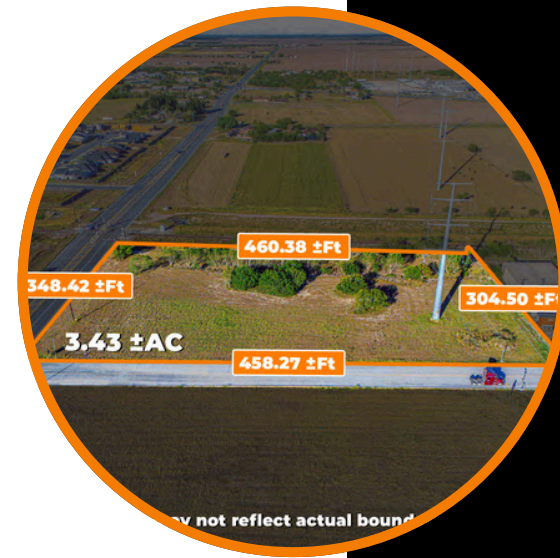


A LIGHT INDUSTRIAL PAD SITE

3.43± AC PAD SITE @

**2565 E.
EXPWY 83**

2565 East Expressway 83 | San Benito, TX 78586 |



PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Hanna Solutions Commercial Real Estate is pleased to present a 3.43± acre light industrial pad site in San Benito, Texas, Cameron County, with direct frontage on the east side of Scaif Road (FM 732).

The site sits minutes from I-69E / Old Business 77, offering excellent highway visibility and easy access for both local traffic and regional pass through travelers.

Zoned Light Industrial, the property's size and configuration suit flex space development or an owner occupied warehouse, with an opportunity to rezone to commercial.

Rezoning would open uses such as quick service restaurants, drive thru concepts, convenience retail, service businesses, and automotive, complementing the proposed truck stop development next door.



BEYOND ORDINARY COMMERCIAL REAL ESTATE

Property Overview

PROPERTY OVERVIEW

Property Address: 2565 East Expressway 83, San Benito, TX 78586

County: Cameron County

Sale Price: Contact for Pricing

Lot Size: ±3.43 Acres

Zoning: Light Industrial

Frontage: Scaif Road (FM 732)

Property Type: Commercial Land

Survey: Dated October 27, 2025



This light industrial pad site pairs flexible zoning with strong corridor visibility and national retail surroundings, well suited for an owner user, flex developer, or investor pursuing a commercial rezone.

HIGHLIGHTS

- 3.43± acres of Light Industrial zoned land
- Well suited for flex space or owner occupied warehouse
- Rezoning opportunity to commercial for retail, drive thru, and automotive uses
- Frontage on Scaif Road (FM 732) near I-69E / Old Business 77
- Surrounded by H-E-B, Walmart, Lowe's, Home Depot, and Tractor Supply Co.
- Adjacent to a proposed Stripes / 7-Eleven truck stop development



Building Space

PROPERTY SPACE

2565 East Expressway 83 offers ± 3.43 acres of Light Industrial zoned land in San Benito, fronting Scaif Road (FM 732) with proximity to I-69E and strong national retail surroundings.

SPACE FEATURES

- ± 3.43 acres of Light Industrial land
- Flex space or owner occupied warehouse ready
- Rezoning opportunity to commercial
- Scaif Road frontage near I-69E

IDEAL USES

- Flex Space or Light Warehouse
- Owner Occupied Industrial
- Quick Service or Drive Thru Restaurant
- Convenience Retail or Fuel
- Service or Automotive Business
- Commercial Rezone or Build to Suit

Detail	Specification	Info
Sale Price	Contact for Pricing	Call
Lot Size	± 3.43 Acres	± 3.43 AC
Zoning	Light Industrial	Lt Ind
Frontage	Scaif Road (FM 732)	—
Location	San Benito, Cameron County	—
Total Land Area		± 3.43



Location & Economic Drivers



SAN BENITO
SCHOOLS



ECONOMIC DRIVERS

The San Benito corridor continues to draw fuel, retail, and service investment, supported by:

- **National Retail Anchors**, with H-E-B, Walmart, Lowe's, Home Depot, and Tractor Supply Co. drawing steady traffic to the node
- **I-69E Corridor**, linking San Benito to Harlingen and Brownsville approximately 18 miles south
- **Truck Stop Development**, a proposed Stripes / 7-Eleven adjacent to the site signaling strong fuel and convenience demand
- **Brownsville Harlingen MSA**, a growing metropolitan market across Cameron County

Together these drivers create built in demand for retail, fuel, service, and flex industrial uses along the corridor.

LOCATION & COMMUNITY AMENITIES

2565 East Expressway 83 sits within an established commercial node in San Benito, Cameron County, anchored by major national retailers along the I-69E corridor.

San Benito, Texas

The site offers direct access and proximity to:

Scaif Road (FM 732), the property's frontage on the east side I-69E / Old Business 77, providing highway visibility and regional access. National retailers immediately north, including H-E-B, Walmart, Lowe's, and Home Depot.

Established residential neighborhoods and commercial development nearby.



Features & Positioning

PROPERTY FEATURES

2565 East Expressway 83 offers a flexible land opportunity with the following features:

- **3.43± acres zoned Light Industrial**
- **Flex space or owner occupied warehouse ready**
- **Rezoning opportunity to commercial**
- **Scaif Road (FM 732) frontage near I-69E**
- **Surrounded by H-E-B, Walmart, Lowe's, and Home Depot**
- **Adjacent to a proposed Stripes / 7-Eleven truck stop**

The site offers flexibility today and upside through a commercial rezone within a proven retail corridor.

MARKET POSITIONING

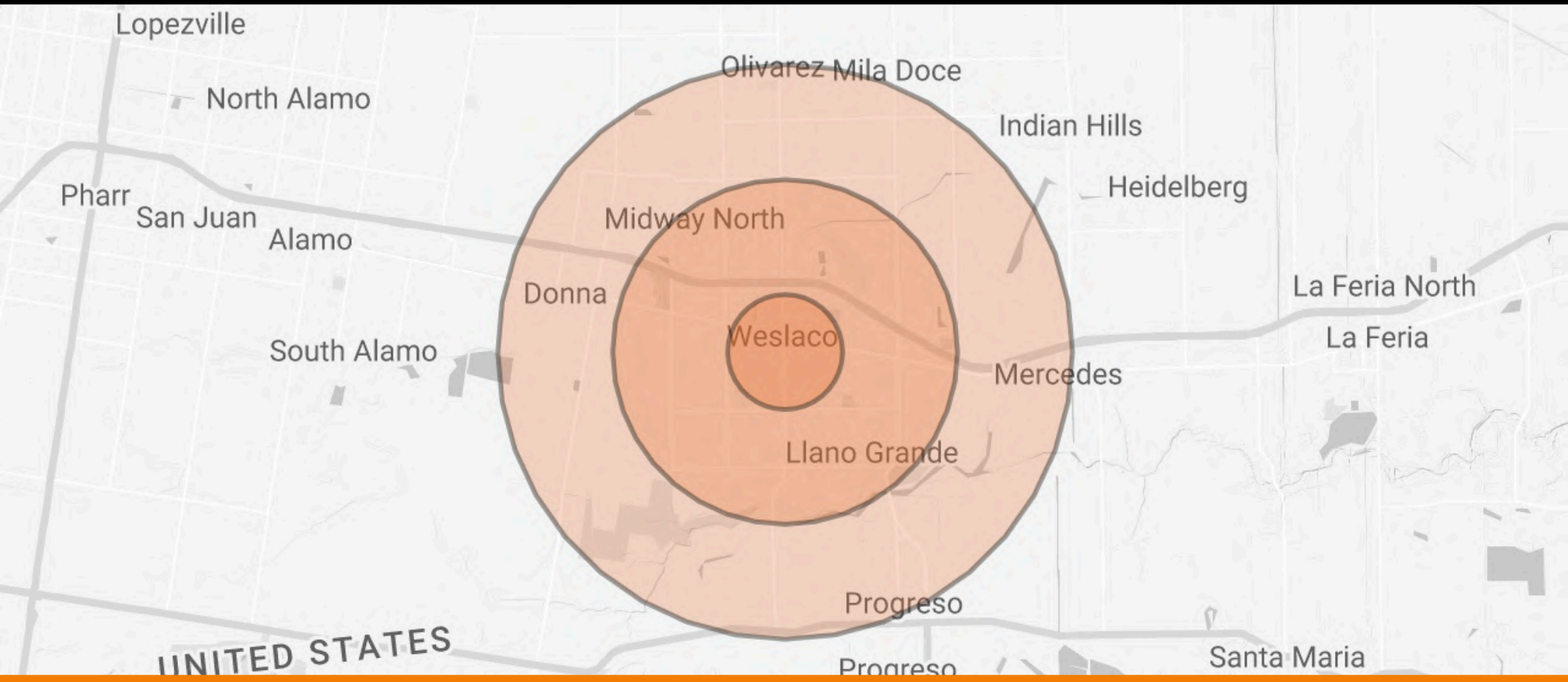
2565 East Expressway 83 is positioned to benefit from three key demand drivers:

- **Flexible Zoning:** Light Industrial today, with a clear path to rezone for commercial uses, broadening the buyer pool
- **Corridor Visibility:** Scaif Road frontage and I-69E proximity deliver exposure to local and regional pass through traffic
- **Proven Retail Node:** Surrounded by national anchors and a proposed truck stop, signaling continued corridor investment

This makes 2565 East Expressway 83 an ideal opportunity for flex industrial, owner user, retail, fuel, and automotive users seeking a corridor position in San Benito.



Demographics



POPULATION



TOTAL POPULATION

1 MILE

3,935

3 MILE

24,456

5 MILE

41,322



AVERAGE AGE

32.0

31.4

33.5

HOUSEHOLD & INCOME



TOTAL HOUSEHOLDS

1,241

7,186

12,814



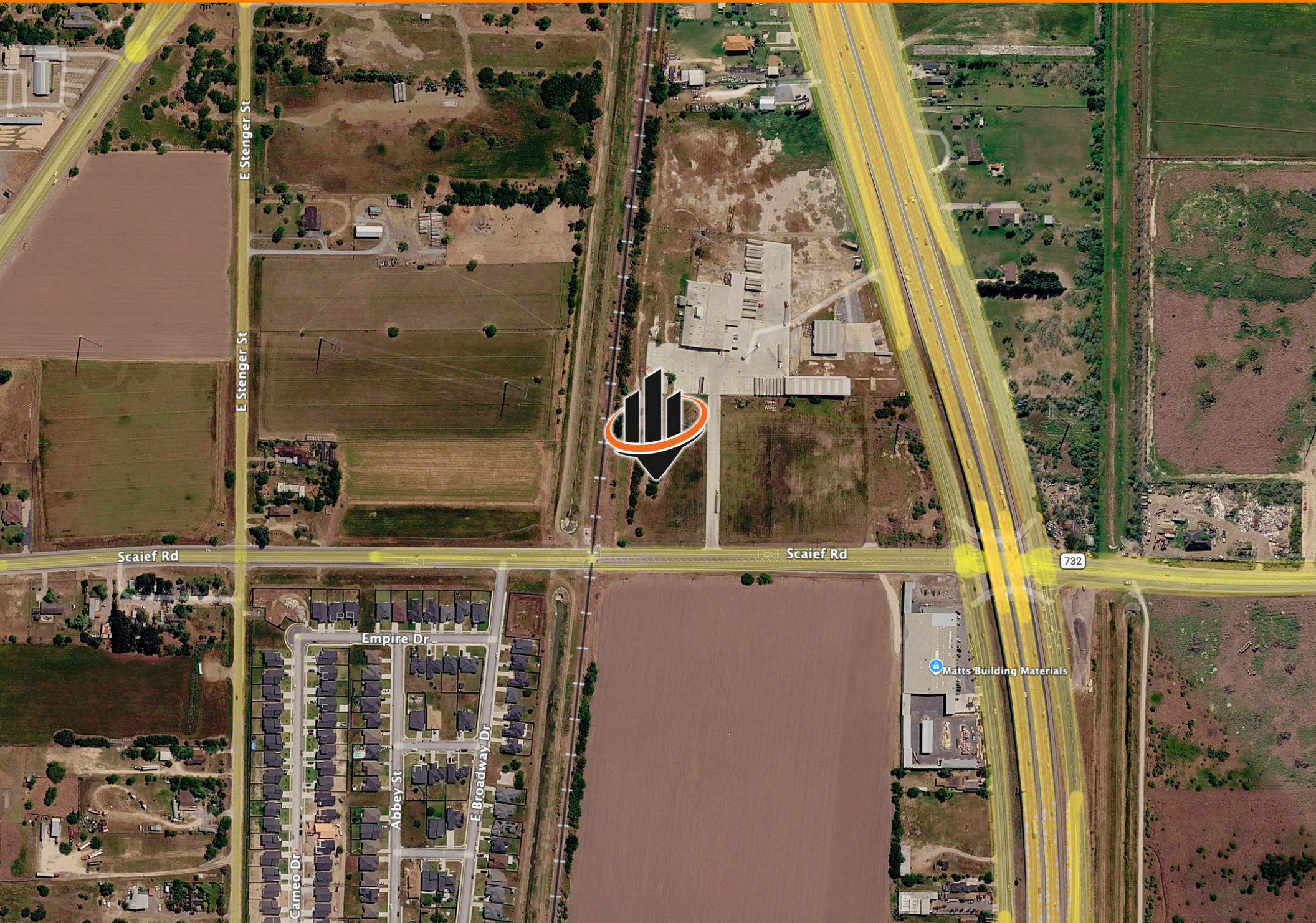
AVERAGE HH INCOME

\$47,249

\$55,535

\$61,678

Location Map



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 on 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.

SVN | Hanna Solutions Commercial Real Estate

9007459

(956)322-4001

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

LicenseNo.

Email

Phone

Mark Hanna, CCIM

676122

Mark.Hanna@SVN.com

(956)821-8001

Designated Broker of Firm

LicenseNo.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

LicenseNo.

Email

Phone

Sales Agent/Associate's Name

LicenseNo.

Email

Phone

Buyer/Tenant/Seller/LandlordInitials

Date

CONFIDENTIALITY & DISCLAIMER STATEMENT

THIS OFFERING MEMORANDUM CONTAINS SELECT INFORMATION PERTAINING TO THE BUSINESS AND AFFAIRS OF . IT HAS BEEN PREPARED BY SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE. THIS OFFERING MEMORANDUM MAY NOT BE ALL-INCLUSIVE OR CONTAIN ALL OF THE INFORMATION A PROSPECTIVE PURCHASER MAY DESIRE. THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM IS CONFIDENTIAL AND FURNISHED SOLELY FOR REVIEW BY A PROSPECTIVE PURCHASER OF THE PROPERTY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE OR MADE AVAILABLE TO ANY OTHER PERSON WITHOUT THE WRITTEN CONSENT OF THE SELLER OR SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE. THE MATERIAL AND INFORMATION IN THE OFFERING MEMORANDUM IS UNVERIFIED. SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE HAS NOT MADE ANY INVESTIGATION AND MAKES NO WARRANTY OR REPRESENTATION, CONCERNING SQUARE FOOTAGE, INCOME AND EXPENSES, THE FUTURE FINANCIAL PERFORMANCE OF THE PROPERTY, FUTURE RENT, REAL ESTATE VALUE, MARKET CONDITIONS, THE CONDITION OR FINANCIAL PROSPECTS OF ANY TENANT, OR THE TENANTS' PLANS OR INTENTIONS TO CONTINUE TO OCCUPY SPACE AT THE PROPERTY. ALL PROSPECTIVE PURCHASERS SHOULD CONDUCT THEIR OWN THOROUGH DUE DILIGENCE INVESTIGATION OF EACH OF THESE AREAS WITH THE ASSISTANCE OF THEIR ACCOUNTING, CONSTRUCTION, AND LEGAL PROFESSIONALS, AND SEEK EXPERT OPINIONS REGARDING VOLATILE MARKET CONDITIONS GIVEN THE UNPREDICTABLE CHANGES RESULTING FROM ANY PANDEMIC SUCH AS THE COVID-19 PANDEMIC. THE INFORMATION IS BASED IN PART UPON INFORMATION SUPPLIED BY THE OWNER SELLER AND IN PART UPON FINANCIAL INFORMATION OBTAINED FROM SOURCES THE OWNER DEEMS RELIABLE. OWNER, NOR THEIR OFFICERS, EMPLOYEES, OR REAL ESTATE AGENTS MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS OFFERING MEMORANDUM, OR ANY OF ITS CONTENTS, AND NO LEGAL LIABILITY IS ASSUMED OR SHALL BE IMPLIED WITH RESPECT THERETO. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR PROJECTIONS AND FORM THEIR OWN CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN AND CONDUCT THEIR DUE DILIGENCE. BY ACKNOWLEDGING YOUR RECEIPT OF THIS OFFERING MEMORANDUM FOR THE PROPERTY, YOU AGREE:

1. THE OFFERING MEMORANDUM AND ITS CONTENTS ARE CONFIDENTIAL;
2. YOU WILL HOLD IT AND TREAT IT IN THE STRICTEST OF CONFIDENCE
3. YOU WILL NOT, DIRECTLY OR INDIRECTLY, DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THIS OFFERING MEMORANDUM OR ITS CONTENTS IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF THE SELLER. HANNA SOLUTIONS IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM.

SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE SERVICES IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IN THE OFFERING MEMORANDUM. THE PRESENCE OF ANY CORPORATION'S LOGO OR NAME IS NOT INTENDED TO INDICATE OR IMPLY AFFILIATION WITH, OR SPONSORSHIP OR ENDORSEMENT BY, SAID BUSINESS OF SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE

OWNER AND SVN | HANNA SOLUTIONS COMMERCIAL REAL ESTATE EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PERSON OR ENTITY REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE AND SALE OF THE PROPERTY HAS BEEN FULLY EXECUTED AND DELIVERED.

IF YOU WISH NOT TO PURSUE NEGOTIATIONS LEADING TO THE ACQUISITION OF THE PROPERTY OR IN THE FUTURE YOU DISCONTINUE SUCH NEGOTIATIONS, THEN YOU AGREE TO PURGE ALL MATERIALS RELATING TO THIS PROPERTY INCLUDING THIS OFFERING MEMORANDUM.

A PROSPECTIVE PURCHASER'S SOLE AND EXCLUSIVE RIGHTS CONCERNING THIS PROSPECTIVE TRANSACTION, THE PROPERTY, OR INFORMATION PROVIDED HEREIN OR IN CONNECTION WITH THE SALE OF THE PROPERTY SHALL BE LIMITED TO THOSE EXPRESSLY PROVIDED IN AN EXECUTED PURCHASE AGREEMENT AND SHALL BE SUBJECT TO THE TERMS THEREOF. IN NO EVENT SHALL A PROSPECTIVE PURCHASER HAVE ANY OTHER CLAIMS AGAINST SELLER OR MATTHEWS REAL ESTATE INVESTMENT SERVICES OR ANY OF THEIR AFFILIATES OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, OWNERS, EMPLOYEES, OR AGENTS FOR ANY DAMAGES, LIABILITY, OR CAUSES OF ACTION RELATING TO THIS SOLICITATION PROCESS OR THE MARKETING OR SALE OF THE PROPERTY

THIS OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE STATE OF AFFAIRS OF THE PROPERTY SINCE THE DATE THIS OFFERING MEMORANDUM



ERIC CARRIZALES,
CCIM,CPU
ADVISOR

📞 956.778.3449 📞 956.322.4001
✉️ eric.carrizales@svn.com

MARK HANNA, CCIM
MANAGING DIRECTOR

📞 956.821.8001 📞 956.322.4001
✉️ mark.hanna@svn.com



BEYOND ORDINARY COMMERCIAL REAL ESTATE