

PROFESSIONAL OFFICE SPACE WITH RENTAL INCOME

1906 TYLER AVENUE, SUITE B, HARLINGEN, TX 78550



OFFICE BUILDING FOR SALE

For More Information:

RANDY SUMMERS

VP/Associate Broker/Sales Manager

956.969.8648

rsummers@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596

602 BOERNE STAGE AIRFIELD
Boerne, TX 78006

davisequity.com

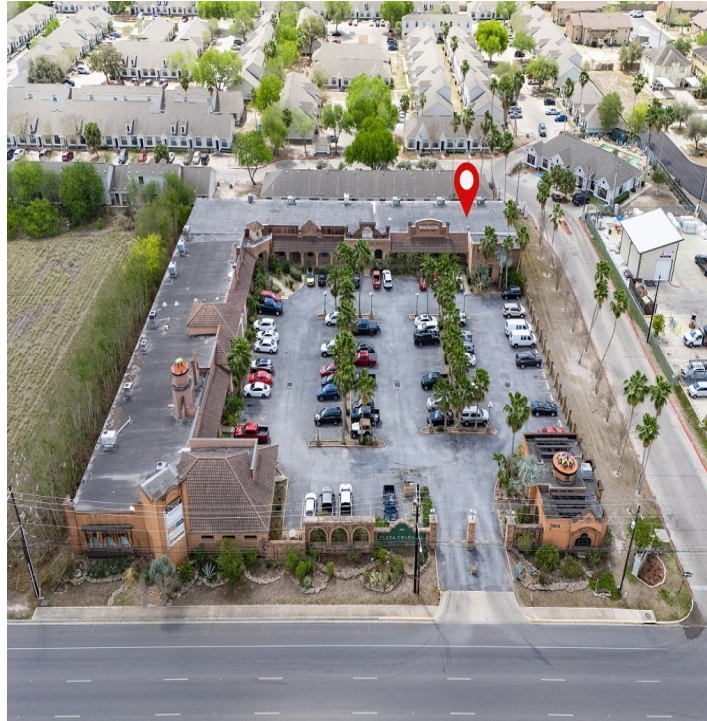
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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	6,400 SF
Price / SF:	\$121.09
Year Built:	2005

PROPERTY OVERVIEW

Approximately 6400 SF Professional Office Condominium located at 1906 Tyler Ave, Suite B Harlingen, TX in the Plaza Colonial Commercial Condominiums. Private gate access and Professional 30' Monument Sign at entrance. Condominium is a corner unit which contains reception area, restrooms, conference room and break room as common areas (1,752 sf). Current Tenant occupies 1,898 sf of the condominium and 2,750 is available to lease or owner occupy.

PROPERTY HIGHLIGHTS

- 6,400 SF condominium with 2,750 SF available to lease or occupy.
- Well-maintained interior
- Prime Harlingen location
- Ample parking space
- Modern office facilities
- High visibility signage
- Easy access to major roads
- Potential for rental income

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Additional Photos

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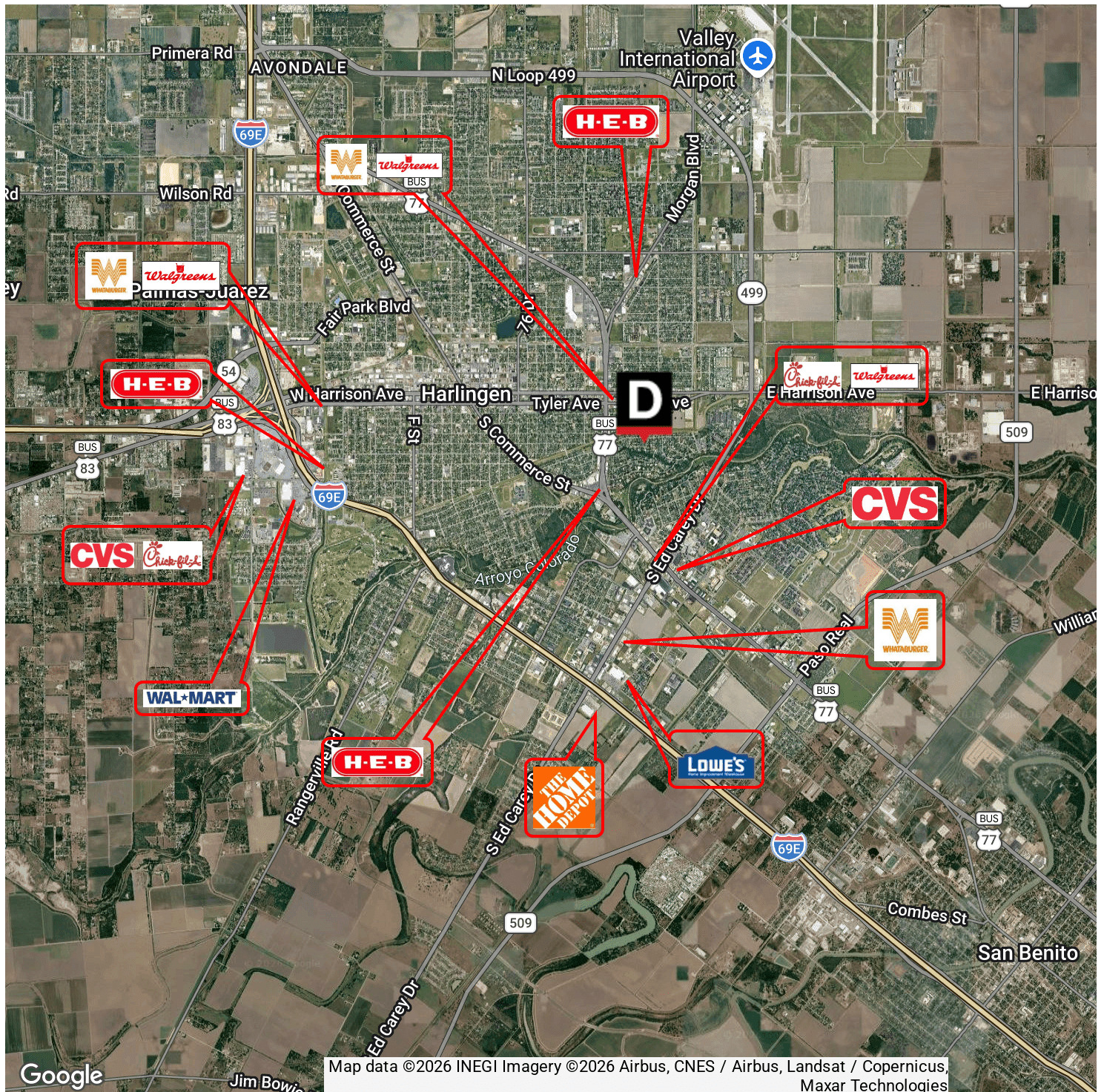
BROCHURE • MARCH 30, 2026

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Retailer Map

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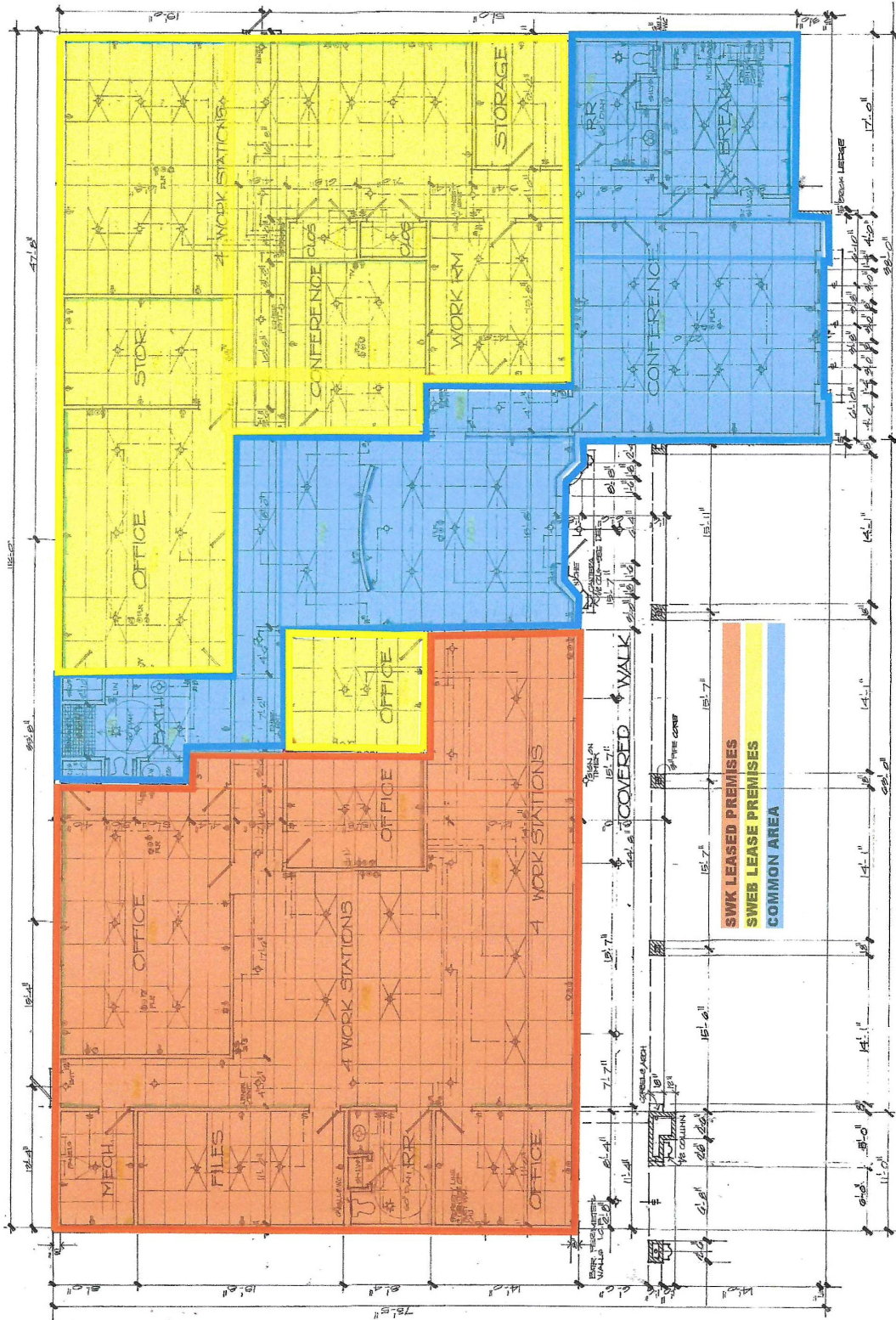


Exhibit "A" to Lease

1906 B
1/4" = 1'-0"

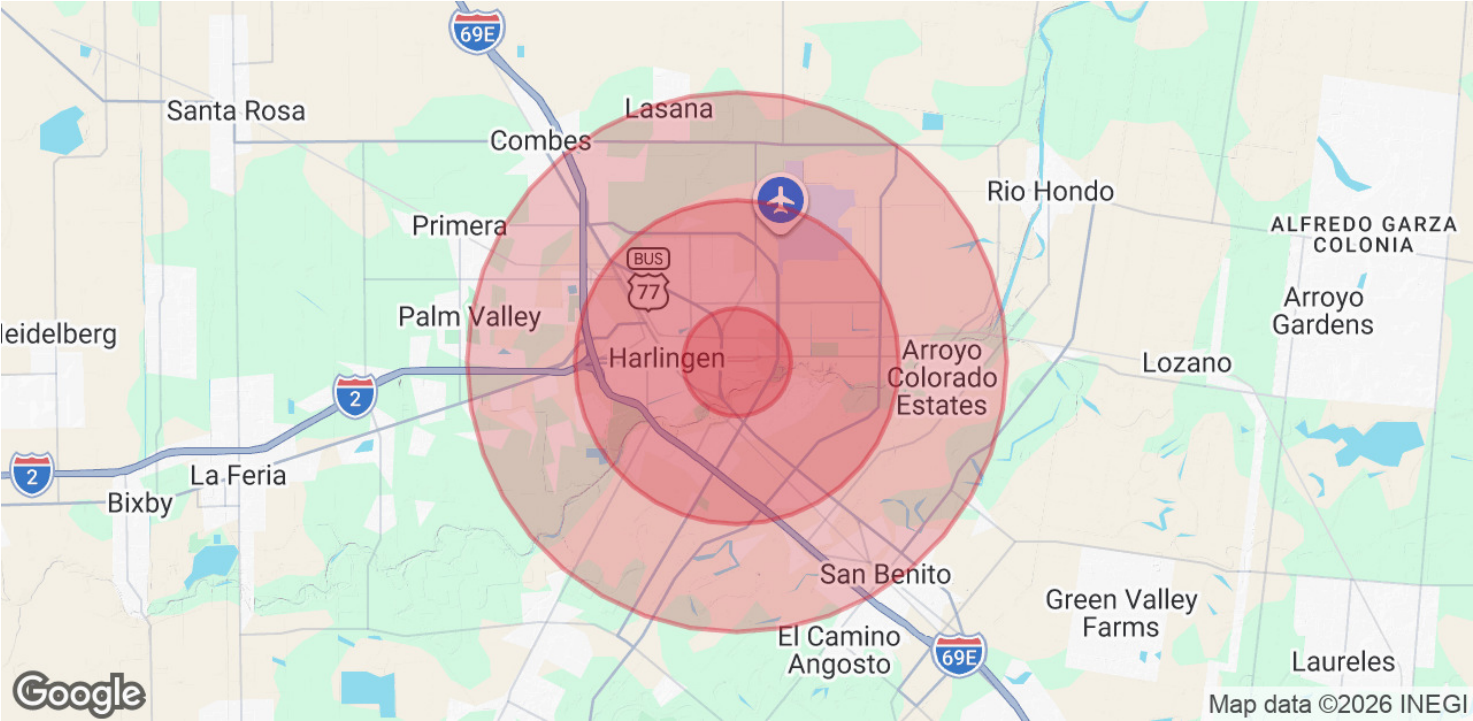
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,336	57,377	92,304
Average Age	31.5	34.0	34.4
Average Age (Male)	31.1	32.7	33.1
Average Age (Female)	32.1	35.9	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,024	20,452	31,981
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$71,204	\$66,354	\$69,195
Average House Value	\$131,537	\$132,704	\$130,201

2023 American Community Survey (ACS)

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

<u>Davis Equity Realty</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	<u>info@davissequity.com</u> Email	<u>(956) 969-8648</u> Phone
<u>Dale I Davis</u> Designated Broker of Firm	<u>0216551</u> License No.	<u>daled@davissequity.com</u> Email	<u>(956) 969-8648</u> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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

TAR 2501

Davis Equity Realty, 2290 W Pike #100 Weslaco, TX 78596
Randall Summers

Phone: 956.969.8648

Fax: 956.968.4574

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Company Disclosure Statement

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TEXT HEADLINE

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