

# JOHN H. SHARY INDUSTRIAL LOTS

International Pkwy, McAllen, TX 78503

LAND FOR SALE



**SUSIE TORRES**

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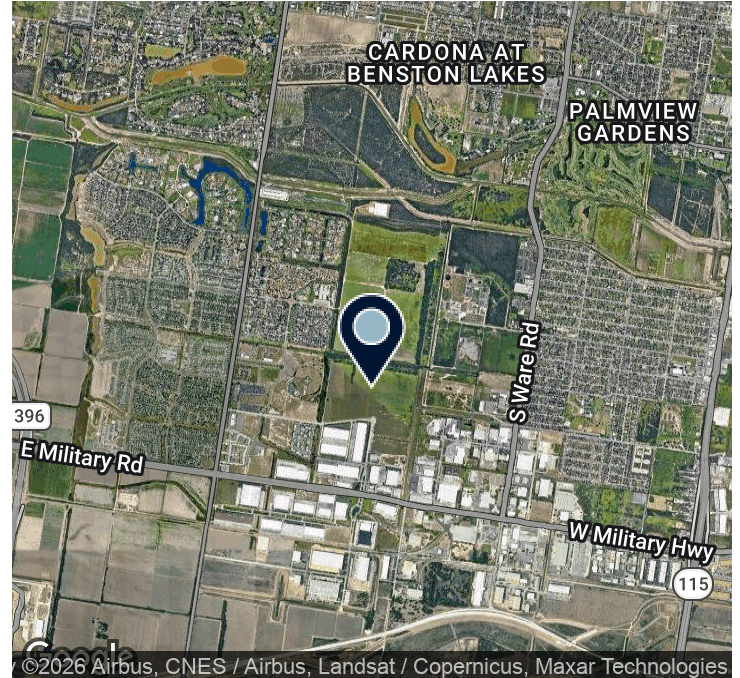
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## PROPERTY DESCRIPTION

Three industrial land lots are available for sale along International Parkway, offering approximately 25-30 acres of flexible space to accommodate a wide range of industrial uses. The property provides excellent access to Military Highway, allowing for efficient connectivity to major transportation routes throughout the Rio Grande Valley and the U.S.–Mexico trade corridor.

With ample space for logistics, distribution, manufacturing, storage, or build-to-suit opportunities, these lots offer flexibility for companies seeking room to expand and customize their operations. The strategic location and generous acreage make this site an ideal choice for businesses looking to establish or grow their presence in one of South Texas' most dynamic industrial markets.

## PROPERTY HIGHLIGHTS

- 3 industrial land lots, with flexibility to sell individually or combine for larger operations
- Strategic location along International Parkway with access to Military Highway and Anzalduas Bridge
- Ideal for a variety of industrial uses including logistics, distribution, and build-to-suit development

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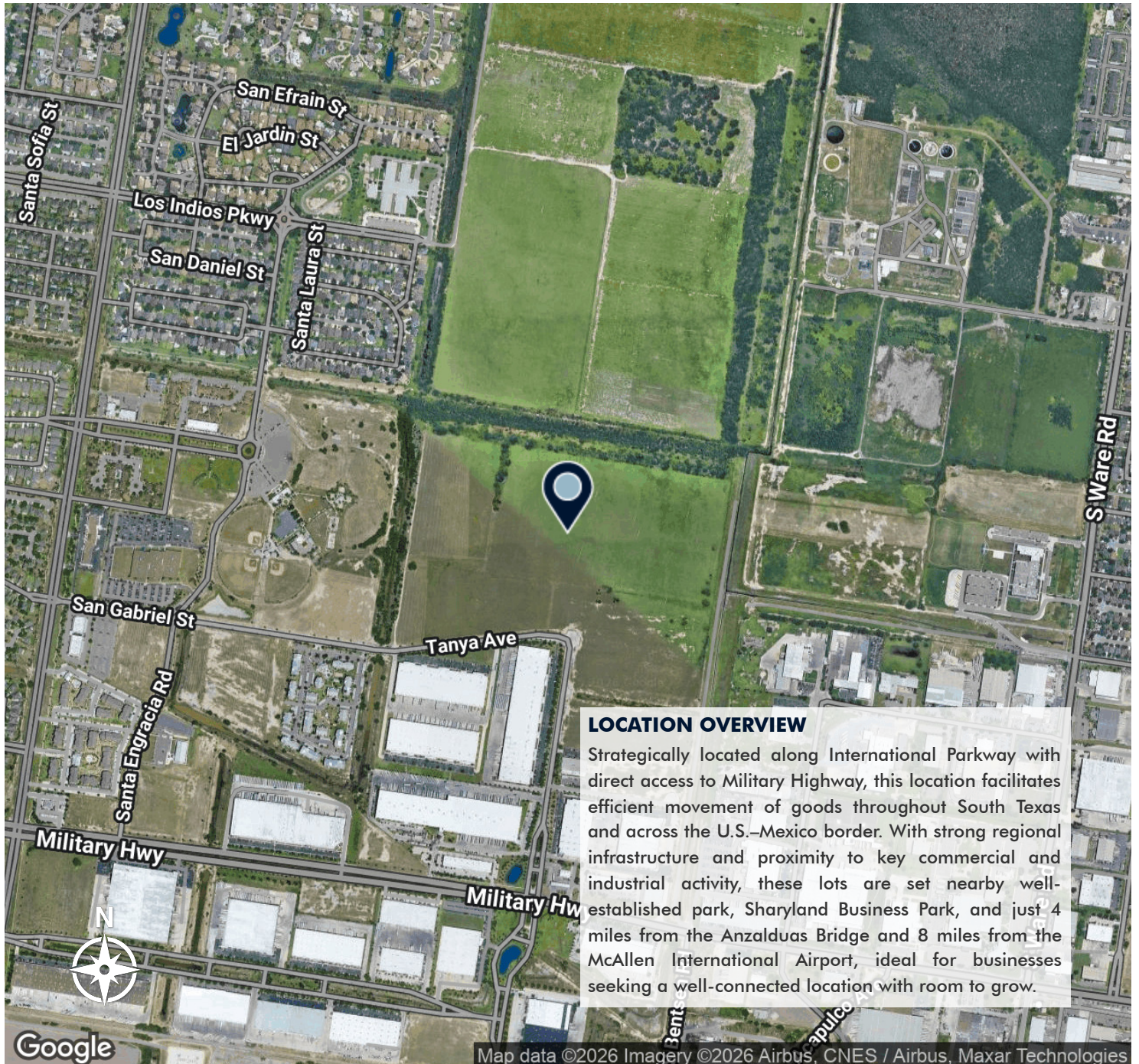
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## LOCATION OVERVIEW

Strategically located along International Parkway with direct access to Military Highway, this location facilitates efficient movement of goods throughout South Texas and across the U.S.–Mexico border. With strong regional infrastructure and proximity to key commercial and industrial activity, these lots are set nearby well-established park, Sharyland Business Park, and just 4 miles from the Anzalduas Bridge and 8 miles from the McAllen International Airport, ideal for businesses seeking a well-connected location with room to grow.

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