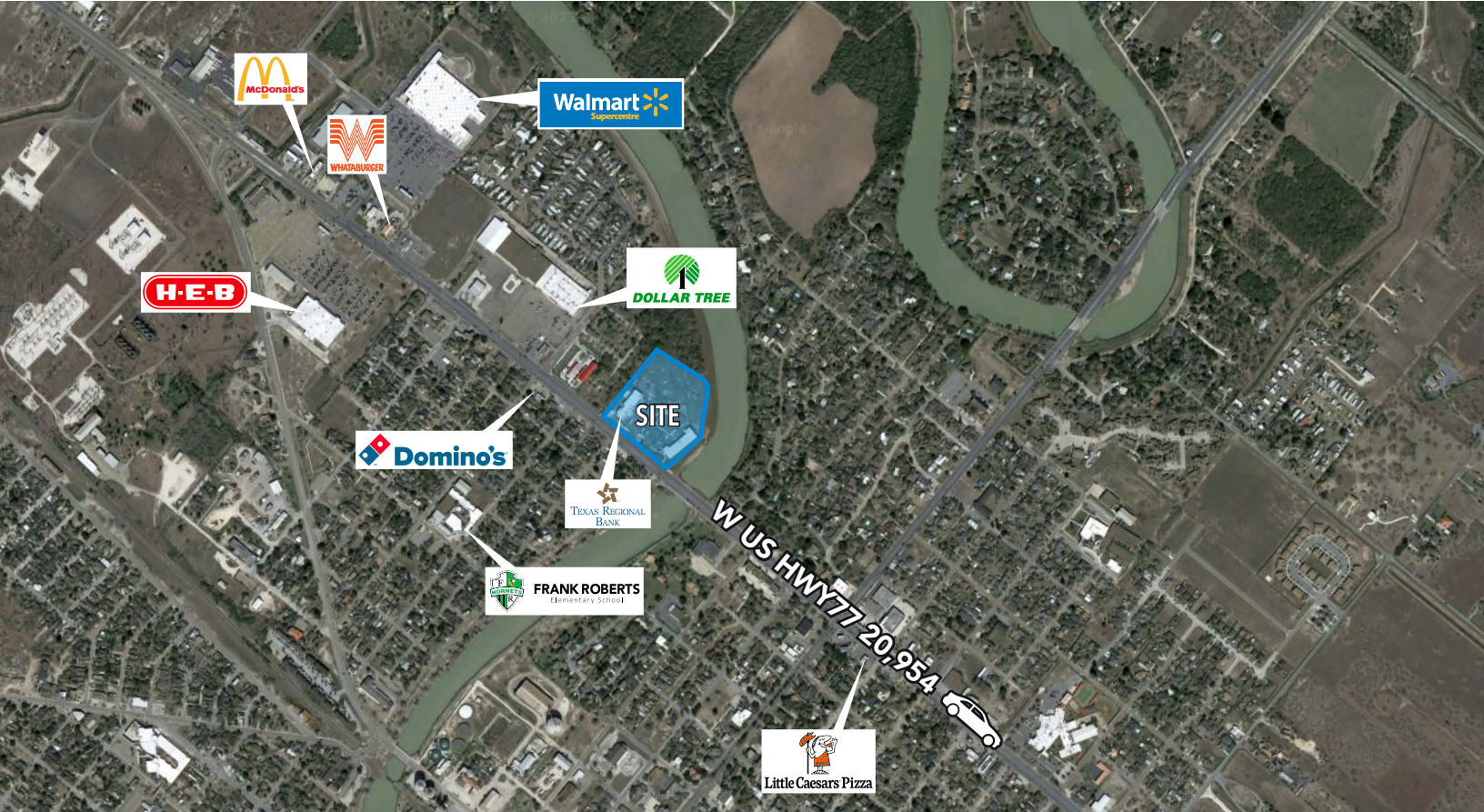
**35,707 SF**

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## Demographics

Population	1 Mile	3 Mile	5 Mile
	8,773	28,978	61,651

Daytime Population	1 Mile	3 Mile	5 Mile
	11,971	32,771	70,082

Median HH Income	1 Mile	3 Mile	5 Mile
	\$33,942	\$38,088	\$44,073



### CLAUDIA AYARZAGOITIA

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