

101 E EXPRESSWAY 83

AVAILABLE
FOR SALE
OR LEASE

LA FERIA, TX 78559



LYNANN PINKHAM
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price	\$750,000
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OFFERING SUMMARY

Lease Rate:	\$110,000 per year NNN
Building Size:	3,600 SF
Lot Size:	0.59 Acres
Year Built:	1989/2001 Renovation
Market:	Brownsville/Harlingen
Submarket:	Outlying Cameron County

PROPERTY OVERVIEW

This 3,600 SF freestanding building presents a prime opportunity for users or investors seeking high-visibility exposure along Expressway 83. This corridor is a major artery for trade, transportation and economic activity in the region. Formerly operated as a convenience store and gas station, the property sits on a 0.59 acre lot with excellent frontage, offering exceptional access and visibility in a rapidly growing market.

Available for sale or lease, this site is strategically positioned in the Brownsville/Harlingen market within Outlying Cameron County, an area influenced by robust U.S.-Mexico cross-border trade and ongoing industrial and logistics growth. Its location along Expressway 83 places it within easy reach of Harlingen, McAllen and Brownsville, three major regional hubs driving economic expansion in the Rio Grande Valley.

This property is ideal for operators looking to capture traffic from both local residents and the steady stream of commercial activity along the expressway. Investors will find value in the site's strategic location, flexible use potential and access to one of the fastest-growing regions in Texas.

PROPERTY HIGHLIGHTS

- Former convenience store/gas station - canopies & tanks removed
- Stripes relocated to build a bigger facility at the same intersection
- Excellent frontage and visibility on Expressway 83 (Interstate 2)
- Strategic location near U.S.-Mexico trade routes and logistics hubs
- Ideal for convenience retail, QSR or service-based businesses

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AERIAL LOCATION



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TRAFFIC COUNT



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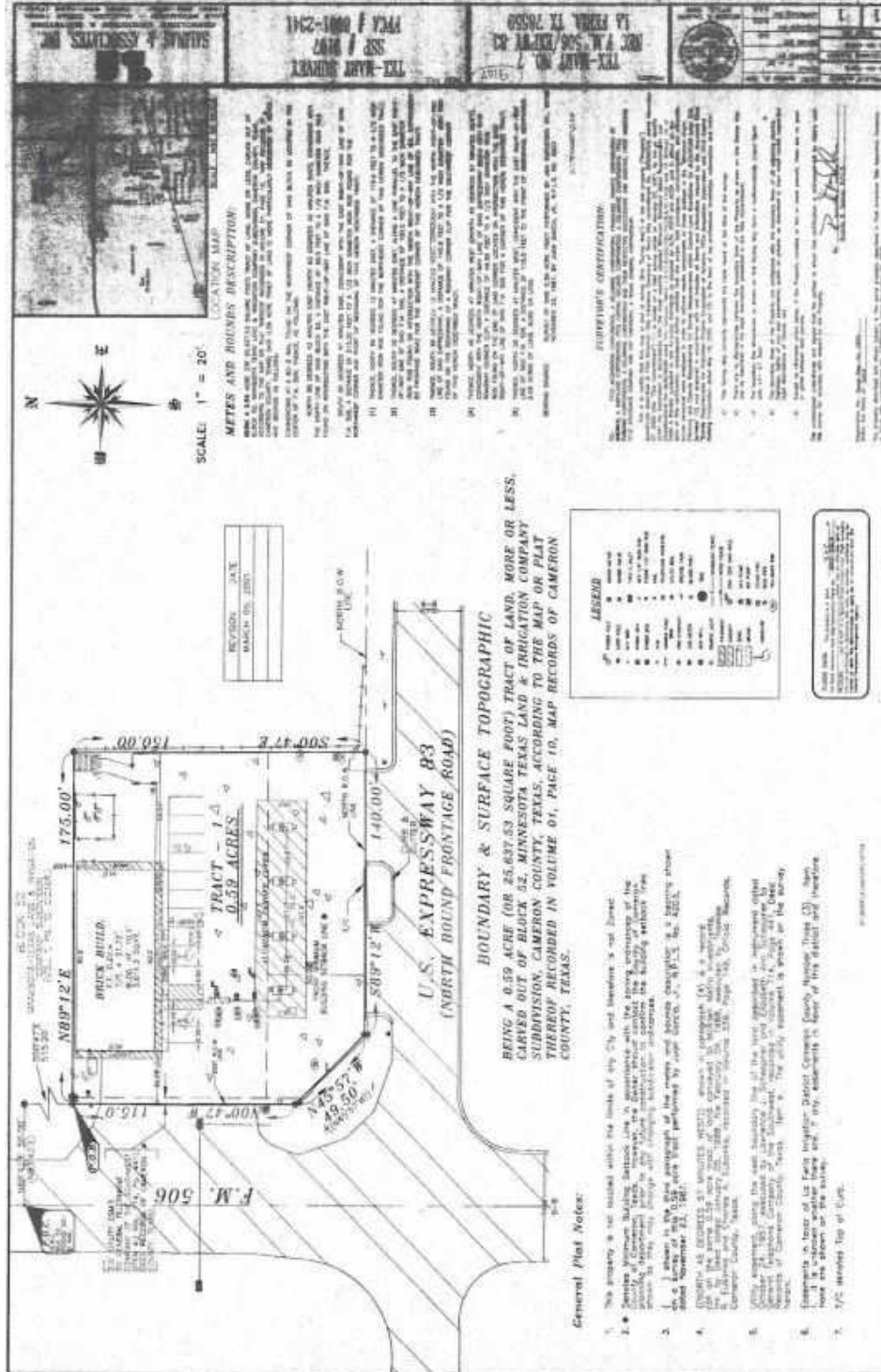
EXISTING STRUCTURE



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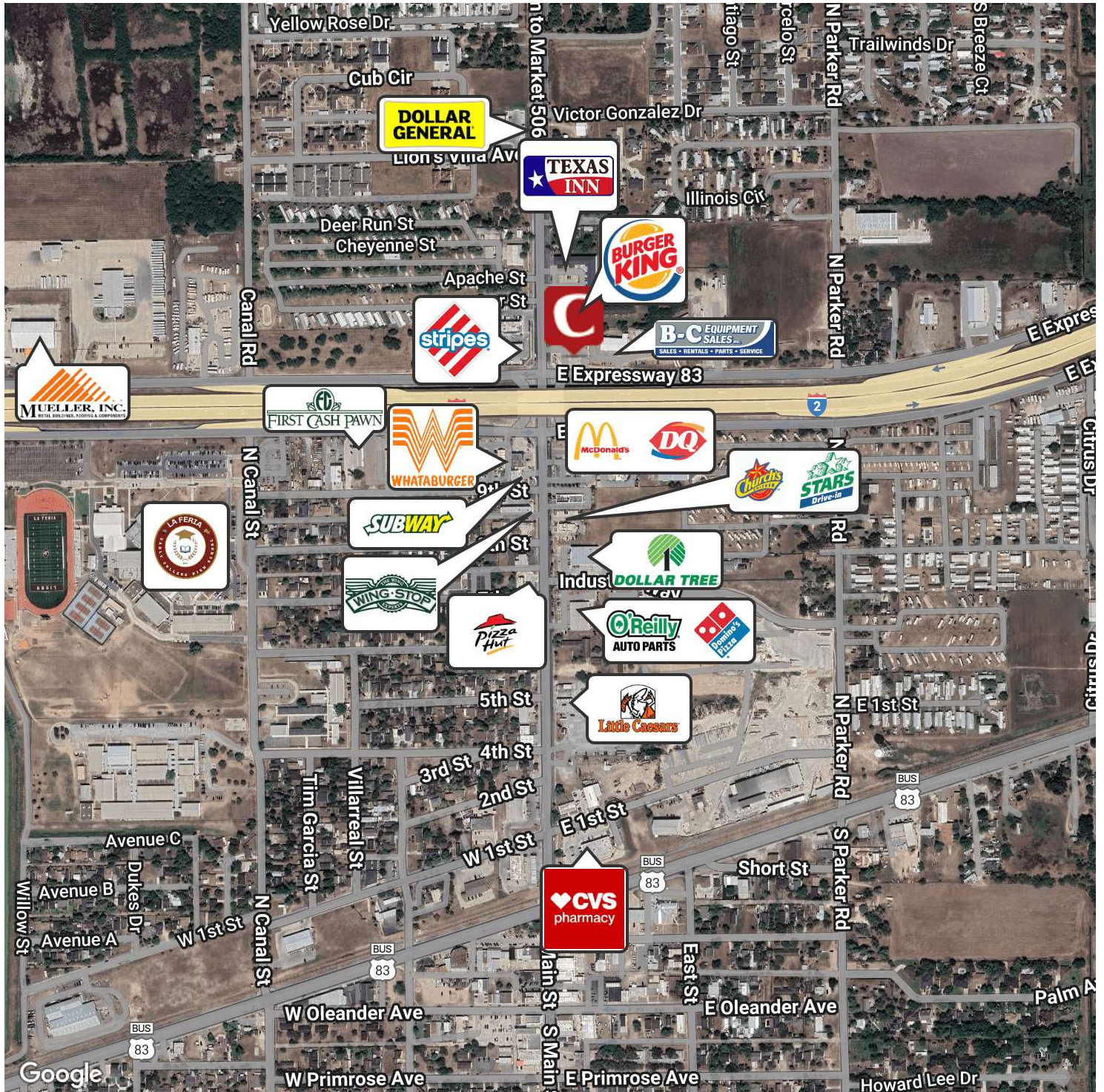
SURVEY



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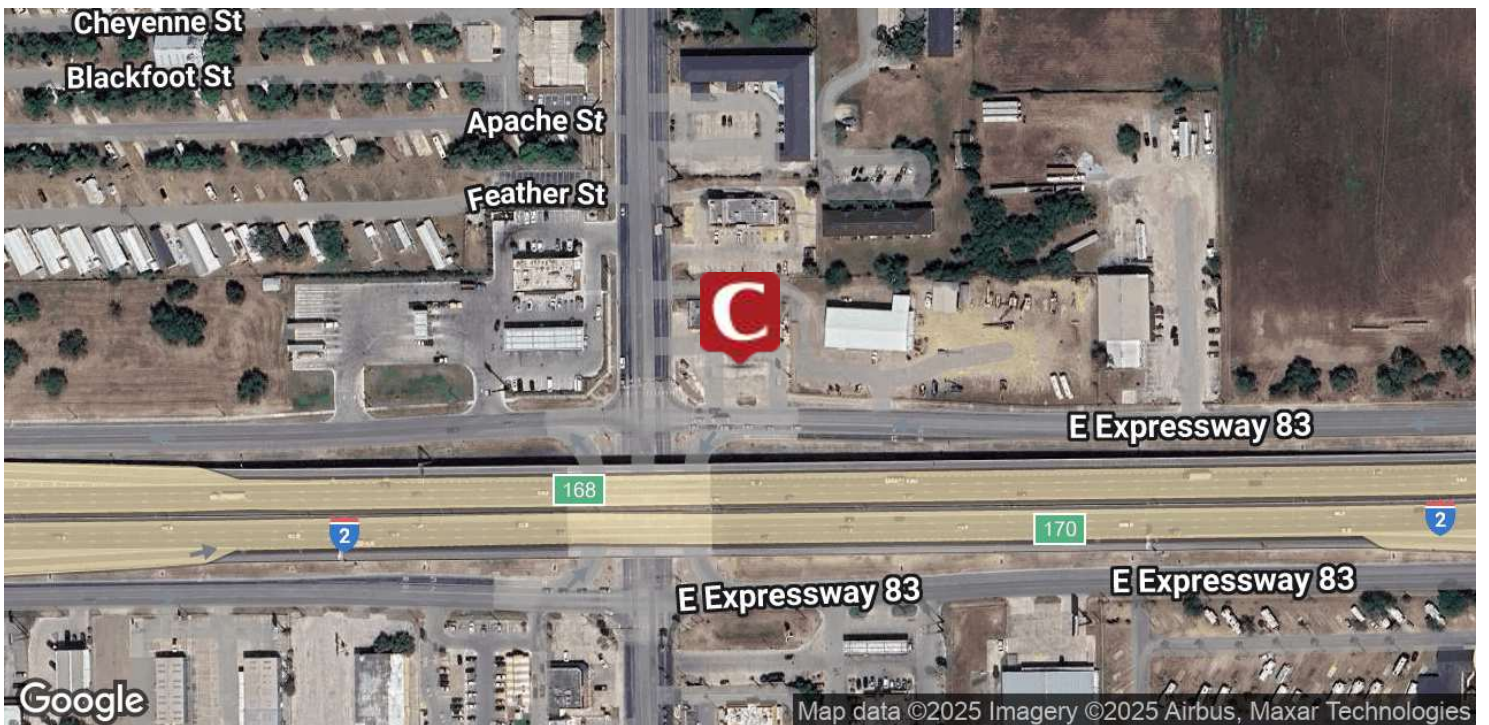
RETAILER MAP



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LOCATION MAP



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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.

2-10-2025



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.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynnann Pinkham	TX #319336	lynnann@craveyrealestate.com	361.288.3102
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date