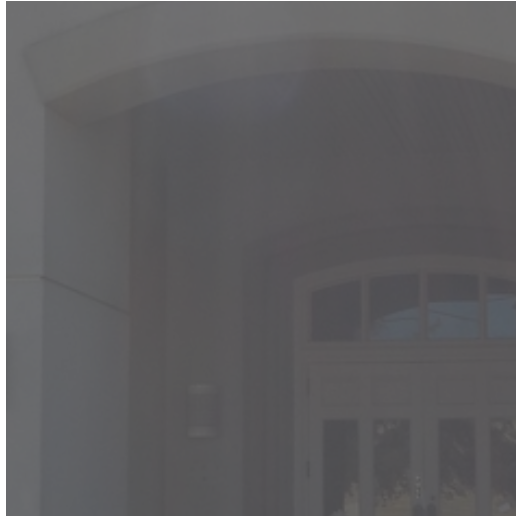
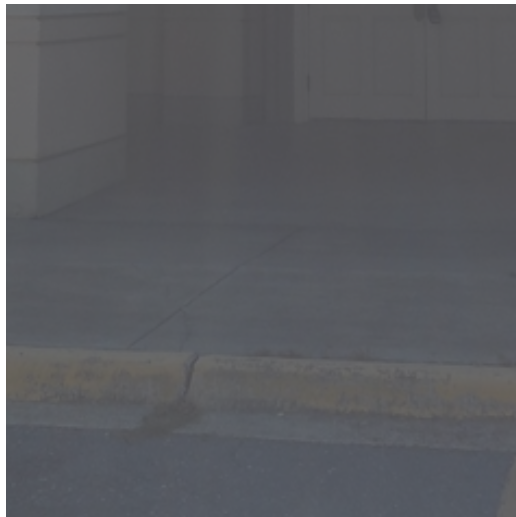


OFFICE BUILDING FOR SALE OR LEASE

FREESTANDING OFFICE BLDG



2906
FRONTAGE ROAD 83
HARLINGEN, TX

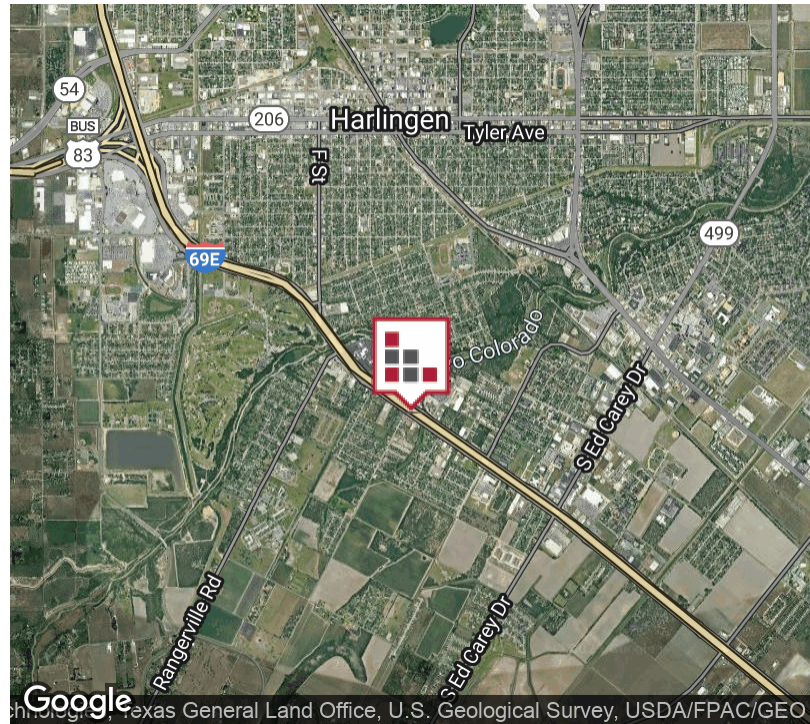


8,892 SF Freestanding Office Building located on Expressway 83 with excellent lighted Pole and Monument sign. Reception Window and Large Reception Area, 4 individual Offices, Break Room, 3 Large Work Areas, 4 exit doors, 1 Grade Level Door. M/W restrooms with multiple stalls. Ideal for various Administration uses requiring ample parking ratios of 10/1000. Mature trees and 3,000 sf additional covered area that can be constructed for additional square footage.



FOR LEASE 2906 FRONTAGE ROAD 83

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sales Price:	\$1,250,000
Lease Price:	Negotiable
Building Size:	8,892 SF
Available SF:	11,892 SF
Lot Size:	1.67 Acres
Year Built:	1995
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

8,892 SF Freestanding Office Building located on Expressway 83 with excellent lighted Pole and Monument sign. Reception Window and Large Reception Area, 4 individual Offices, Break Room, 3 Large Work Areas, 4 exit doors, 1 Grade Level Door. M/W restrooms with multiple stalls. Ideal for various Administration uses requiring ample parking ratios of 10/1000. Mature trees and 3,000 sf additional covered area that can be constructed for additional square footage.

PROPERTY HIGHLIGHTS

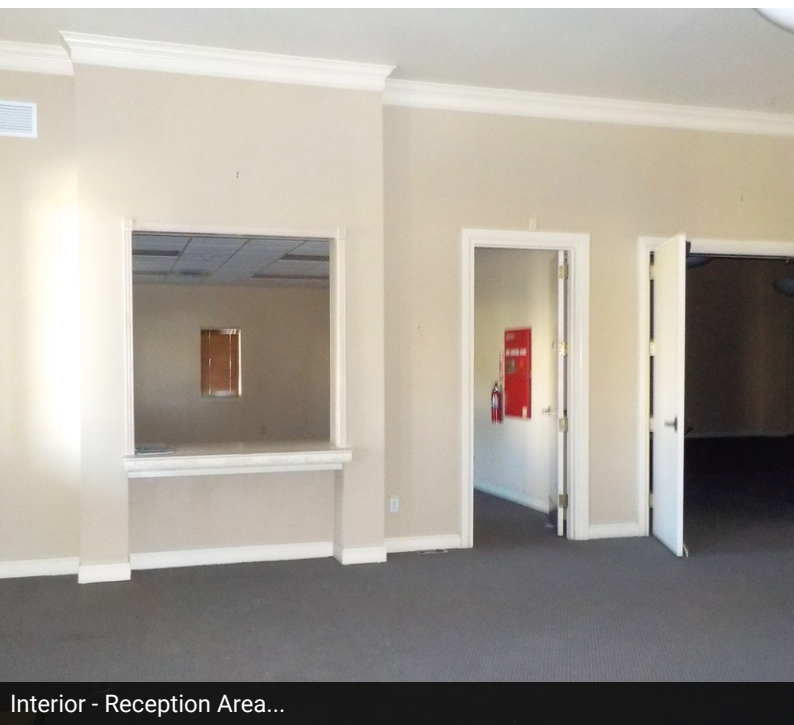
- Freestanding Building
- 10/1000 Parking Ratio
- Expressway Visibility
- Well Constructed with Mature Trees

FOR LEASE
2906 FRONTAGE ROAD 83

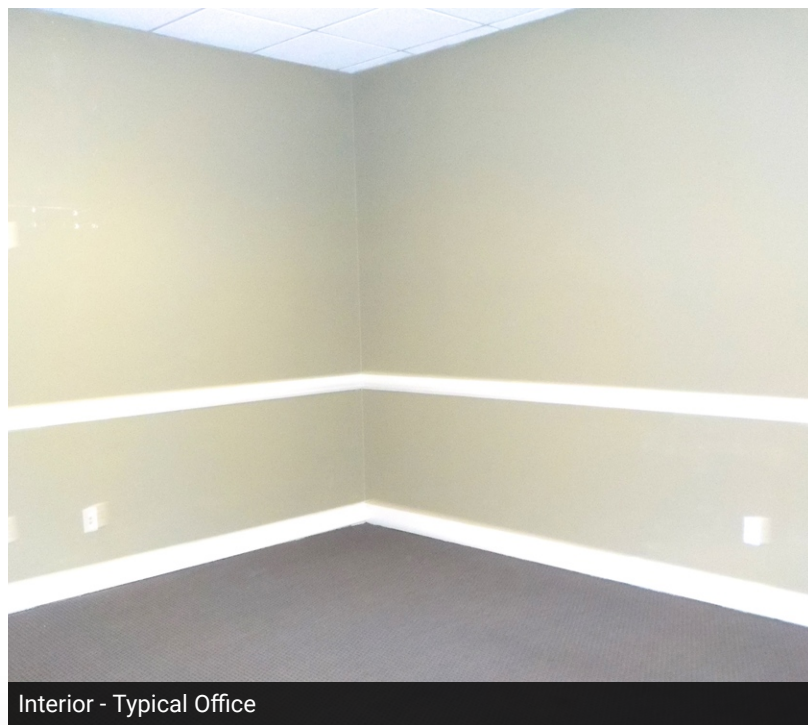
ADDITIONAL PHOTOS



Exterior Photo with Two (2) Flag Poles



Interior - Reception Area...



Interior - Typical Office



CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
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The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

FOR LEASE
2906 FRONTAGE ROAD 83

ADDITIONAL PHOTOS



Large Pole with Attached Monument Sign



Exterior Photo - Front



Exterior Photo showing Overhang



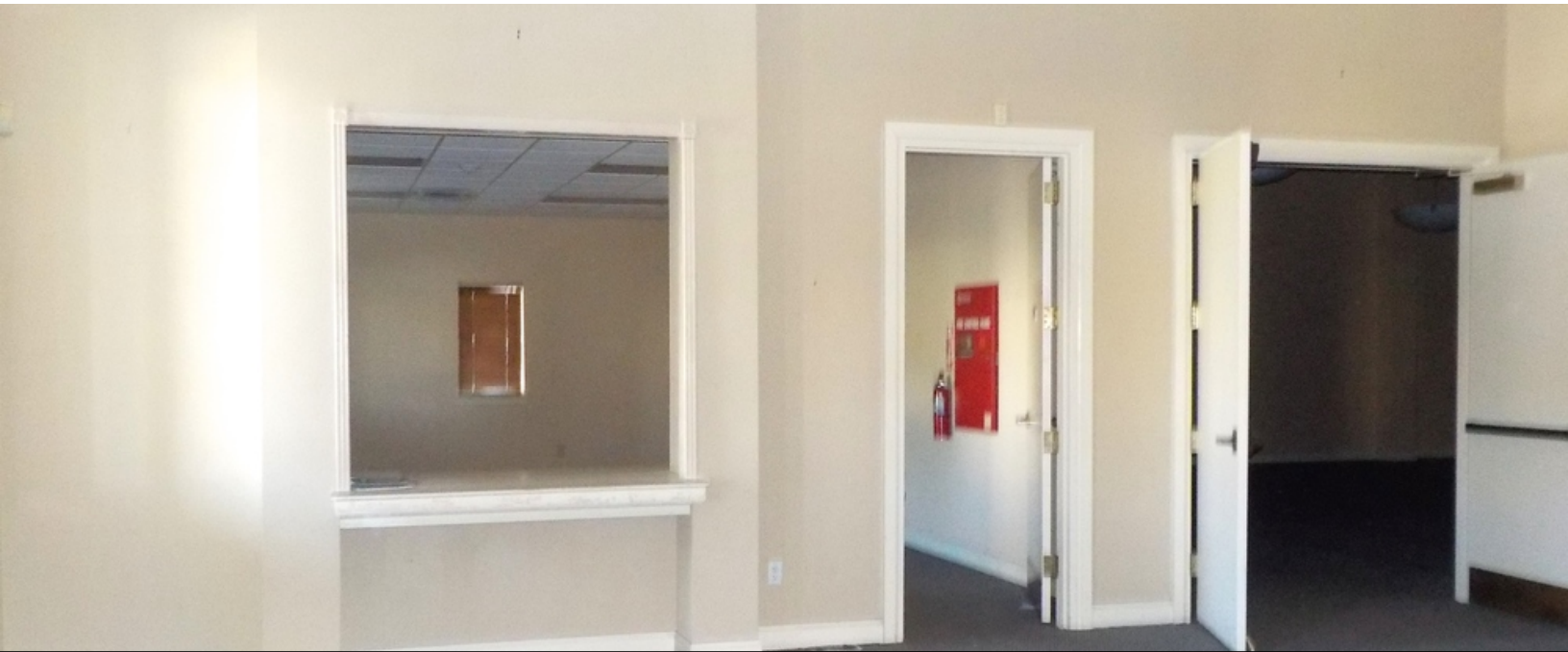
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FOR LEASE
2906 FRONTAGE ROAD 83

ADDITIONAL PHOTOS



Interior Reception Window/Area



Large Work Room



Additional Work Room

FOR LEASE

2906 S EXPWY 83 HARLINGEN, TX

AERIAL MAP



FOR LEASE
2906 FRONTAGE ROAD 83

FLOOR PLANS

360 BUILDING TOUR

360° VIRTUAL TOUR

VIDEO TOUR

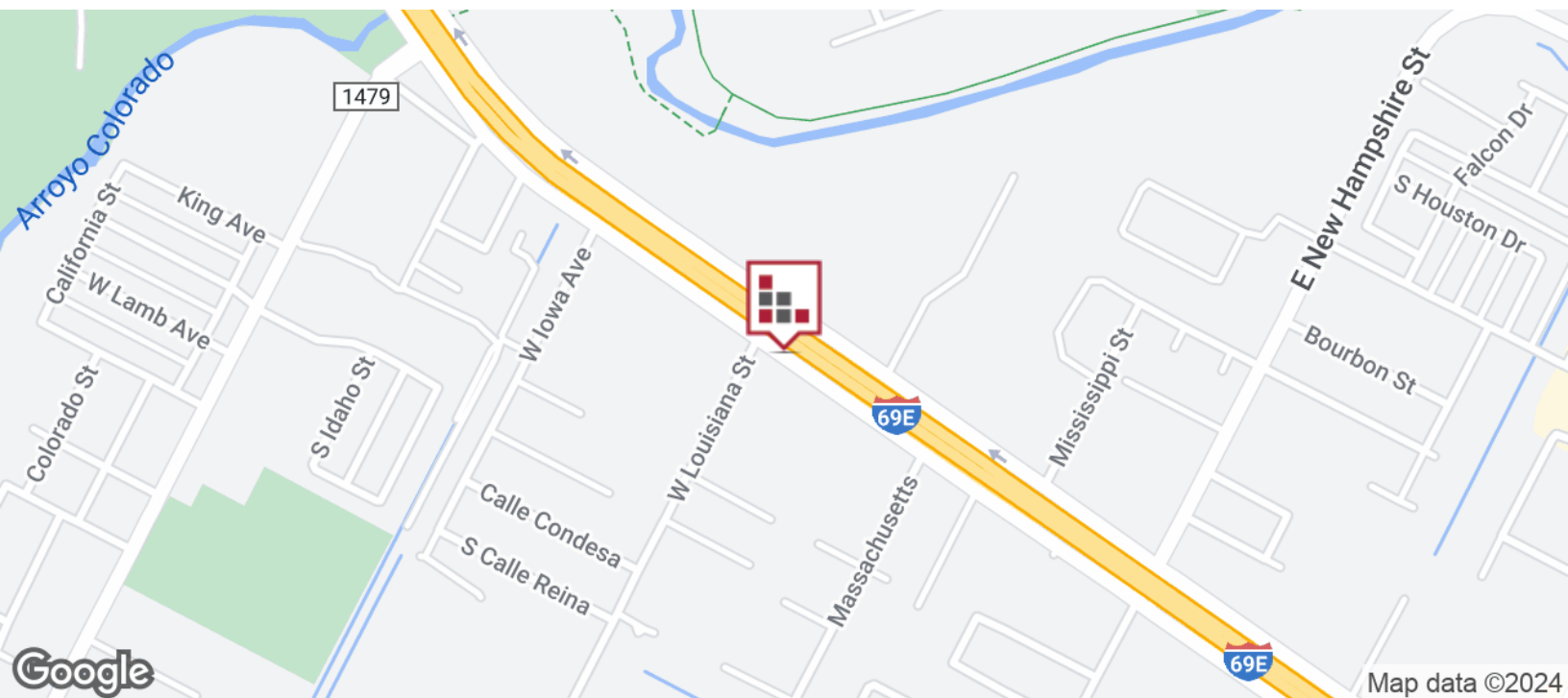


FLOOR PLAN
SCALE: 3/32" = 1'-0"

**TECHNICAL AND
ARCHITECTURAL DRAFTING**
PABLO BERNAL DRAFTING SERVICES
4313 PARKWAY LANE ROAD BROWNSVILLE,
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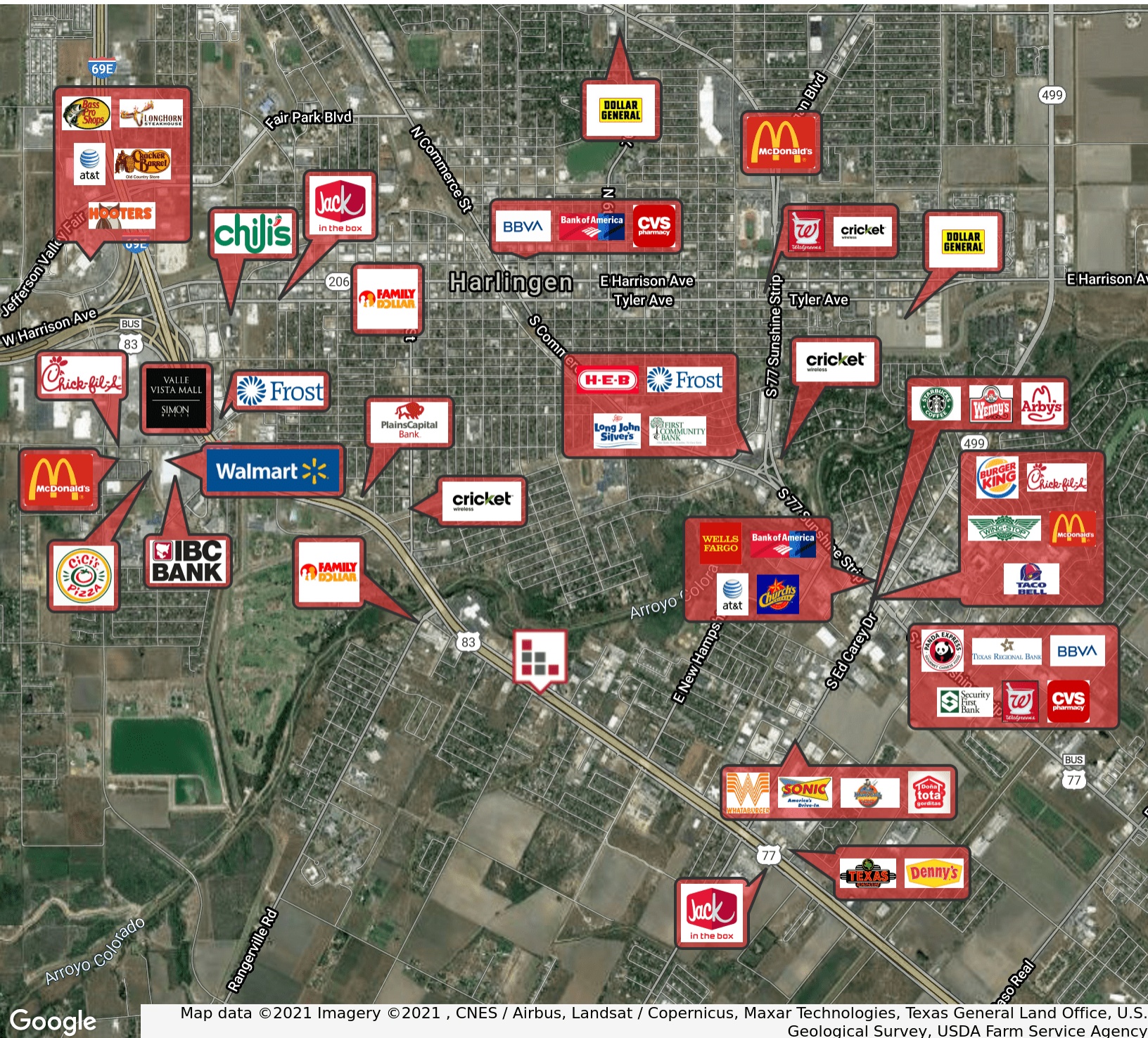
FOR LEASE
2906 FRONTAGE ROAD 83

LOCATION MAPS



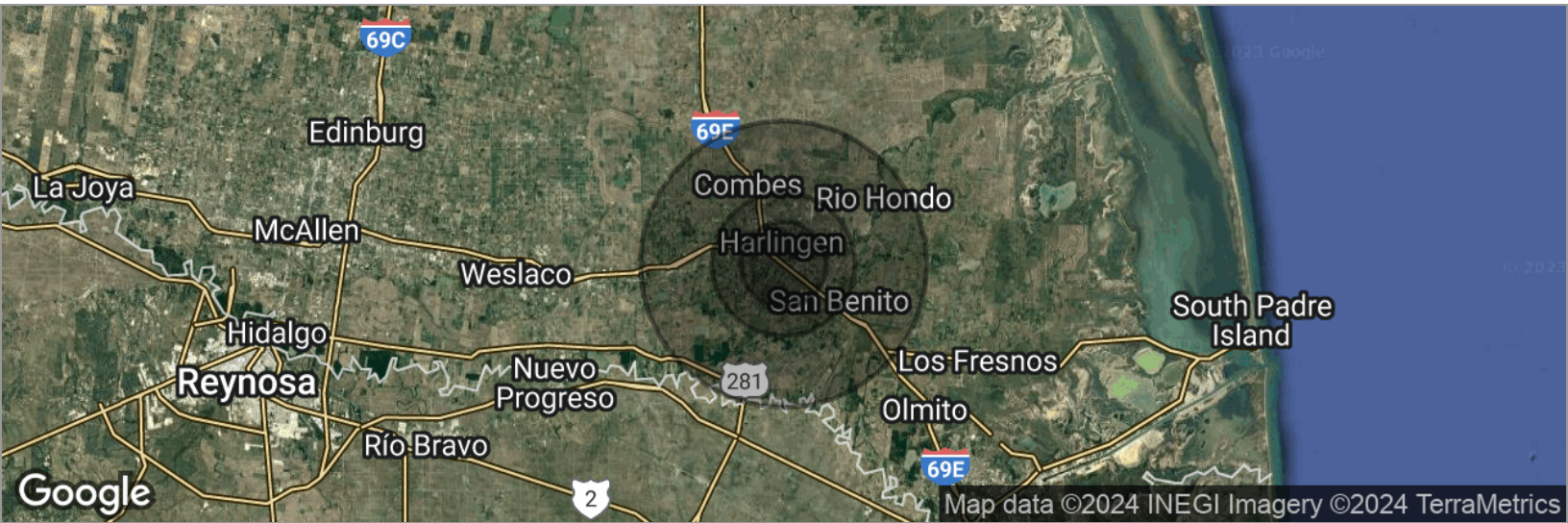
FOR LEASE
2906 FRONTAGE ROAD 83

RETAILER MAP



FOR LEASE
2906 FRONTAGE ROAD 83

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	47,045	93,801	158,119
Median age	31.5	32.8	33.2
Median age (Male)	30.9	32.0	32.9
Median age (Female)	33.9	35.2	35.0

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	18,689	35,487	57,951
# of persons per HH	2.5	2.6	2.7
Average HH income	\$44,225	\$48,801	\$48,705
Average house value	\$85,015	\$95,966	\$93,468

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	84.8%	85.0%	86.8%
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RACE (%)

White	85.9%	84.5%	84.4%
Black	1.5%	1.2%	0.8%
Asian	0.8%	0.8%	0.8%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.2%	0.3%	0.2%
Other	4.2%	5.1%	5.0%

* Demographic data derived from 2020 ACS - US Census