



**+/-3.5 ACRE DEVELOPMENT SITE
INVESTMENT OPPORTUNITY
8469 W. BUSINESS HWY 83
HARLINGEN, TEXAS 78552**



**DEVELOPMENT HIGHLIGHTS
\$450,000 (OWNER FINANCE AVAILABLE)**

**OPPORTUNITY to acquire a “prime” development site
within the ETJ of Harlingen, Texas.**

Site provides +/-3.5 acres situated on Business Highway 83 just west of Altas Palmas Road.

Site has +/-275 of retail frontage on Bus. Hwy 83, making this site prime for any type of business operation. At rear of site there are two single family homes. Plenty of land for expansion of the retail frontage and development of multi-family or new home site at rear.

With its convenient location, this land is primed for success. Located within 1 mile of Expressway 83 (I-2). Situated in close proximity to schools, shopping, restaurants & entertainment. The medical centers located less than 15 minutes from the site.

**For Information Contact: PAULINE ZUROVEC—CELL: 956-793-9993
Exclusive Listing Agent
Marcus Phipps Real Estate—1617 E. Tyler Ave.—Harlingen, Texas 78550**

The information presented herein was obtained from sources deemed to be reliable. No representation or warranties are made as to the accuracy of the information. Buyers should conduct and rely upon their own independent investigations.

+/-3.5 ACRES - INCOME PRODUCING DEVELOPMENT SITE — OWNER FINANCE

8469 W. BUSINESS HWY 83 - HARLINGEN, TEXAS

This impressive real estate opportunity presents a +/-3.5 ACRE tract of improved land with retail and residential possibilities. Perfect for business operation or rental with excess land for the addition of multi-family, owner's personal home site, etc. This development tract provides a blank canvas for your vision.

Presently the retail frontage (+/-275' X 550') is leased to a tire shop/garage, car wash & food trucks (\$960.00 Mo.) Tire shop has city water & septic. The two home sites at rear have well water and are on septic.

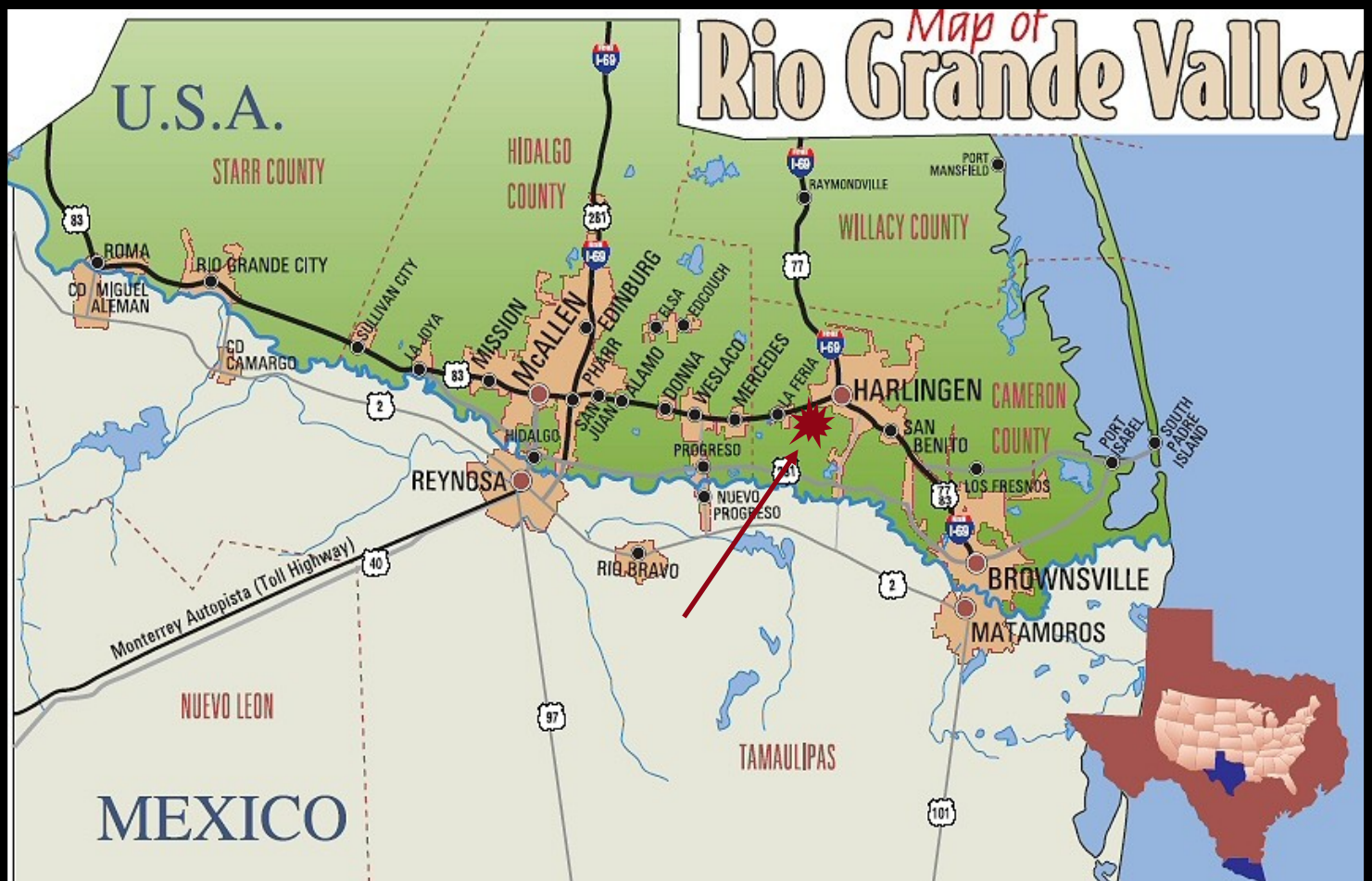
The rear of property is covered with lush foliage and large mature trees canopy the site. The rear acreage has two older homes presently occupied on a month-to-month basis. 1st Home (+/-1,780 sf (\$1,250.00 Mo.) was constructed +/-1928. 2nd Home (815 sf—\$750.00 Mo.) constructed +/-1982 (CCAD)

Ideal for retail & residential development – Perfect for single-family development or multi-family behind the retail frontage thereby capitalizing on the demand from the Rio Grande Valley's growth.

Strategic Location – Site is within a 15 minute drive to the medical centers, universities, technical schools, shopping, etc., all of which drives significant employment and housing demand.

Centrally located this site provides easy access to the north, south, east, and west.

Expanding Market – Within 1-1/2 hour drive to the new “Star Base City”, the South Texas home to Elon Musk’s “SPACE X” rocket company driving major growth throughout the Rio Grande Valley.

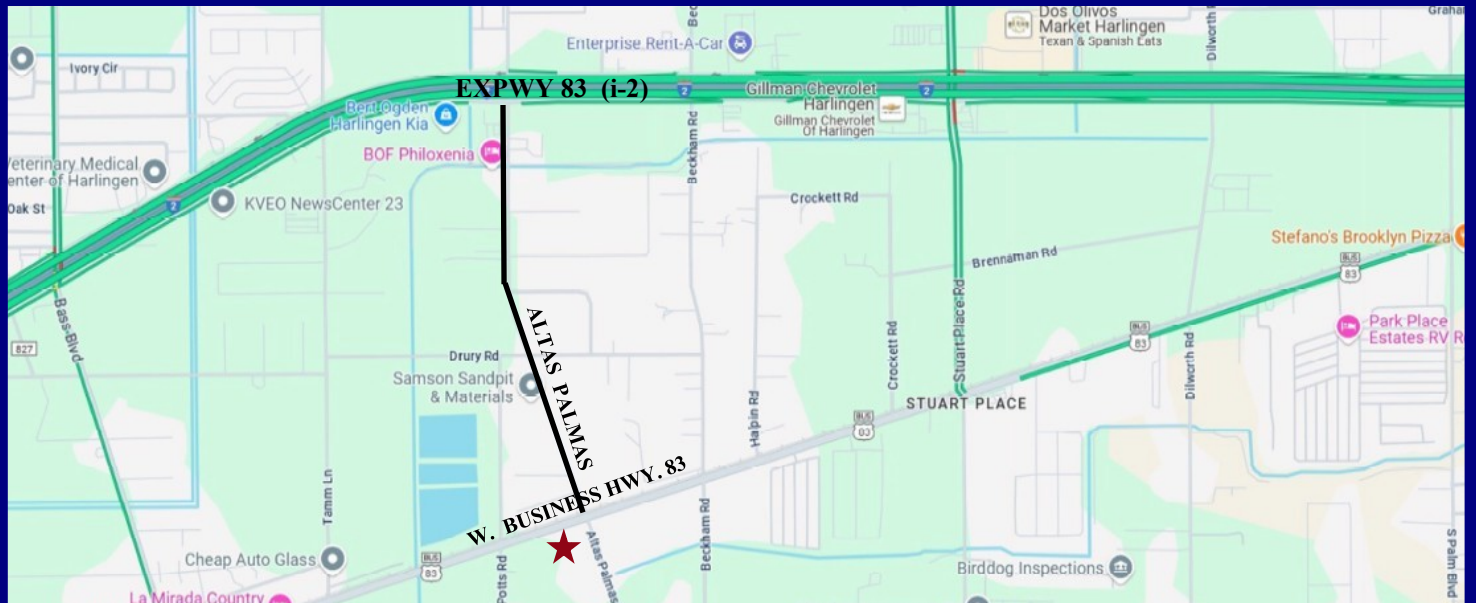




CONTACT: Pauline Zurovec
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OFFERING SUMMARY - INCOME PRODUCING \$450,000 - OWNER FINANCE

- **3.5 ACRES—8649 W. BUSINESS HWY 83—HARLINGEN, TEXAS**
Minutes From Hospitals, Medical Plazas, Universities, VA Clinic
Peaceful Development Site - Retail Frontage—Residential At Rear
Dimensions: Estimated 275' Ftg X 550' (No Survey Available)
Utilities: (Retail) City Water & Septic (Homes) Well Water & Septic
Zoning: No Zoning (Situated In County)
Taxes: \$4,753.26 (2026)
Irrigation: Harlingen Irrigation District



**FROM EXPRESSWAY 83, EXIT ALTAS PALMAS.
TURN SOUTH ON ALTAS PALMAS AND CONTINUE TO BUS. HWY. 83.
TURN WEST (RIGHT) ON BUS. HWY. 83, SUBJECT SITE WILL BE JUST ONE HOME SITE OFF THE
CORNER OF ALTAL PALMAS & BUS. HWY. 83 ON THE SOUTH SIDE OF BUS. HWY. 83**

RGV HIGHLITES

- Loop 509 between Harlingen and San Benito connects the Free Trade Bridge at Los Indios with Texas and the entire United States via Expressway I-69E and I-2. Within 10 miles of the Valley International Airport, the Port of Harlingen, the Valley's railroad system, and of local industrial parks
- I-69E (formerly U.S. Highway 77) is the most direct, four lane highway connecting Houston, San Antonio and Corpus Christi to the Rio Grande Valley.
- I-69E intersects Interstate Highway 37 at Corpus Christi, which provides access to San Antonio to the West.
- McAllen and Laredo are accessible via I-2 (formerly U.S. Expressway 83) in Harlingen.

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RETAIL FRONT - TIRE SHOP/GARAGE



TWO ENTRANCES FOR TIRE SHOP

ENTRY DRIVE TO REAR OF PROPERTY



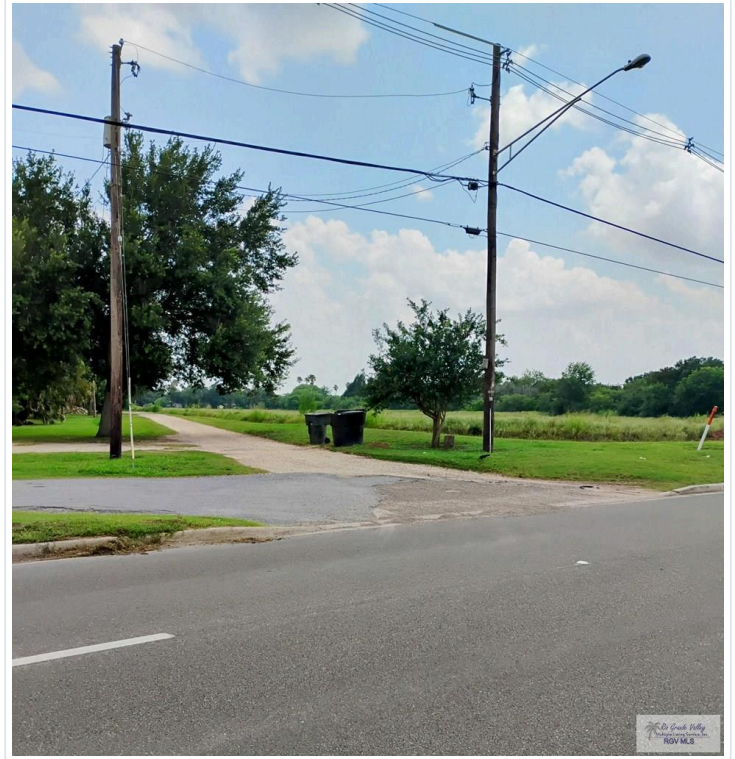
VIEW OF FRONT OF HOME



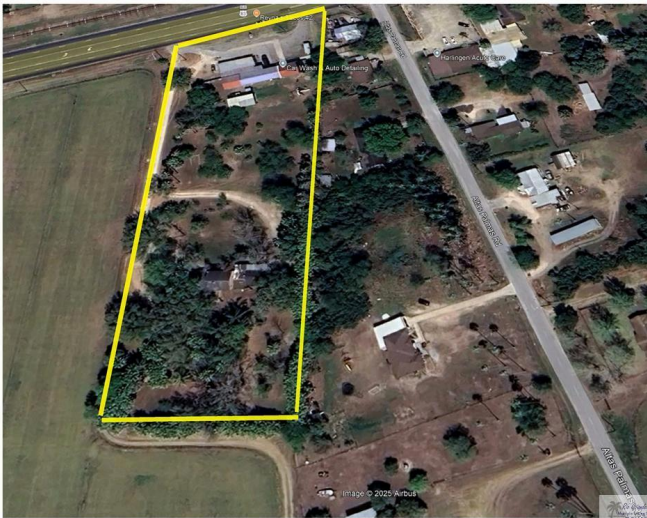
WEST SIDE OF HOME DRIVE WAY & CARPORT

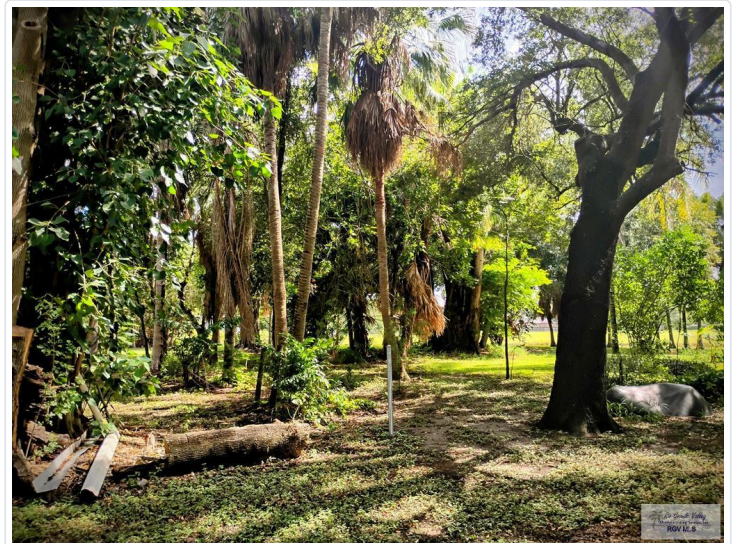


INGRESS & EGRESS TO SHOP & REAR OF PROPERTY



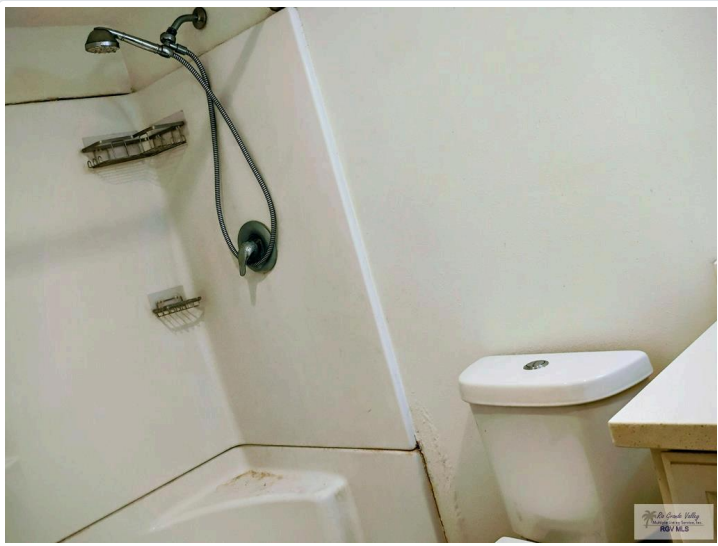
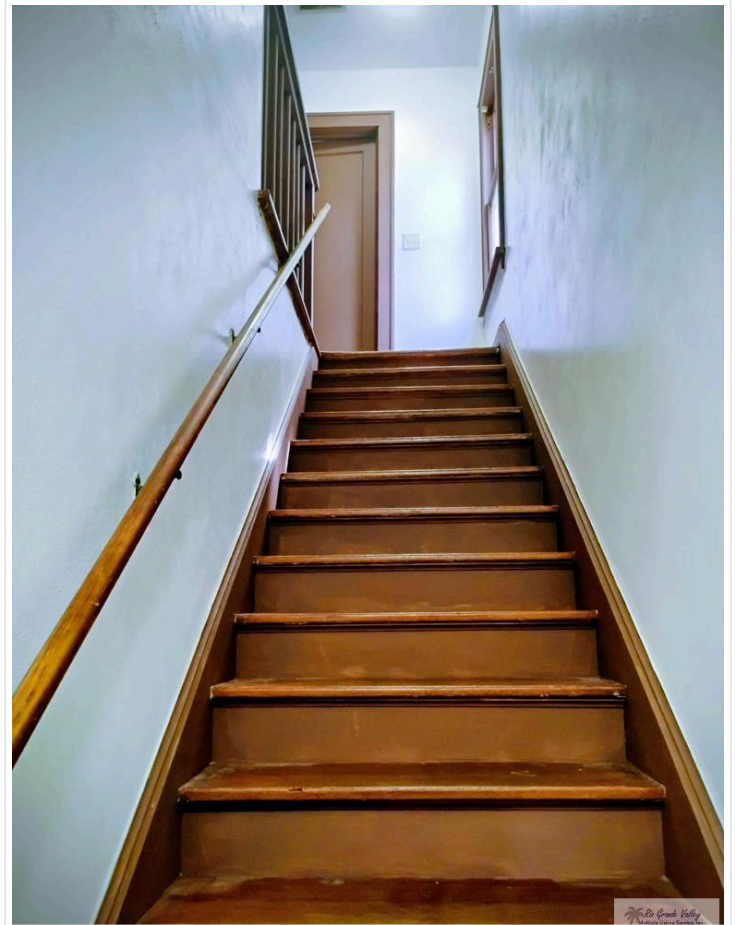
ESTIMATED +/-275' X +/-550

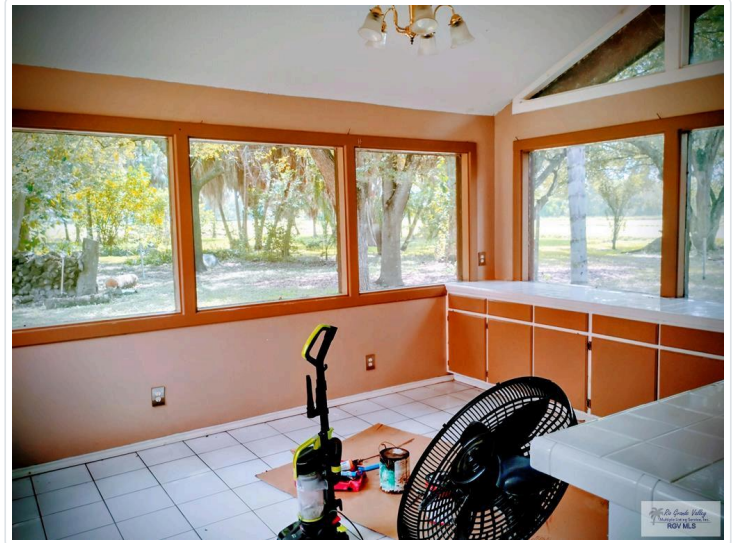
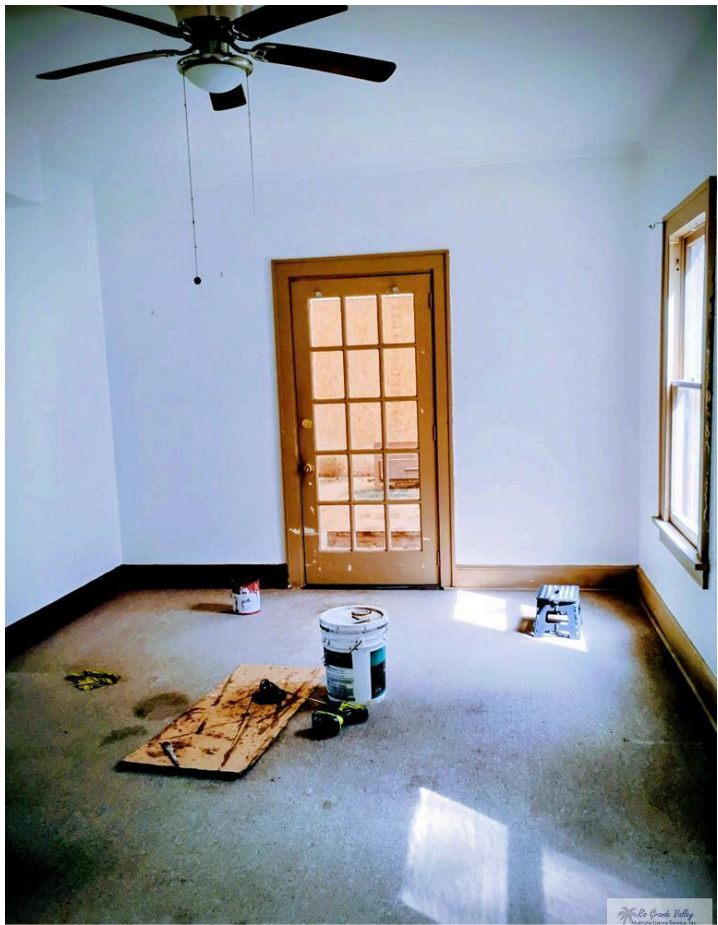














Information About Brokerage Services

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.

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Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Pauline Zurovec</u>	<u>249384</u>	<u>pauline@przcommercial.com</u>	<u>(956)793-9993</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Seller</u> <u>CPW</u>	<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov