

# FOR LEASE

**508 US-77 BUS, San Benito, TX 78568**

Latitude and Longitude | 26.141837, -97.630336

Available Space | 1,032 - 6,756 SQ.FT

A Varco REAL ESTATE PROJECT



## Highlights

- Coldstone, Tropical Smoothie Café, Texas Regional Bank and Calacas Tacos & Beer
- 3.6 miles away from Valley Baptist Medical Center in Harlingen with approximately 2,000 employees
- US-77 gives direct access to the heart of the city of Harlingen
- Resaca Village is now the most desirable retail center in San Benito

## Traffic Count

W US Hwy77: 20,954

## Nearest



**SCHOOL**

2 min  
0.3 mi



**HOSPITAL**

10 min  
3.6 mi



**AIRPORT**

17 min  
14.7 mi



**PORT**

24 min  
14.6 mi



**INTERNATIONAL**

24 min  
14.6 mi

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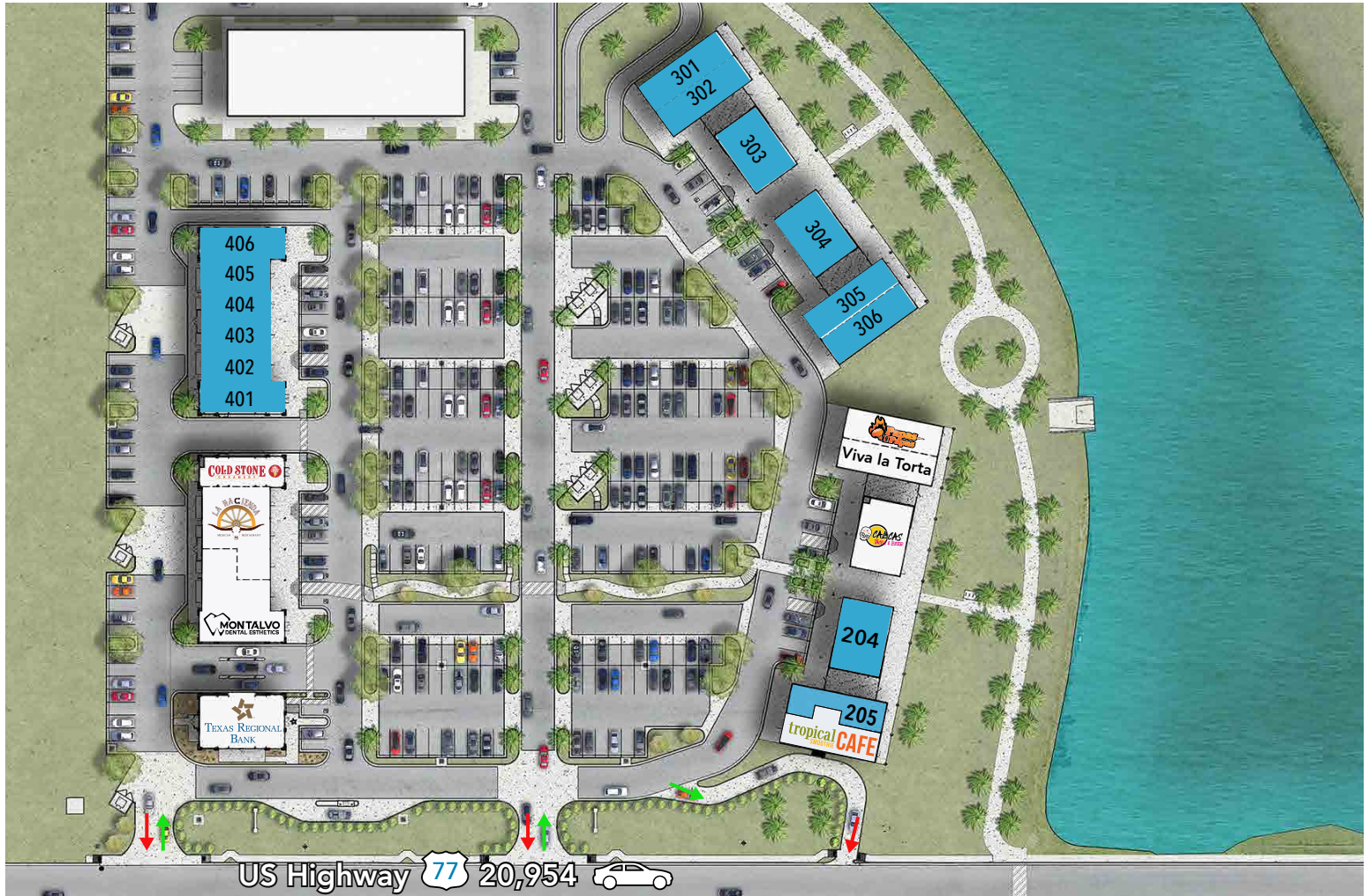
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## Available Space

204	1,820 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
401	1,297 SF
402	1,032 SF
403	1,032 SF
404	1,032 SF
405	1,032 SF
406	1,331 SF

## Current Tenants

101	Texas Regional Bank	2,643 SF
102-103	Montalvo Dental	2,879 SF
105-106	La Hacienda	2,588 SF
107	Cold Stone	1,289 SF
206	Tropical Smoothie	1,648 SF
203	Calacas Tacos & Beer	1,795 SF
202	Viva la Torta	1,451 SF
201	Papas y Papas	1,451 SF

## Gross Leasable Area

**35,707 SF**

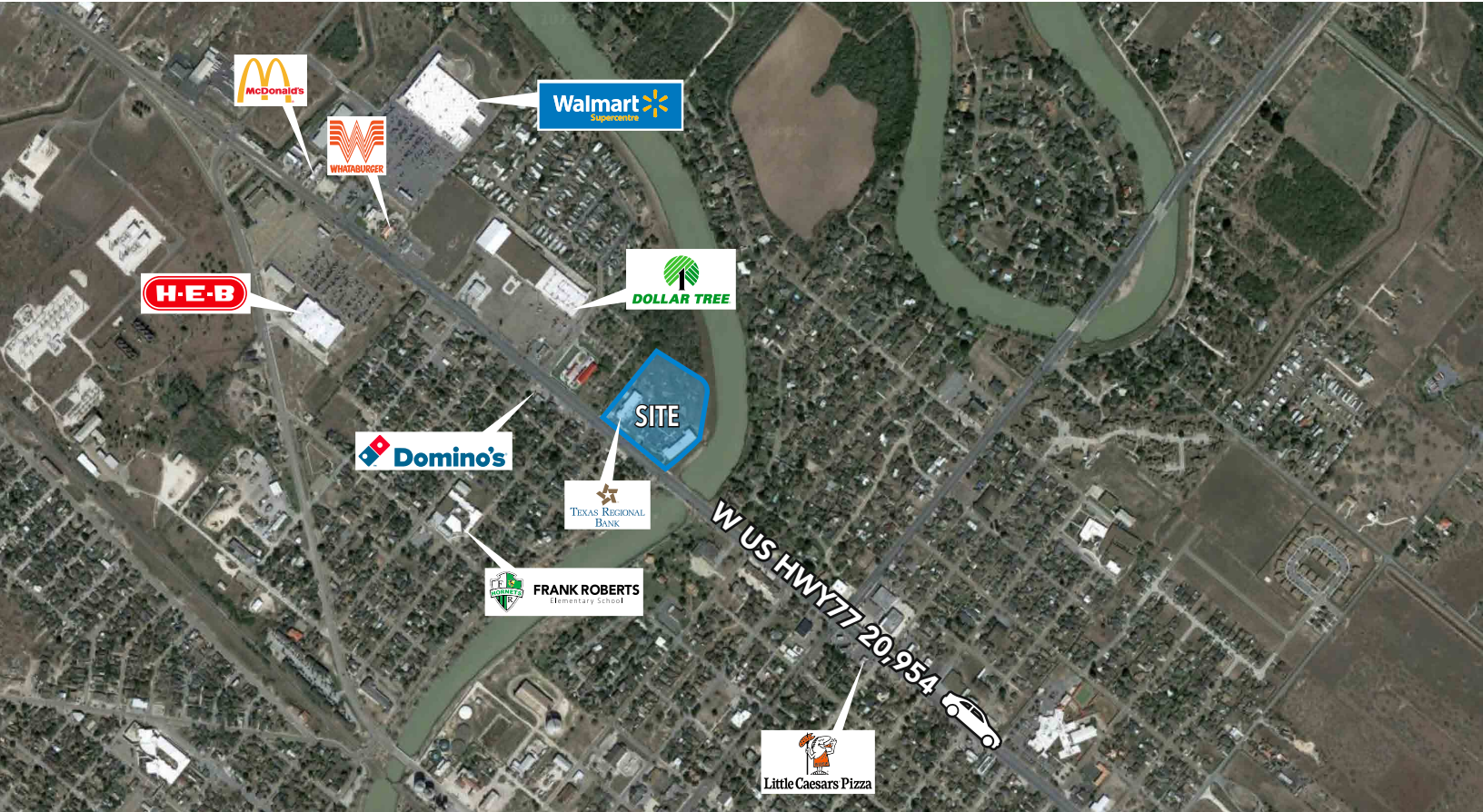
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## CLAUDIA AYARZAGOITIA

Director of Sales and Leasing

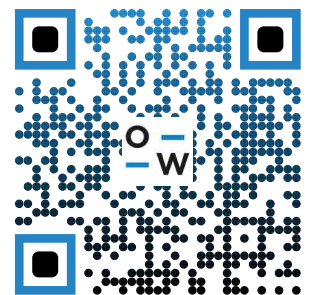
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