

HARLINGEN, TEXAS

FOR SALE
3809 W. BUSINESS HWY 83
HARLINGEN, TEXAS

BLDG: 9,180 S.F.
LAND: 54,007 S. F.
(+/-159' Ftg. X 247')

PRICE REDUCED
\$999,500

- PRIME LOCATION
- JUST OFF EXPWY 83
- ZONED: Gen. Retail

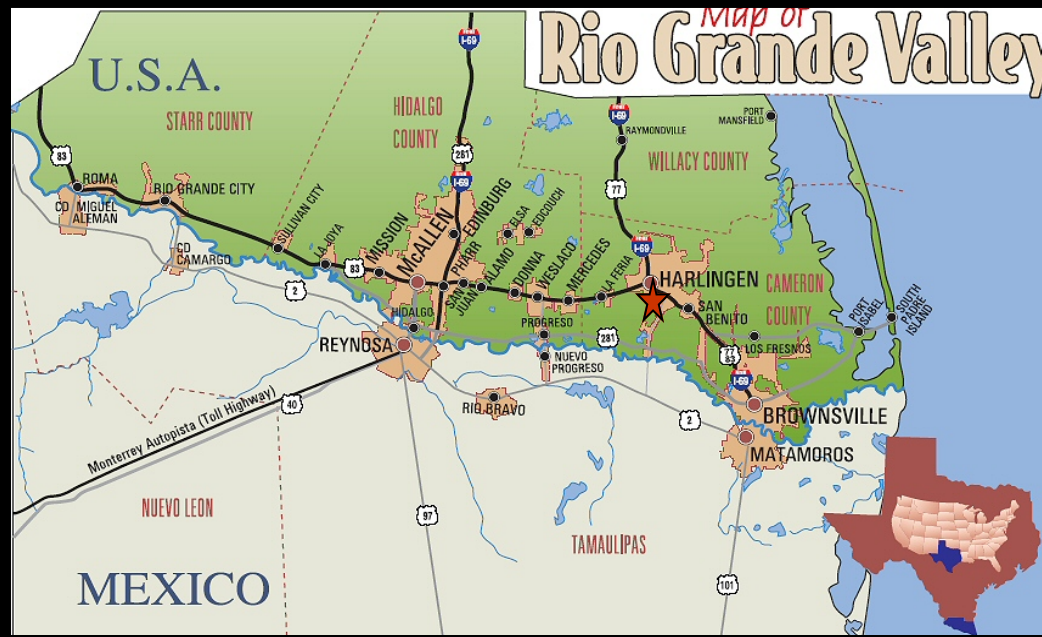
Excellent For :

Office/Retail, Medical,
Distributor, Home Health,
Day Care, Etc.

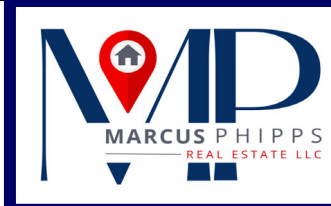
Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses

CONTACT:
PAULINE ZUROVEC
MARCUS PHIPPS R.E.—COMMERCIAL
1617 E. Tyler Ave., Suite H
Harlingen, TX 78550
www.przcommercial.com
Phone: 956-793-9993
pauline@przcommercial.com

LEASE AVAILABLE: \$12.00 NNN



(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.)



HARLINGEN, TEXAS

For Sale - \$999,500 3809 W. BUSINESS HWY 83 HARLINGEN, TEXAS

OFFERING SUMMARY—3809 W. BUSINESS HWY 83 - HARLINGEN, TX 78552

- USE:** Excellent For Office, Day Care Facility, Educational Use, Gym, Restaurant, Medical, Or Any Organizational Group. Originally constructed for Family Dollar Store, then occupied long term by WellMed Medical Group.
- NOTE:** Building is presently leased through July, 2026. There is the possibility for early termination of the lease if occupancy by buyer is needed earlier.
- IMPROVEMENTS:** Free Standing Building, 9,180 s.f., constructed +/-2007 of metal with steel beam, brick veneer, metal roof, concrete parking lot to accommodate +/-35 parking vehicles. Pylon signage on site.
- Floor plan includes reception area, several offices, large conference room, kitchen/break room, two restrooms, concrete parking lot.
- LAND:** Approximately +/- 1.24 Acres (54,007 s.f.)
(+/-159' Ftg X +/-247' Depth)
- TAXES:** \$10,276.56 (2025) **INS:** \$9,780.00 **Tenant Maintains Interior & Exterior**
- ZONING:** GR—General Retail

PROPERTY HIGHLIGHTS

- LOCATION:** Easy access in either direction. Situated in Harlingen, Texas, on Bus Hwy. 83 just one block off Expressway 83 (I-2). Exit Lewis Lane in Harlingen, turn south towards Bus. Hwy 83. Continue until you cross the railroad track at the blinking light. Subject building will be directly in front of you across Bus. Hwy. 83.

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*Serving The Rio Grande Valley
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***20 Minutes To Brownsville**

- **40 Minutes To McAllen**
- **15 Miles To Intl. Border Of Mexico**

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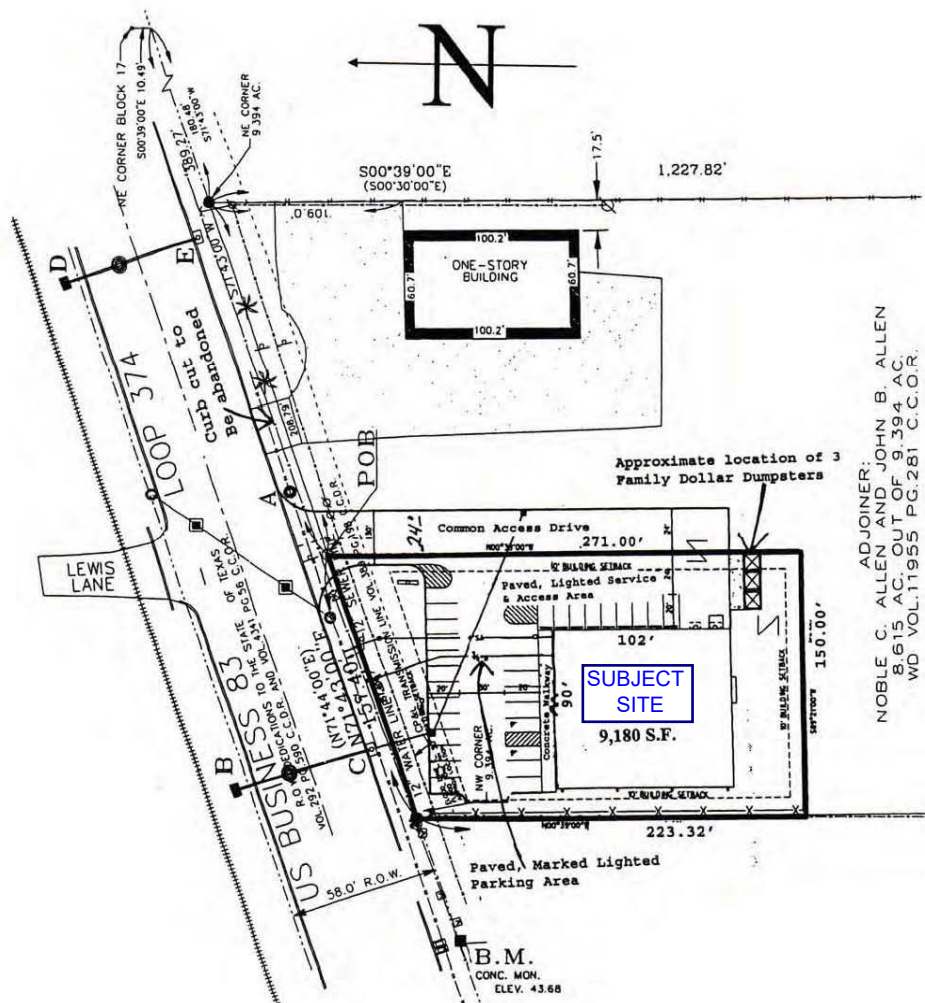
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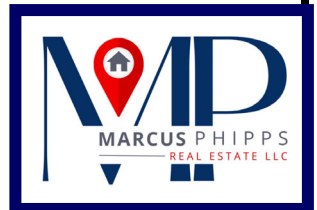
EXHIBIT A

3809 W. BUSINESS 83, HARLINGEN, TEXAS

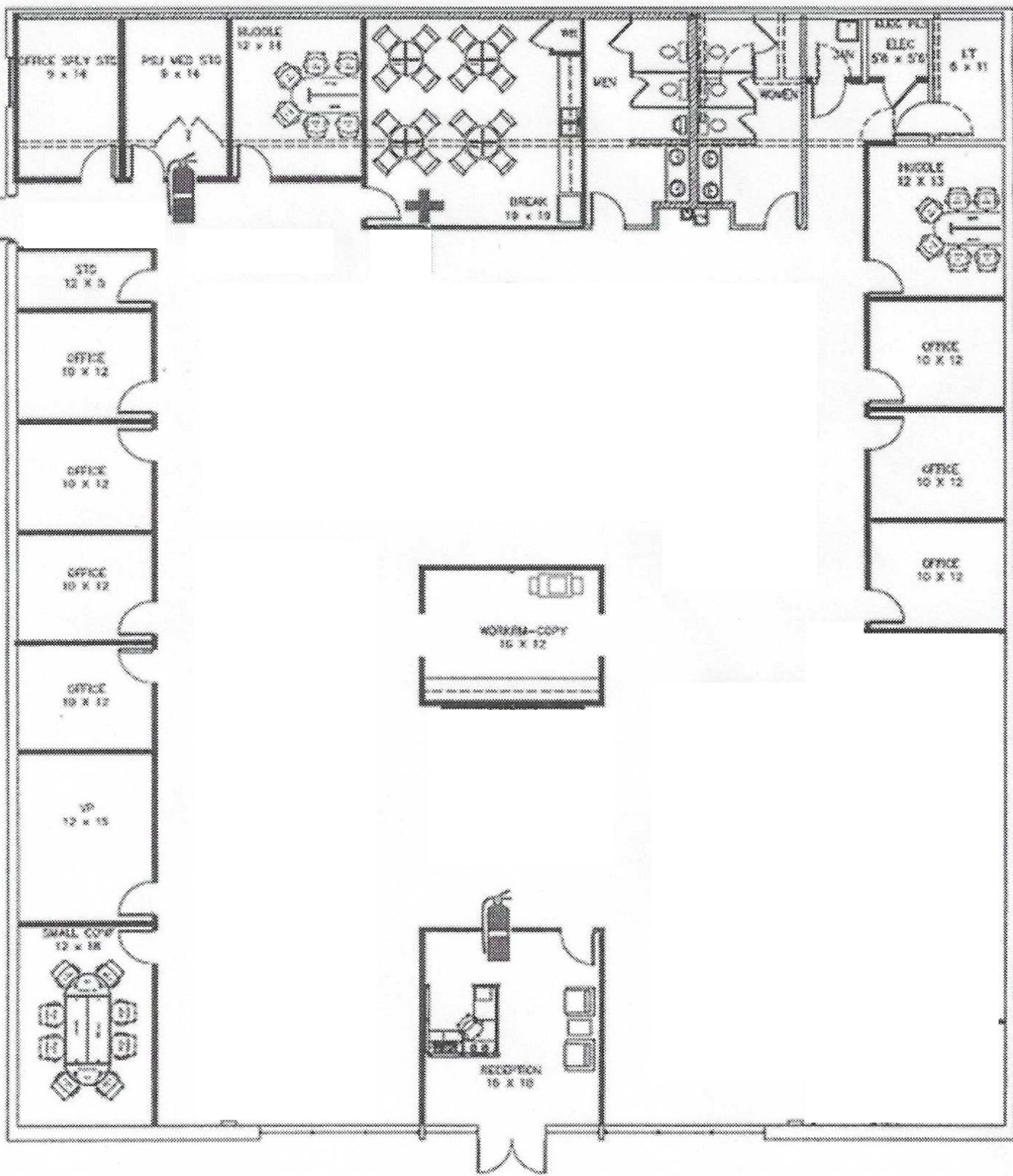
HUTTON SUBDIVISION, LOT 1, BLOCK 1,
CITY OF HARLINGEN, CAMERON COUNTY, TEXAS
(C1-2800A, CCMR FILED 4-9-07)



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SMALL OFFICE OFFICE



OFFICE 9 x 14

OFFICE 9 x 14

MEETING 12 x 14

REST

MEN

ELEC 5'6" x 5'6"

RT 8 x 11

BREAK 18 x 10

MEETING 12 x 12

STG 12 x 3

OFFICE 10 x 12

OFFICE 10 x 12

OFFICE 10 x 12

OFFICE 10 x 12

12 x 15

SMALL COPY 12 x 18

WORKROOM-COPY 16 x 12

RECEPTION 10 x 10

OFFICE 10 x 12

OFFICE 10 x 12

OFFICE 10 x 12

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HARLINGEN, TEXAS**



