

# HARLINGEN, TEXAS

# OFFICE SUITES - FOR LEASE 1720 E. HARRISON AVE.

AVAILABLE SUITE(S):

SUITE A-1 - 700 S.F.

SUITE A-2 - 1,150 S.F.

SUITE B - 1,600 S.F.

TERM FIVE (5) YEARS



CENTRAL LOCATION

BUSY THOROUGHFARE

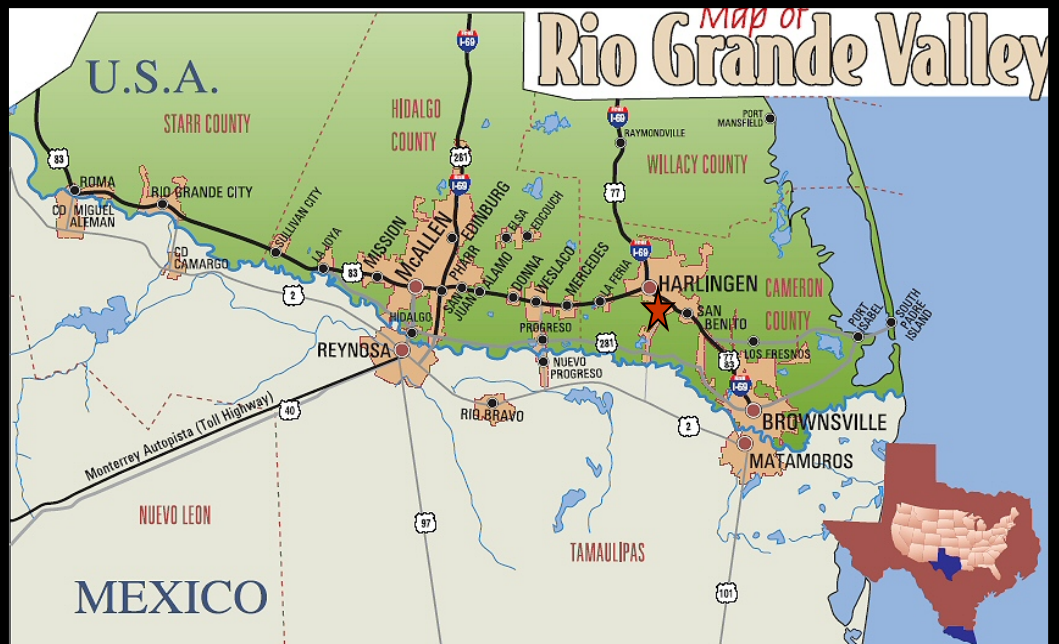
ZONED: General Retail

Excellent For :

Office/Retail,

*CALL FOR AVAILABILITY*

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



CONTACT:  
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COMMERCIAL

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Harlingen, TX 78550

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*(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

# Retail Suites For Lease

## High Traffic—Great Business Location

### 1720 E. Harrison Ave.

#### OFFERING SUMMARY

**IMPROVEMENTS:** Great business location on major one-way thoroughfare. High traffic exposure heavy retail in the area, restaurants, banks, Walgreens, Jack-In-The-Box, etc. Attractive office building constructed +/-2000, situated on E. Harrison just east of S. 77 Sunshine Strip.

**LAND:** 105' X 140'

**ZONING:** General Retail

**PARKING:** 16 Total on property

**PYLON:** Pylon on site for tenant's use

Five (5) suites total containing +/- 700 — 1,600 s.f. Floorplan varies with each suite.

#### AVAILABILITY ON SUITES

##### **SUITE A-1 700 S.F. \$910.00 MONTH**

Subject suite is adjacent to A-2 (suites are adjoining and can be utilized as one larger office).  
Floorplan is mostly wide open space, small office & restroom.

##### **SUITE A-2 1,150 S.F. \$1,495.00 MONTH**

Subject suite is an end cap (A-2) and contains +/-1,150 s.f. Floorplan offers client waiting room, reception office with window & small work area, total of three (3) offices or one is large enough to be utilized as a conference room, one restroom.

##### **SUITE B 1,600 S.F. \$2,080.00 MONTH**

Law firm office, reception area, waiting room, large conference room, two large offices, two regular offices, breakroom.

#### PROPERTY HIGHLIGHTS

**Location:** Major one-way thoroughfare in Harlingen, high traffic count. Located on E. Harrison just south of 77 Sunshine Strip, less than one mile from two major medical centers.

10 minutes to Harlingen International Airport.

Easy access to Expressway 77/83 from west on E. Harrison or south along Ed Carey .

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**\*20 Minutes To Brownsville**

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

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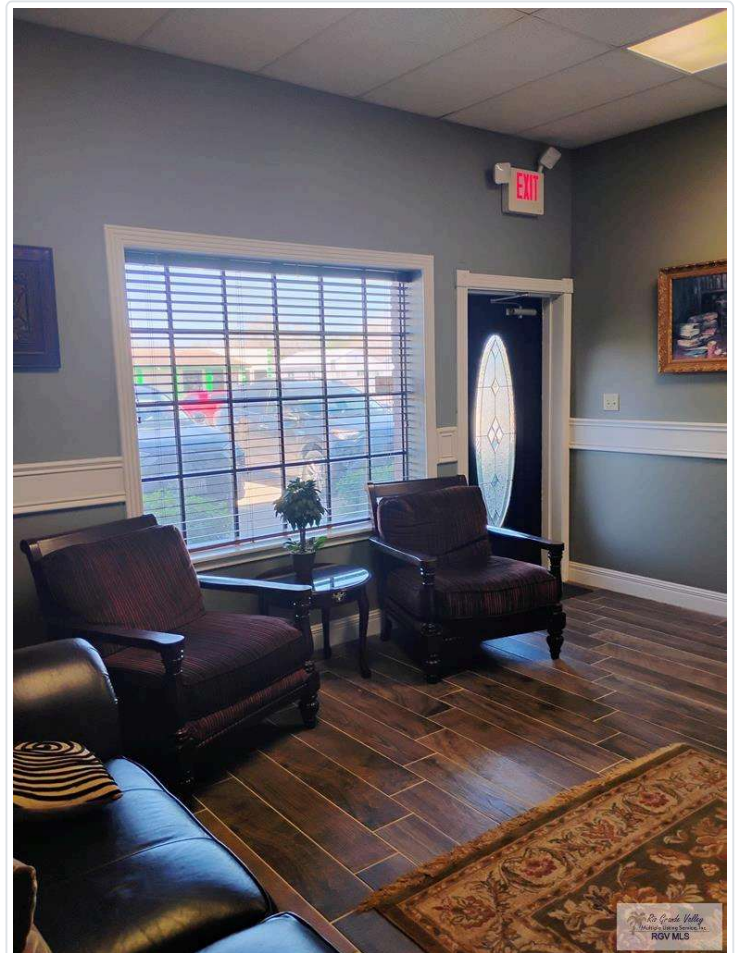
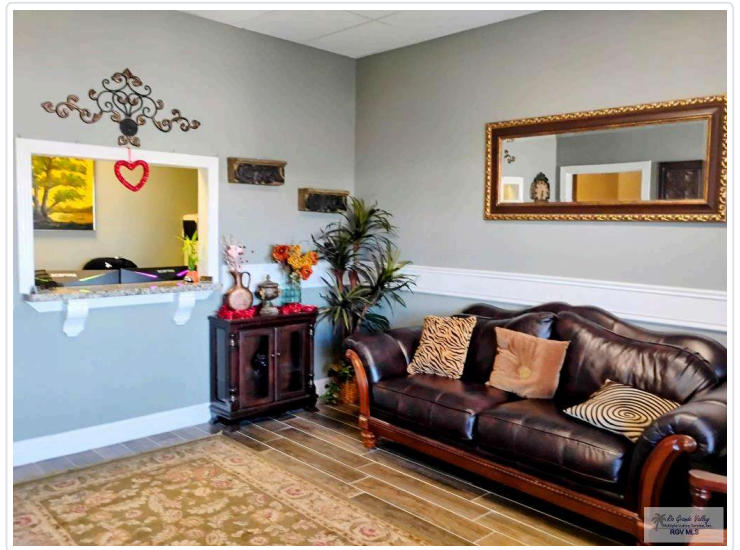
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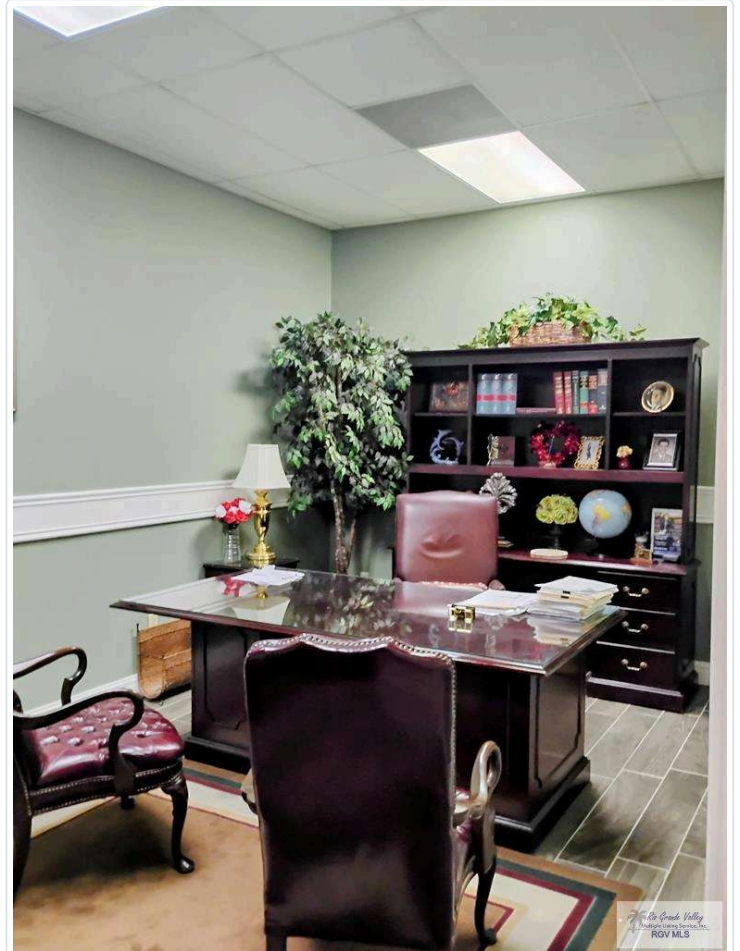
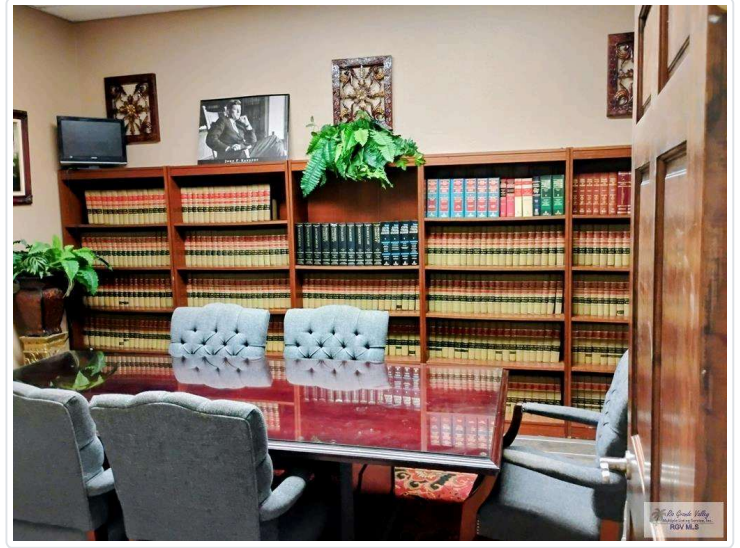
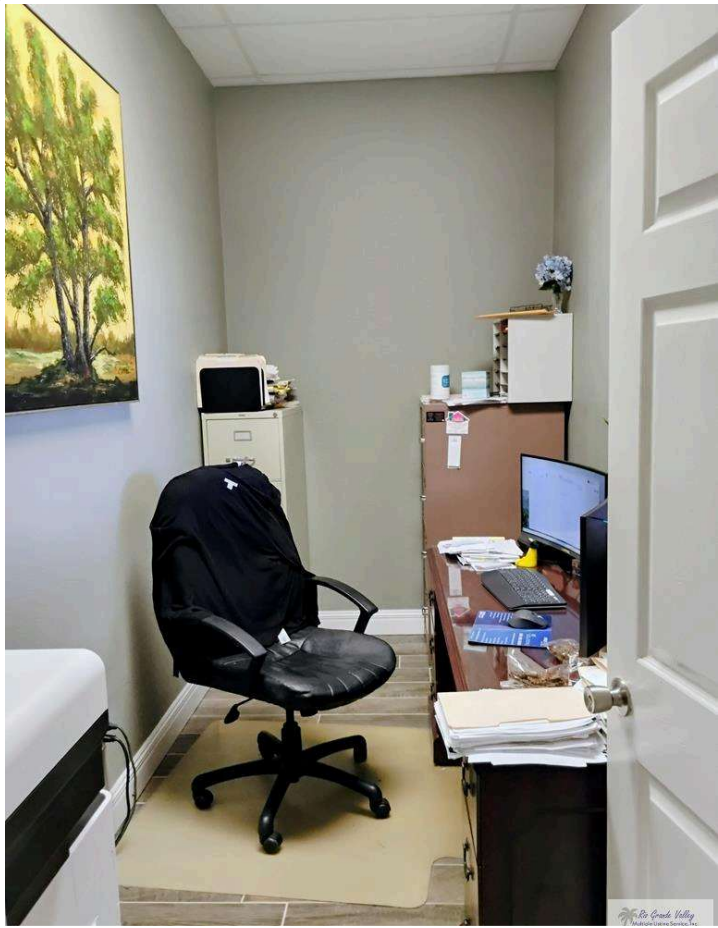


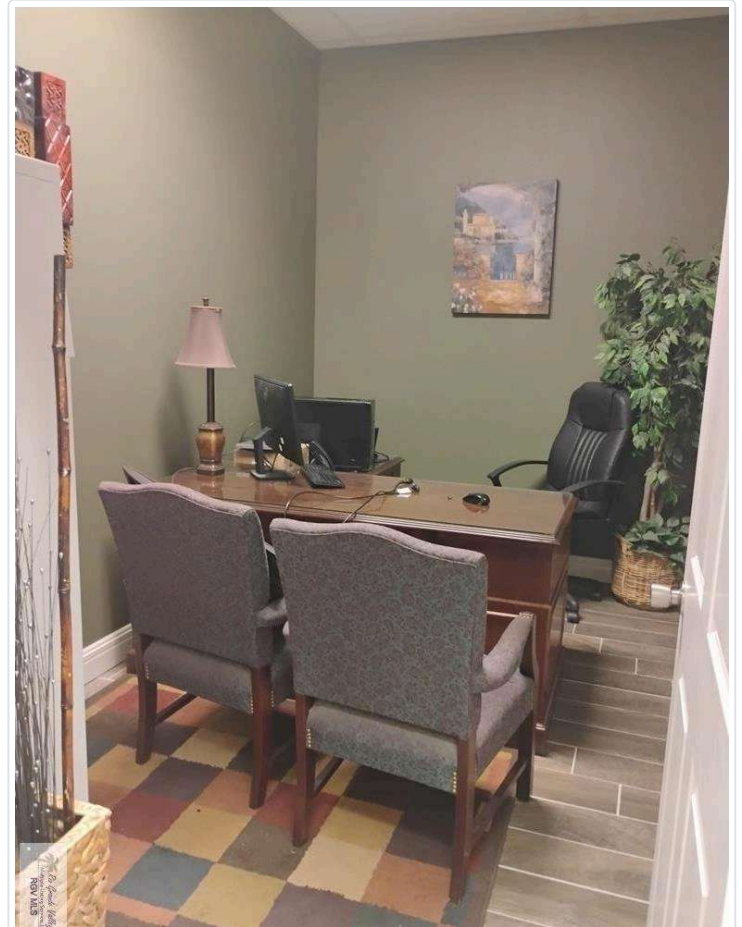
CONTACT: PAULINE ZUROVEC CELL: 956-793-9993













# 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.

<b>Marcus Phipps Real Estate, LLC</b>	<b>0568880</b>	<b>MARCUS@HARILNGENHOMES.COM</b>	<b>(956)423-5300</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>MARCUS PHIPPS</b>	<b>450735</b>	<b>MARCUS@HARLINGENHOMES.COM</b>	<b>(956)793-2355</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Marcus Phipps</b>	<b>450735</b>	<b>MARCUS@HARLINGENHOMES.COM</b>	<b>(956)423-5300</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Pauline Zurovec</b>	<b>249384</b>	<b>pauline@przcommercial.com</b>	<b>(956)793-9993</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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