

SALE

**\$1,200,000**  
**Retail**  
**2,700 SF**

2301 W US Highway Business 77  
San Benito, TX 78586



|                            |                |
|----------------------------|----------------|
| <b>Property Type:</b>      | Retail         |
| <b>Property Use:</b>       | Owner Occupied |
| <b>Year Built:</b>         | 1997           |
| <b>Level Number:</b>       | 1              |
| <b>Average Floor Size:</b> | 2,700          |
| <b>Zoning:</b>             | Commercial     |
| <b>Listing ID:</b>         | V73FGQ         |



2301 W US Highway Business 77 San Benito TX, 78586 United States

**Online Profile** <http://www.cbcworldwide.com/properties/profile/V73FGQ-SanBenito-TX>

## Property Description

Site used to operate as an El Tigre Food Mart. Store has closed. Contact LA for details on previous store operations.

## Additional Features

|                       |             |
|-----------------------|-------------|
| <b>MLS ID:</b>        | 310259      |
| <b>Style:</b>         | Other Style |
| <b>Building Size:</b> | 2,700 SF    |
| <b>Lot Size:</b>      | 69250 SF    |
| <b>Taxes:</b>         | \$9,640     |
| <b>Zoning:</b>        | Commercial  |

**Juan Pena**

japcre@gmail.com

**Direct**

**Mobile**

956-655-2117



<http://www.cbcworldwide.com/>  
956-631-1322

Rio Grande Valley  
508 E Dove Ave  
McAllen, TX 78504

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations.

The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This listing information should be independently verified before any person enters into a transaction based upon it.