



# SPERRY

THE ARRIAGA GROUP

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S. SAN JUAN ROAD  
PHARR, TX 78577

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Lease Rate \$8.00 SF/yr (NNN)  
Available SF 74,165 SF  
Building Size 74,165 SF



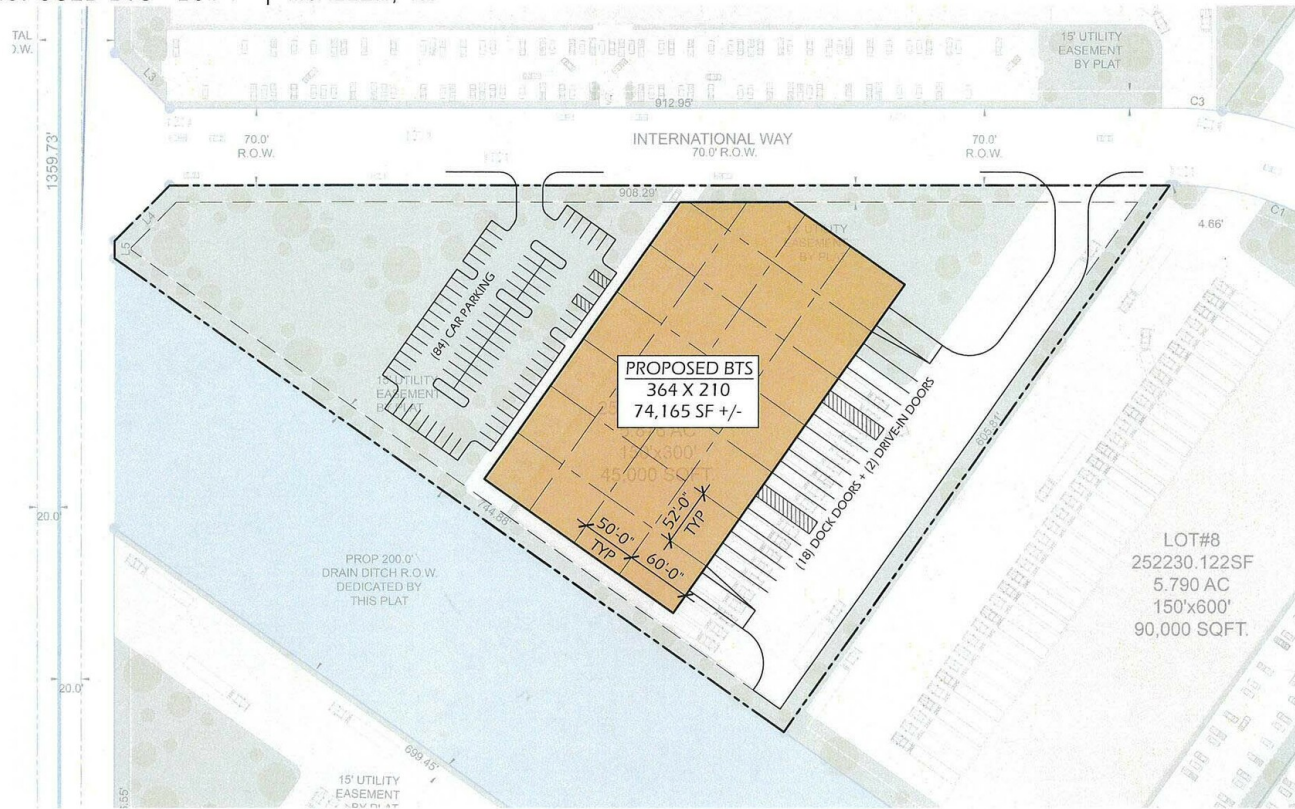
BUILDING PROTOTYPE



**Adrian Abel Arriaga**  
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TX #0450641

PROPOSED BTS - LOT 7 | McALLEN, TX

GMA JOB NUMBER: GAP1255 | DATE: 06.10.2024 | SCALE: 1" = 80'-0"



LOT#8  
 252230.122SF  
 5.790 AC  
 150'x600'  
 90,000 SQFT.

**RUBIANO**  
 COMMERCIAL

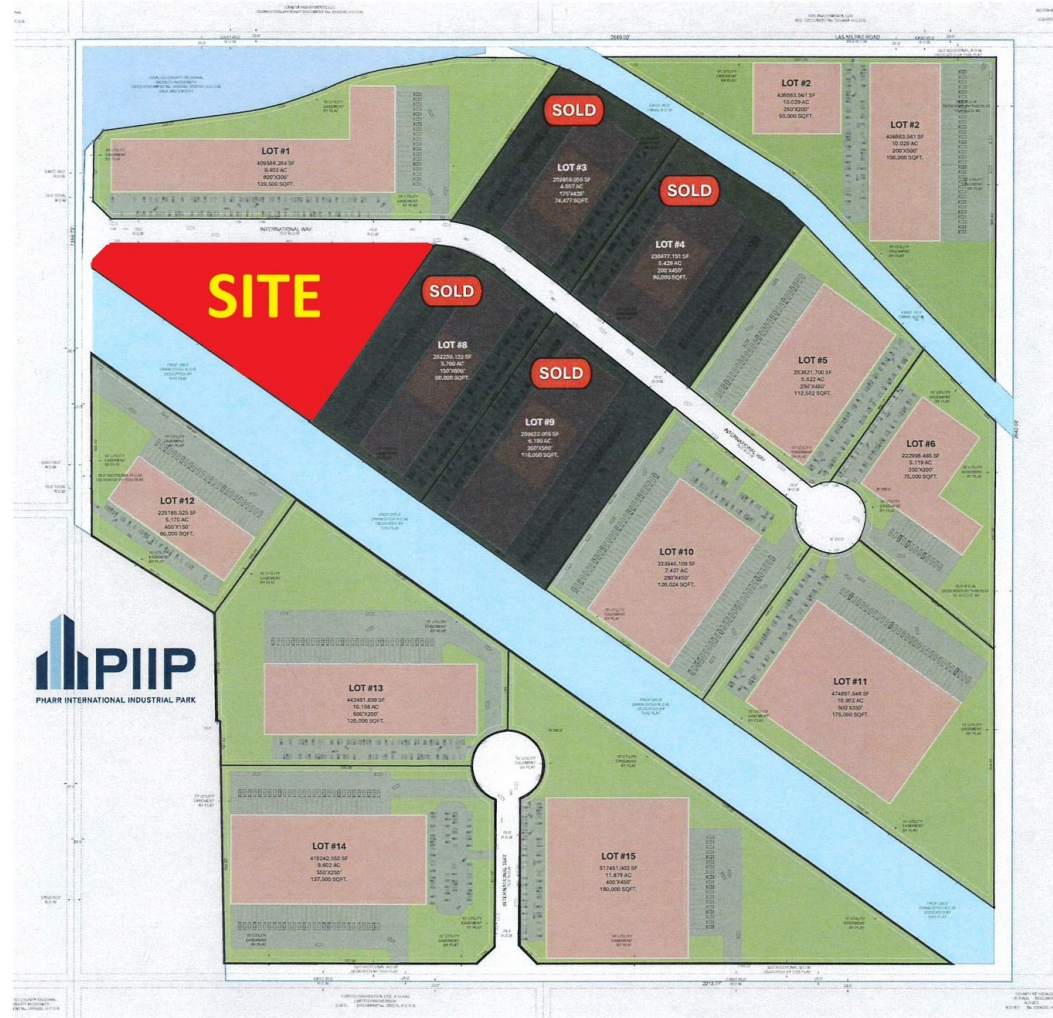
**ARCO MURRAY**  
 DESIGN BUILD

**GMA**  
 ARCHITECTS

## BUILDING SPECS

<b>TOTAL SF</b>	74,165 SF
<b>ACERAGE</b>	5.88 AC
<b>WAREHOUSE SF</b>	74,165 SF
<b>OFFICE SF</b>	TBD
<b>YEAR BUILT</b>	2025
<b>CEILING HEIGHT</b>	32'
<b>POWER</b>	3 PHASE, 4,000 AMPS/480V POWER
<b>STRUCTURE</b>	CONCRETE TILT WALL CONSTRUCTION
<b>COLUMN SPACING</b>	50' X 52' COLUMN SPACING
<b>CONFIGURATION</b>	CROSS DOCK
<b>DOCK DOORS</b>	18
<b>DRIVE-IN DOORS</b>	2 DRIVE-IN DOORS
<b>HVAC</b>	TBD
<b>PARKING SPACES</b>	84 PARKING SPACES
<b>SPRINKLER</b>	ESFR







CONTACT  
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TOP IMPORTS







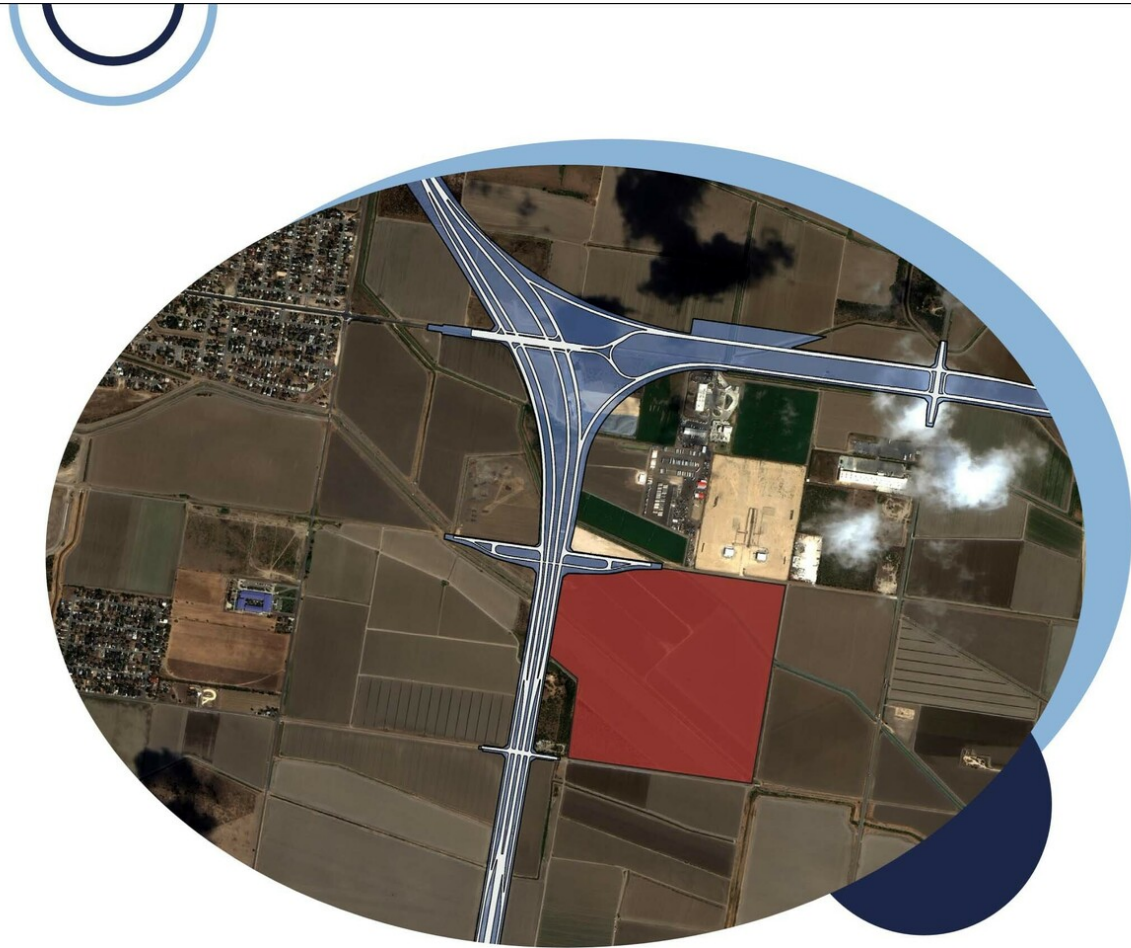
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- ▶ The location is adjacent to Highway 281 and San Juan Road that will connect to the future truck route coming directly from the Pharr International bridge.
- ▶ Strategically located 1.83 miles from the Pharr Bridge, being the fastest commercial crossing time in the RGV.
- ▶ Access to the Overweight Corridor and the future 365 Tollway.
- ▶ In 2019 the Pharr International bridge accounted for 643,313 truck crossings, a 37,000 increase from the year before.



# Pharr International Industrial Park

PIIP is a masterfully designed industrial community optimized for transportation and logistics, leveraging surrounding infrastructure like bridges and roads to amplify business efficiency. Its prime location on the new HCRMA 365 ensures seamless traffic flow, inherently boosting operational synergy and accessibility.



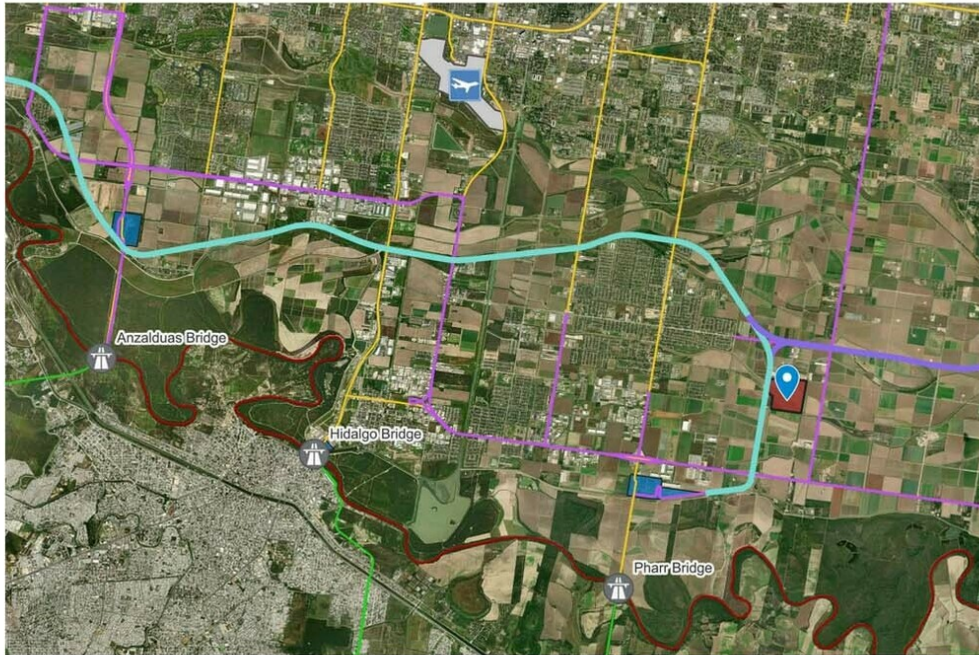
**RUBI|GROUP**  
CAPITAL

**ALAZAN**  
INVESTMENTS





# Hidalgo County Loop 365 Toll Road



Phase under construction

12.2 mile - four-way-lane

Will connect Pharr with Anzaldua's Bridge

Improving the traffic of 4 Entry Points

RUBI GROUP  
CAPITAL

ALAZAN  
INVESTMENTS





## GLOBAL POSITION



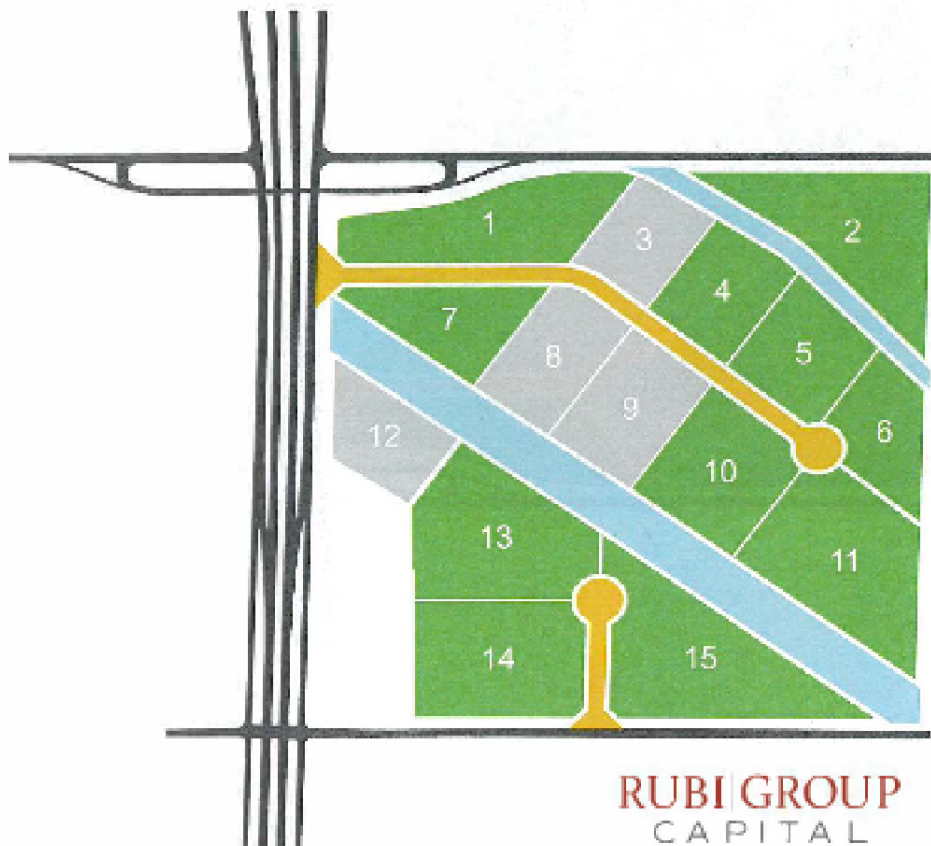
**Pharr International Industrial Park** is perfectly located to address your storage, transportation and logistical needs.

**RUBI GROUP**  
CAPITAL

**ALAZAN**  
INVESTMENTS



# PIIP: A Master-Planned Development



RUBI GROUP  
CAPITAL



PIIP is a strategic development, designed to accommodate the industrial growth spurred by NAFTA and the USMCA Agreement, addressing the increasing demand due to Texas' trade with Mexico, which is over a quarter TRILLION dollars annually.

**Availability:** First properties available in 2025.

**Flexibility:** Options from 50,000-SF to 300,000-SF warehouses and 4.5 to 12-acre lots.

**Current Status:** Pre-sales and reservations ongoing due to significant demand.

Discover growth opportunities at one of the world's largest trade ports and find out how PIIP can meet your international business needs with its efficient, traffic-flowing properties.



# Demographics Map & Report

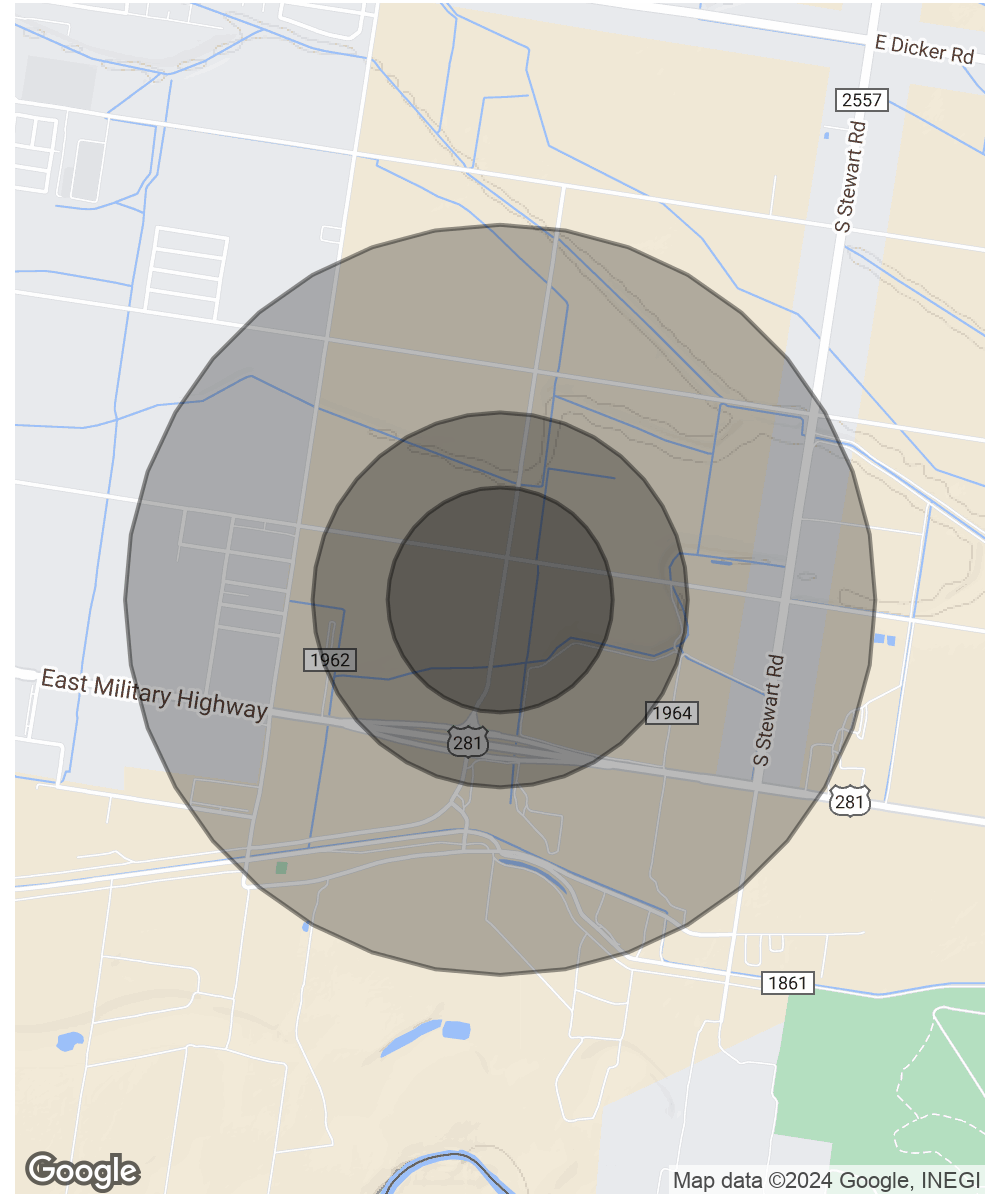


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	1	338
Average Age	0	35	35
Average Age (Male)	0	35	35
Average Age (Female)	0	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	92
# of Persons per HH	0		3.7
Average HH Income	\$0	\$49,597	\$49,627
Average House Value		\$258,326	\$258,295

Demographics data derived from AlphaMap



# Property Summary



## PROPERTY DESCRIPTION

Located in a 230 Acre Master Planned Industrial Park, Phase I with direct access to the Pharr US Port of Entry. This provides a direct connector to Reynosa, Mexico. The Pharr International Industrial Park is in a Qualified Opportunity Zone.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

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