

# CLOSNER BUSINESS PARK

EXPRESSWAY 83, W OF CANTU RD

2801 W EXPRESSWAY 83  
LA FERIA, TEXAS 78559



**AVAILABLE**  
401 - BUILDING M  
UP TO 6,000 SF

**BTS**

**BTS**

**BTS**

**BTS**

**BTS**

**BTS**

**AVAILABLE**  
2803 - BUILDING F  
STE B - 2,620 SF

**AVAILABLE**  
2807 - BUILDING D  
UP TO 2,000 SF

**FOR LEASE**

1,000 - 6,000 SF AVAILABLE  
\$15.00 PSF

**SERGIO A. ADAME, CCIM • BROKER-OWNER**

956.412.1412 | [sergio@apirealtor.com](mailto:sergio@apirealtor.com)

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## PROPERTY DETAILS

- ◆ 66,000 SF Business Park
- ◆ Warehouse and Office & Retail Spaces Available
- ◆ Off IH-2/Expressway 83
- ◆ Frontage Access and Visibility
- ◆ Diverse Tenant Mix
- ◆ Ample Parking
- ◆ Warehouse: Build to Suit

## AREA RETAILERS



 Available  
 1,000- 6,000 SF  
 Units: 5

 Base Rate  
 \$15 PSF/Yr.  
 \$1.25 PSF/Mo.

 IH-2 (East of Site): 58,104 VPD  
 IH-2 (West of Site): 53,073 VPD  
 (TXDOT)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2023 Population	991	12,008	37,650
 Daytime Population	1,249	14,108	35,490
 Average HH Income	\$54,057	\$64,844	\$66,119

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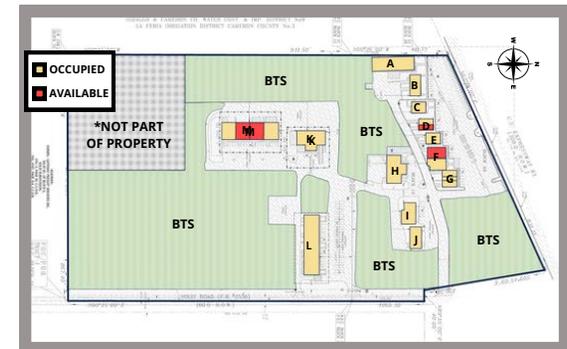
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<u>Space/Tenant</u>	<u>SF</u>	<u>Space/Tenant</u>	<u>SF</u>	<u>Space/Tenant</u>	<u>SF</u>
<b>Building A - 2813 W. Expwy. 83</b>		<b>Building F - 2803 W. Expwy. 83</b>		<b>Building L - 2805 W. Memorial</b>	
• A: DVR Mechanical	1,000	• A: Jungle Warrior BJJ	2,300	• A: Mi Destino Adult Day Care	4,500
• B: WET Washing Equipment	7,500	• B: AVAILABLE	2,620	• B: Mt. Calvary Christian Church	1,500
<b>Building B - 2811 W. Expwy. 83</b>		<b>Building G - 2801 W. Expwy. 83</b>		• C&D: James Turner Construction	3,000
• A: Roofs, Inc.	1,500	• A: Alaniz Motorplex	1,000	• E: PFG Distribution	1,500
• B: Roofs, Inc.	1,500	• B: Milk + Honey Salon	1,000	<b>Building M - 401 James Richard</b>	
<b>Building C - 2809 W. Expwy. 83</b>		• C: WOTC Baptist Church	1,000	• A: D&H United Fuel Solutions, Inc.	3,000
• A: Church	2,000	<b>Building H - 2803 Zachary Rd</b>		• B: AVAILABLE	3,000
<b>Building D - 2807 W. Expwy. 83</b>		• A: Houston-Stafford Electric	5,780	• C: AVAILABLE	3,000
• A: AVAILABLE	1,000	<b>Building I - 2801 Zachary Rd</b>		• D: Meyer's Logistics	3,000
• B: AVAILABLE	1,000	• DVR Mechanical	3,500		
<b>Building E - 2805 W. Expwy. 83</b>		<b>Building J - 2731 Zachary Rd</b>			
• A: De La Cruz Security	1,000	• A: Source Free Refrigeration	3,000		
• B: De La Cruz Security	1,000	<b>Building K - 425 James Richard</b>			
		• A&B: Servpro	5,800		



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## EXPRESSWAY 83, W OF CANTU RD

The map shows the location of the 'SITE' (highlighted in red) at the intersection of W. Cantu Rd. and Expressway 83. A green double-headed arrow indicates a distance of 'Approx. 2.5 Miles' to the east. Key landmarks include:

- Streets:** Bixby Rd., W. Cantu Rd., Solis Rd., Rabb Rd., Memorial Dr., FM 2556, Orange Grove Expy, and Main St.
- Highways:** Interstate 2, Business 83, and Interstate 83.
- Education:** La Feria High School, William B. Green Junior High School, and Noemi Dominguez Elementary School.
- Religious:** St. Francis Xavier Catholic Church.
- Parks:** Veterans Memorial Park Sports Complex.
- Businesses:** O'Reilly Auto Parts, Stripes, CVS Pharmacy, OLLU (Our Lady of the Lake University), U-Haul, Move It Self Storage, McDonald's, Whataburger, Burger King, Subway, Dairy Queen, Dunkin' Donuts, AutoZone, Cricket Wireless, El Centro Food Supermarket, PNC, and DG.



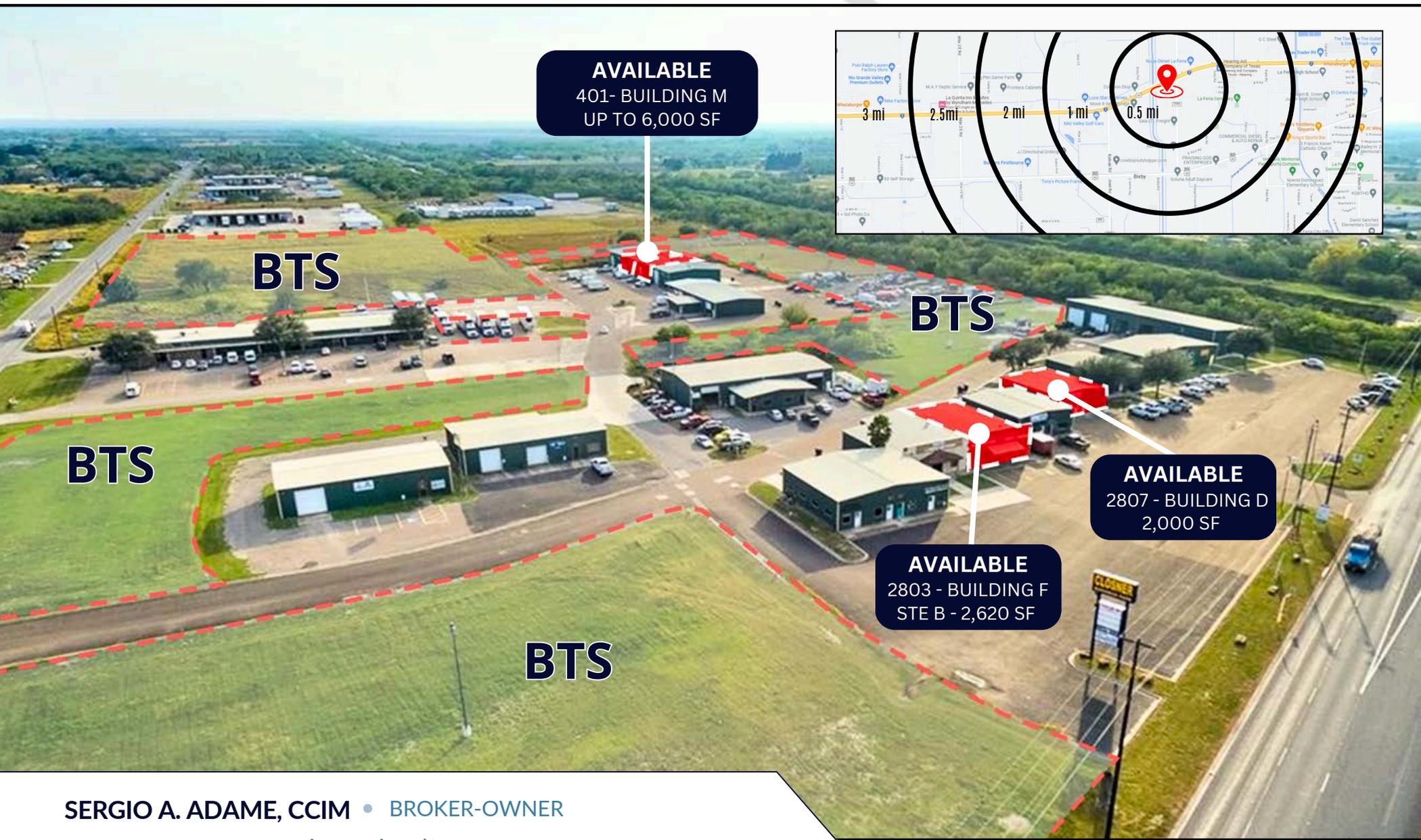
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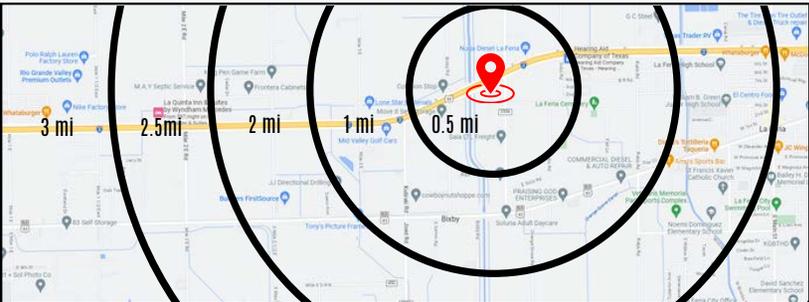
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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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. **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>API REAL ESTATE</b>	<b>0534881</b>	<b>info@apire.us</b>	<b>(956) 412-1412</b>
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>SERGIO A. ADAME, CCIM</b>	<b>0534881</b>	<b>sergio@apirealtor.com</b>	<b>(956) 412-1412</b>
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
SALES AGENT	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS	DATE		