

HARLINGEN, TEXAS

FOR SALE

925 S. 77 SUNSHINE STRIP

BLDG: 2,200 S.F.
LAND: .16 AC (+/-)
(+/-50' X 140')
\$365,000

CORNER LOCATION

HIGH TRAFFIC LOCATION

ZONED: General Retail

Excellent For :

Office/Retail, Dry Cleaners

Spa, Salon

Restaurant, Etc.

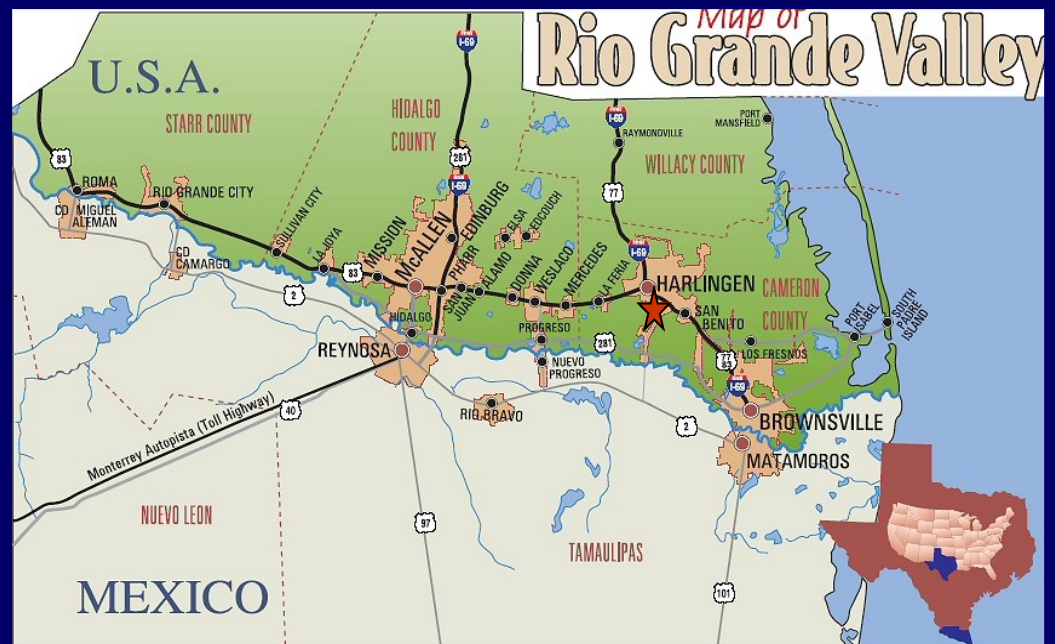
*Serving The Rio Grande Valley
Investments—Warehouse—
Retail—Land—Businesses*

CONTACT:
PAULINE ZUROVEC

MARCUS PHIPPS R.E.
COMMERCIAL
1617 E. Tyler Ave., Suite H
Harlingen, Texas 78550

Phone: 956-793-9993

E-Mail: pauline@przcommercial.com



(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

FOR SALE

High Traffic—Corner Business Location

2,200 S.F. Bldg.

OFFERING SUMMARY—925 S. 77 SUNSHINE STRIP, HARLINGEN, TX 78550

IMPROVEMENTS: Great corner business location on major thoroughfare. High traffic exposure, major retail thoroughfare, restaurants, banks, etc. Nice, well established residential behind the property. Building comes with electric hurricane shutters over front entrance, has rear overhead door (7' x 12' wide) for deliveries. Building constructed in +/-1981. Stucco finish with glass store front, canopy over front entrance. Formerly printing business, then auto stereo/alarm. Retail in front with offices and warehouse at rear. Excellent for spa or salon, barber shop, dry cleaners, any type business requiring high exposure.

IMPROVEMENTS: 2,200 S.F. Stucco exterior (Const. +/-1981 (CCAD), flat commercial roof, open showroom, warehouse/storage at rear of building with 7' x 12' wide overhead door, two restrooms.

LAND: Approximately +/- .16 Acres (7,000 s.f.)
(+/-50' (FGT 77 SUNSHINE STRIP) X +/-140' (FTG ON LITTLE CREEK)

ZONING: General Retail

TAXES: \$2,181.68 (2026)

INSURANCE: \$2,165.64 (2026)

PRESENTLY LEASED: Term expires 12/31/2026. NNN lease with total monthly rents at \$2,547.14 Per Month

PROPERTY HIGHLIGHTS

Location: Major thoroughfare in Harlingen, high traffic count. Located on S. 77 Sunshine Strip, less than one mile from two major medical centers. 10 minutes to Harlingen International Airport.

Easy access to Expressway 77/83. Expanding Market – Within one hour to the new “Star Base City”, the new South Texas home to Elon Musk’s SPACE X rocket company driving major growth throughout the Rio Grande Valley.

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***20 Minutes To Brownsville**

*** 40 Minutes To McAllen**

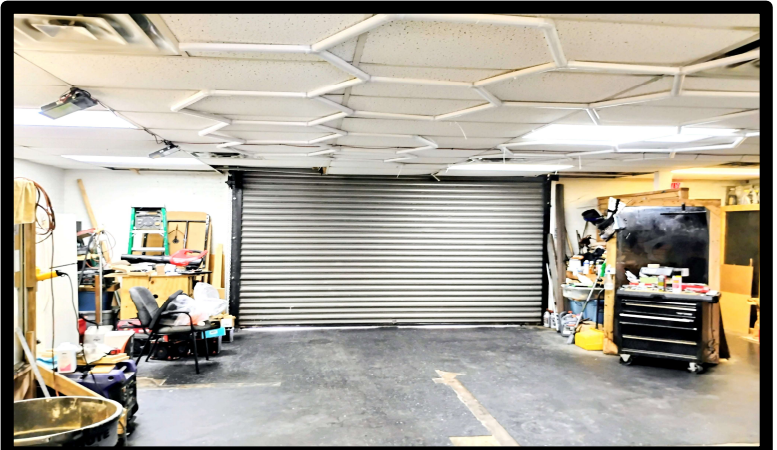
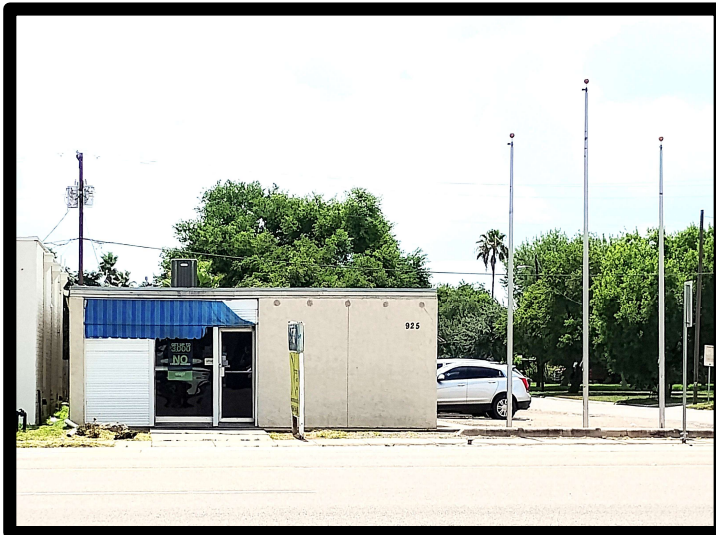
***15 Miles To Intl. Border Of Mexico**

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FOR SALE - RETAIL / OFFICE BUILDING
925 S. 77 SUNSHINE STRIP — HARLINGEN, TEXAS





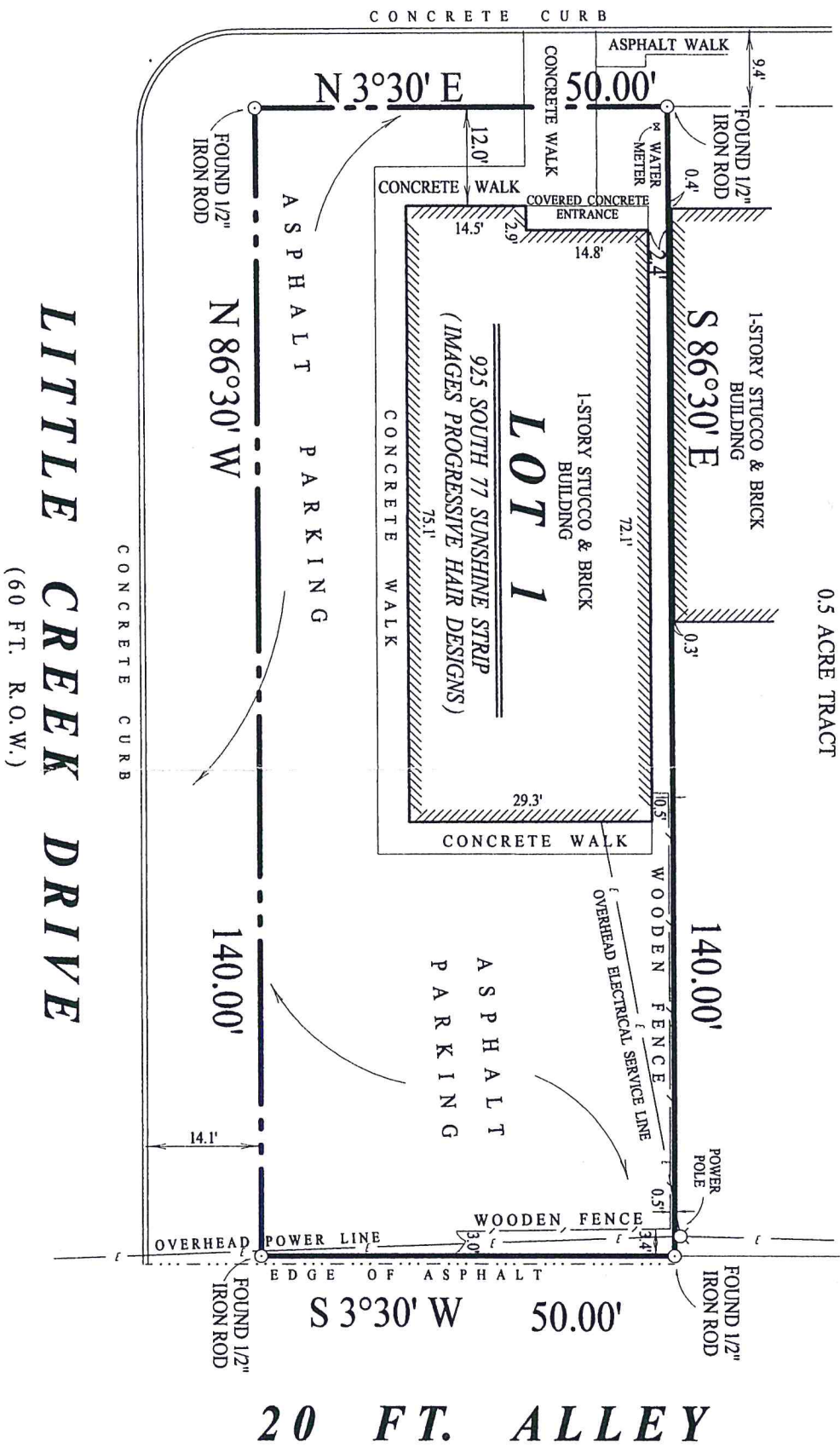
Contact Listing Broker: Pauline Zurovec @ 956-793-9993 For Private Showing

NOTE:
This Tract Lies in Zone "C" (Outside the 100-year Flood Plain)
as per the F.I. A. Flood Insurance Rate Map of Community No.
485477, Panel No. 0015 B, Revision Date August 03, 1981.

2,157.51 ∇

MERIDIAN AS PER
COMPTON SUBD.
VOL. 19, PG. 63
M. R. C. C.
SCALE: 1 in. = 20 ft.

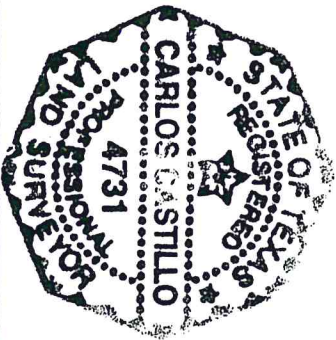
77 SUNSHINE STRIP
(FIFTEENTH STREET)
(120 FT. R.O.W.)



SURVEY OF
Lot Number One (1), Block Number One (1), COMPTON SUBDIVISION, City of Harlingen, Cameron
County, Texas, according to the map recorded in Volume 19, Page 63, Map Records of Cameron
County, Texas.

The undersigned hereby certifies that the survey described hereon
was made on the ground on September 05, 2007 ; that the only
improvements on the ground are as shown; that there are no visible
encroachments, visible overlapping, apparent conflicts, or visible
easements, except as shown hereon. THIS CERTIFICATION IS
ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE
DRAWING CONTAINS NO ERASURES OR ADDITIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4731



CASTILLO AND ASSOCIATES
LAND SURVEYORS

347 North Street
Brownsville, Texas 78521-2345
Fax No.: (956) 541-9010
G.F. No.: 202073503
Telephone No.: (956) 541-3777
Job No.: C-272676



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Marcus Phipps Real Estate, LLC	0568880	marcus@harlingenhomes.com	956.423.5300
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Marcus Phipps	450735	marcus@harlingenhomes.com	956.793.2355
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Marcus Phipps	450735	marcus@harlingenhomes.com	956.423.5300
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Pauline Zurovec	249384	pauline@przcommercial.com	956.793.9993
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date