



36.458 AC For Sale

Industrial Development Site

Produce Drive | Pharr, TX

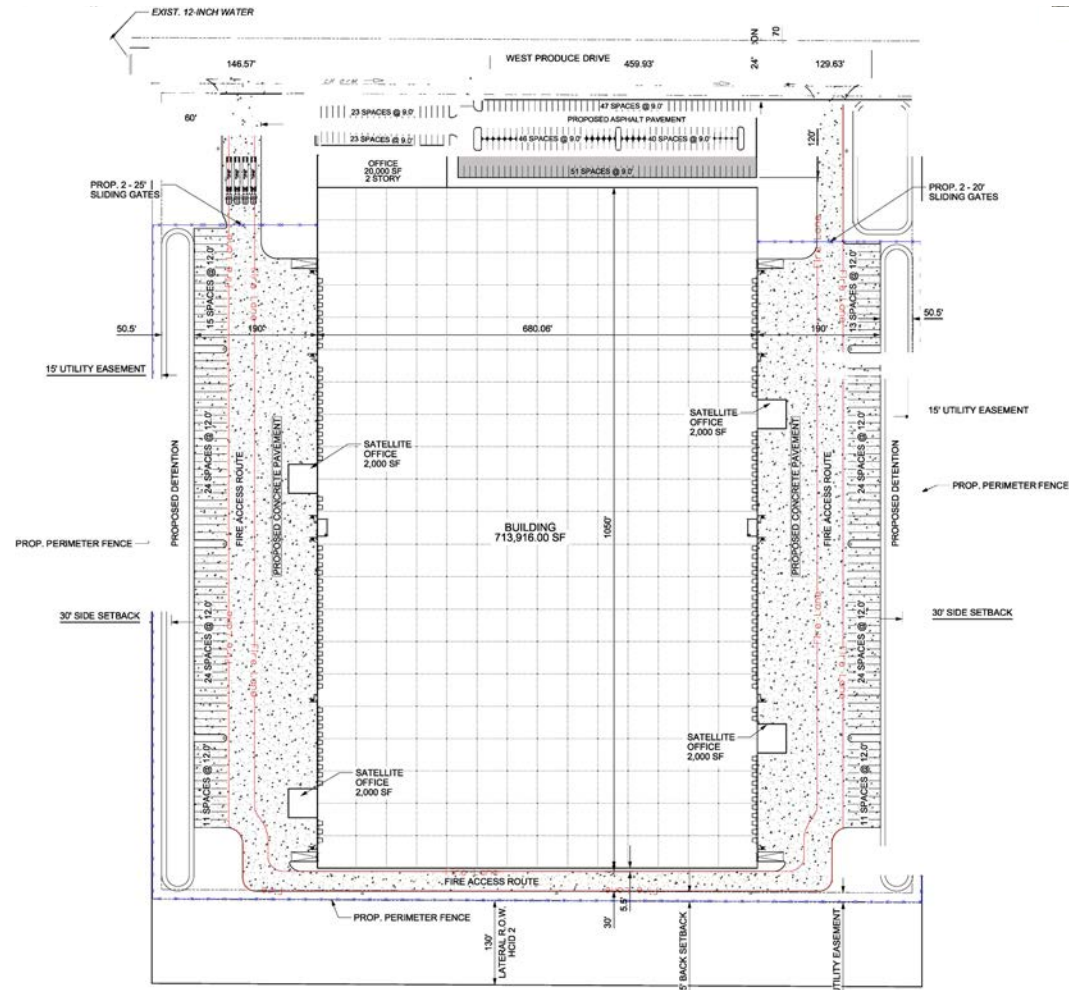


OPPORTUNITIES FOR BUILD-TO-SUIT

POTENTIAL SITE PLAN & BUILDING FEATURES

- 36.458 gross acres
- Building size: ±713,916 SF
- Office: 20,000 SF 2-story
- Cross dock
- Four (4) 2,000 SF satellite shipping and receiving offices
- 40' Clear height
- 3 Phase, 480V Power
- Parking spaces: 230
- Trailer parking: 146
- Water and sewer: provided by City of Pharr
- Electricity: provided by Magic Valley Electric Cooperative
- Located in Produce Industrial Park & an opportunity zone
- Multiple building setup is possible

PROPOSED SITE PLAN



CORPORATE NEIGHBORS



BF FORWARDING, INC.



PRODUCE DR.

S SUGAR RD

W MILITARY HWY

W DOFFIN CANAL RD.



CORPORATE NEIGHBORS



EC LOGISTICS INC



ASCO Power Technologies®



KUEHNE+NAGEL

VALEO TRADE SOLUTIONS (VTS)

ASA LOGISTICS SERVICES



W MILITARY HIGHWAY

S CAGE BLVD

Pharr-Reynosa International Bridge
The Pharr-Reynosa International Bridge is one of the busiest commercial crossings on the US/Mexico border, handling over \$40 billion in trade annually and serving as a critical gateway for agricultural products, manufactured goods, and cargo between Texas and the state of Tamaulipas, Mexico.

W DOFFIN CANAL RD.



SURROUNDING AREA

Anzalduas International Bridge

McAllen International Airport

PHARR PORT OF ENTRY (POE) MASTER PLAN APPROVED INFRASTRUCTURE PROJECTS:

- Gate-to-Gate / F.A.S.T. Lane
- Two Northbound Commercial Primary Lanes
- Two Northbound Commercial Exit Lanes
- Dry Dock Expansion
- Cold Inspection Dock
- Regional Ag Training Center & Lab
- Bridge Expansion

SITE

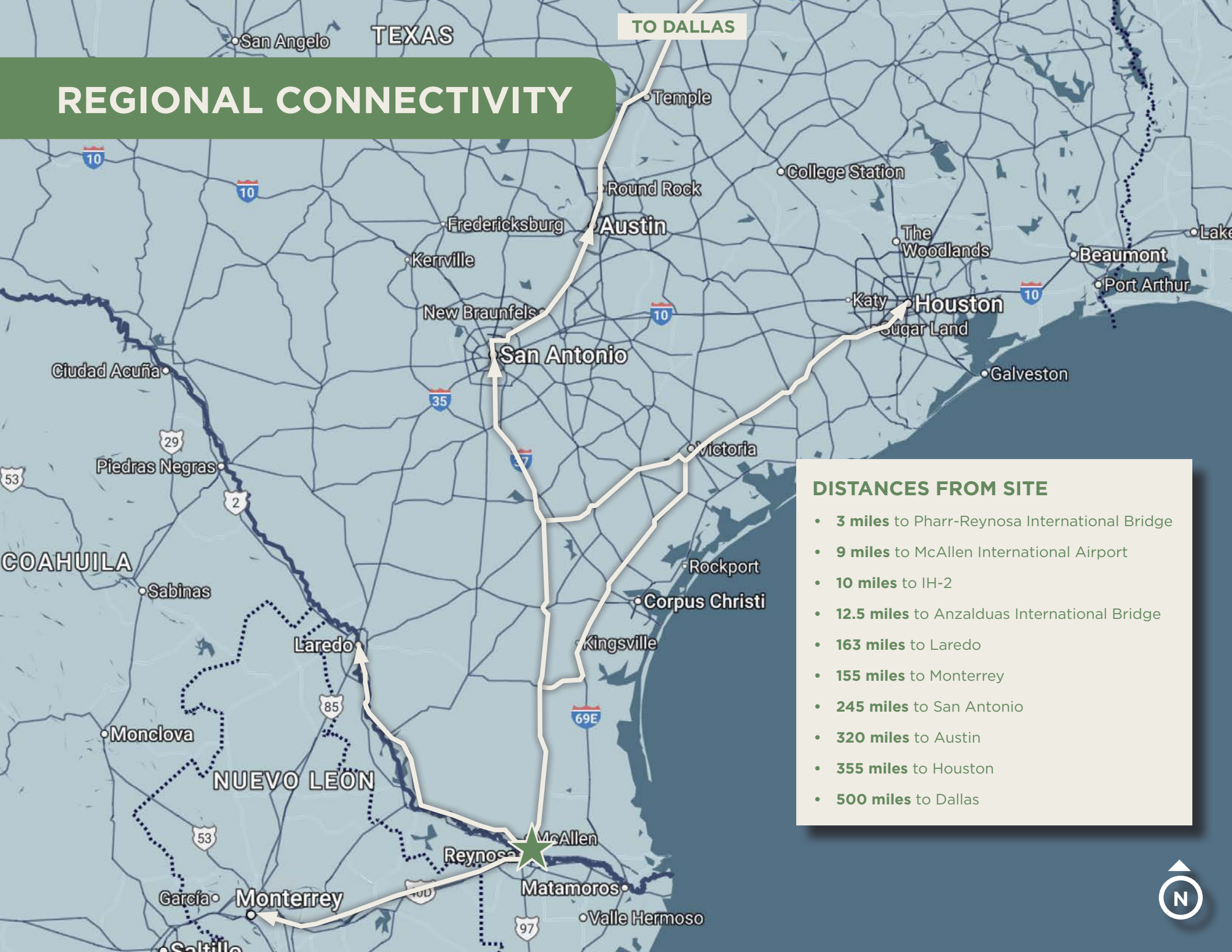
Future 365 Toll Road

Pharr-Reynosa International Bridge

United States/Mexico Border



REGIONAL CONNECTIVITY

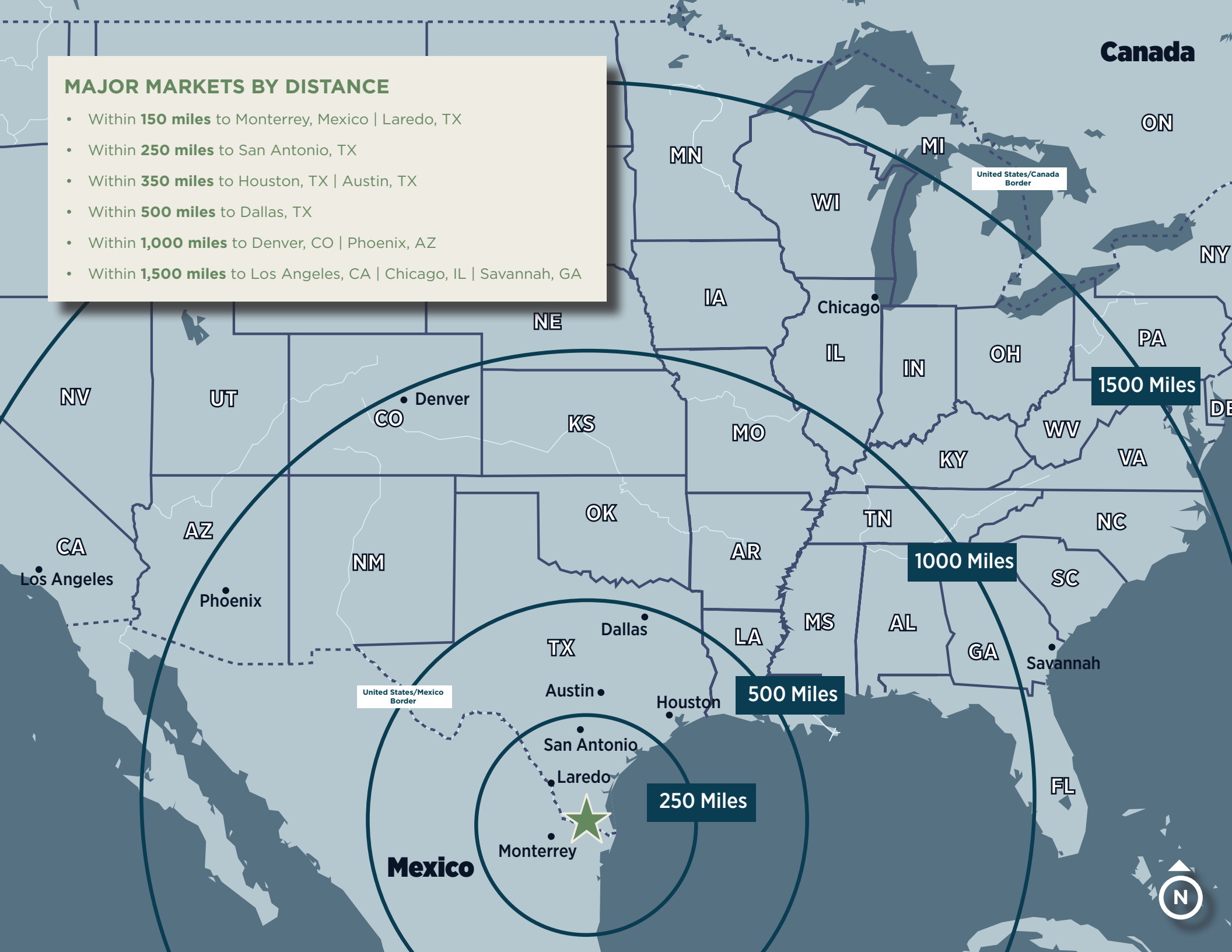


DISTANCES FROM SITE

- **3 miles** to Pharr-Reynosa International Bridge
- **9 miles** to McAllen International Airport
- **10 miles** to IH-2
- **12.5 miles** to Anzalduas International Bridge
- **163 miles** to Laredo
- **155 miles** to Monterrey
- **245 miles** to San Antonio
- **320 miles** to Austin
- **355 miles** to Houston
- **500 miles** to Dallas

MAJOR MARKETS BY DISTANCE

- Within **150 miles** to Monterrey, Mexico | Laredo, TX
- Within **250 miles** to San Antonio, TX
- Within **350 miles** to Houston, TX | Austin, TX
- Within **500 miles** to Dallas, TX
- Within **1,000 miles** to Denver, CO | Phoenix, AZ
- Within **1,500 miles** to Los Angeles, CA | Chicago, IL | Savannah, GA



WHY PHARR

INDUSTRIAL MARKET

- Less than 6% Vacancy
- 5-year average annual rent growth of 5.9%
- Major infrastructure projects underway to support a growing industrial market
- Dry and Cold-Storage occupiers, as Pharr is second largest agricultural border crossing along US/MX border
- Supports manufacturing markets in Monterrey & Reynosa, Mexico (Inventory > 155 MSF)
- Opportunity for institutional industrial developers to penetrate new market with substantial upside

LABOR

- Median Age: 29
- 85% bilingual
- ~10% of Hidalgo County's workforce is located in Pharr

EDUCATION

- Increasing demand for highly educated engineers; located less than 75 miles to SpaceX's new Starship Development & Manufacturing site in Starbase, Texas, the main site for the development and production of the Starship rocket
- RGV region is emerging as a center for higher education in South Texas
- Educators of the workforce include: University of Texas Rio Grande Valley, South Texas College, and Texas State Technical College





JLL

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