

ORIGOWORKS

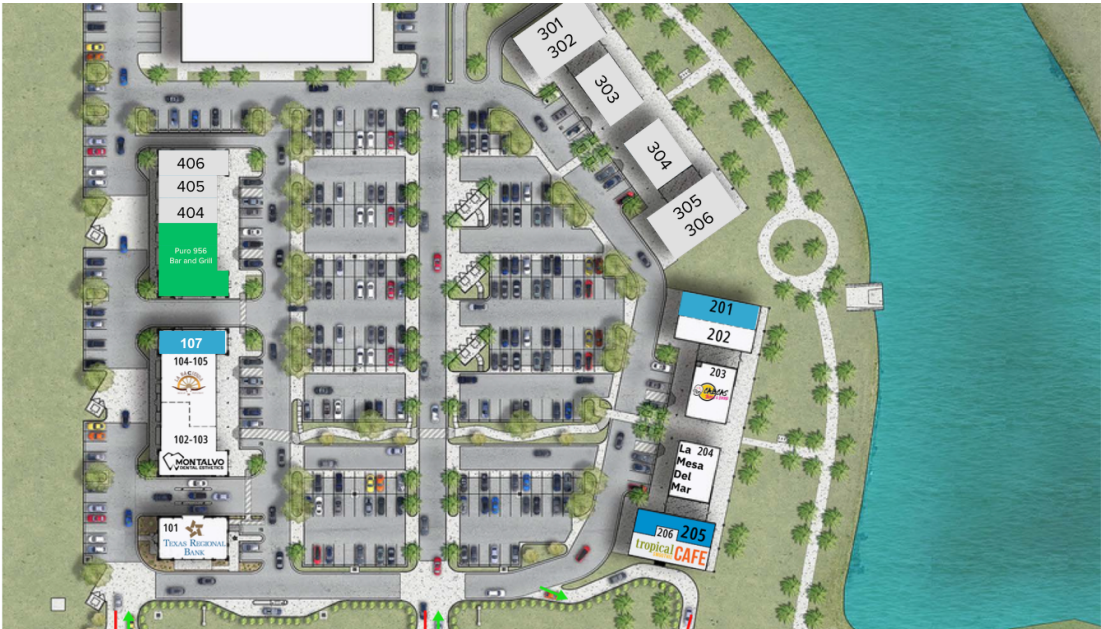
FOR LEASE · RETAIL

Resaca Village

San Benito, TX

1,032 - 6,756 SQ. FT AVAILABLE

Site Plan



AVAILABLE SPACE

SUITE	SQ. FT.
201	1,451 SF
202	1,451 SF
204	1,836 SF
205	1,254 SF
301	1,451 SF
302	1,451 SF
303	1,795 SF
304	1,820 SF
305	1,451 SF
306	1,451 SF
404	1,032 SF
405	1,032 SF
406	1,331 SF
107	1,289 SF

CURRENT TENANTS

SUITE	TENANT	SQ. FT.
101	Texas Regional Bank	2,643 SF
102-103	Montalvo Dental	2,879 SF
105-106	La Hacienda	2,588 SF
203	Calacas Tacos & Beer	1,795 SF
206	Tropical Smoothie	1,648 SF
401-403	Puro 956 Bar and Grill	3,361 SF

Location & Market



Resaca Village

508 US-77 BUS, San Benito, TX 78568

SIZE	AVAILABLE	TRAFFIC COUNT	PRICE
35,707 SQ. FT	1,032 - 6,756 SQ. FT	36,600 VPD	Call for pricing

Resaca Village is a well-positioned retail center in San Benito, fronting US-77 Business with direct expressway access to Harlingen and 36,600 vehicles per day at its doorstep. Anchored by Texas Regional Bank, with tenants including Calacas Tacos & Beer, Puro 956 Bar and Grill and Tropical Smoothie, it serves nearly 59,000 residents within five miles and sits 3.6 miles from Valley Baptist Medical Center's approximately 2,000-employee campus.

- Retail center fronting US-77 Business in San Benito
- Direct US-77 access to Harlingen – 36,600 vehicles per day on the expressway
- Anchored by Texas Regional Bank, with Calacas Tacos & Beer, Puro 956 and Tropical Smoothie
- 3.6 miles from Valley Baptist Medical Center (approx. 2,000 employees)
- Suites available from 1,032 to 6,756 SF



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