

# McALLEN NEARSHORING INDUSTRIAL PARK

📍 McAllen, TX

LOTS FROM 3 TO 30 AC



## » AAA Industrial Lots

- Prime Location
- Easy access to Main Highways and U.S. Ports of Entry.
- Heavy Industrial Zoning

## BUILD TO SUIT

Corner of Idela and Ware Rd. McAllen, TX.

Scan for location



McAllen Nearshoring Industrial Park



Idela Ave.

Ware Rd.

Lucille Ave.

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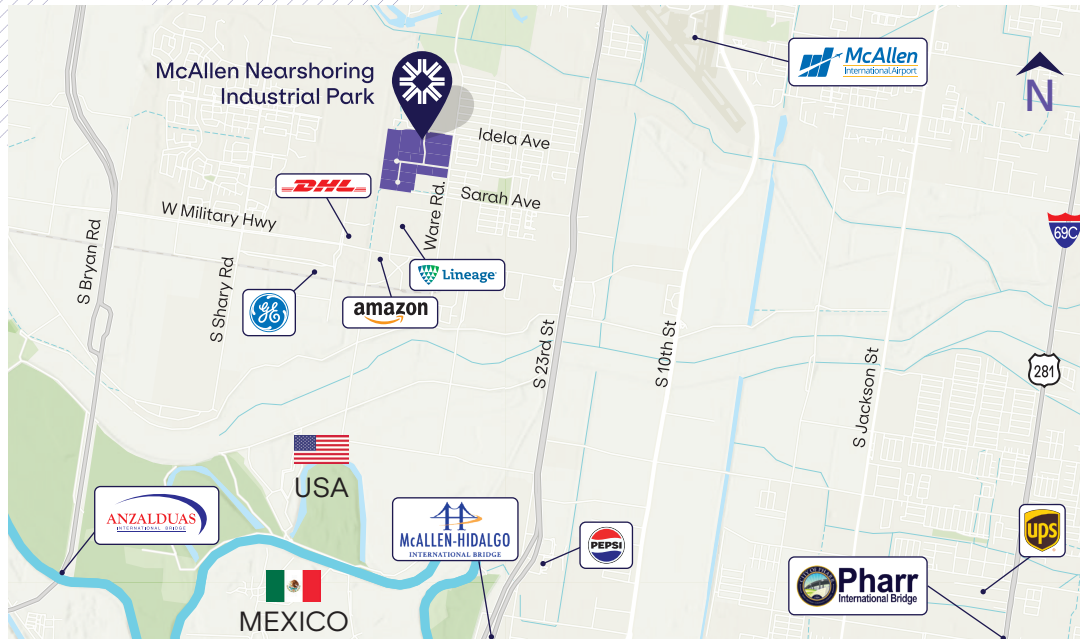
CIL CAPITAL

Development Solutions

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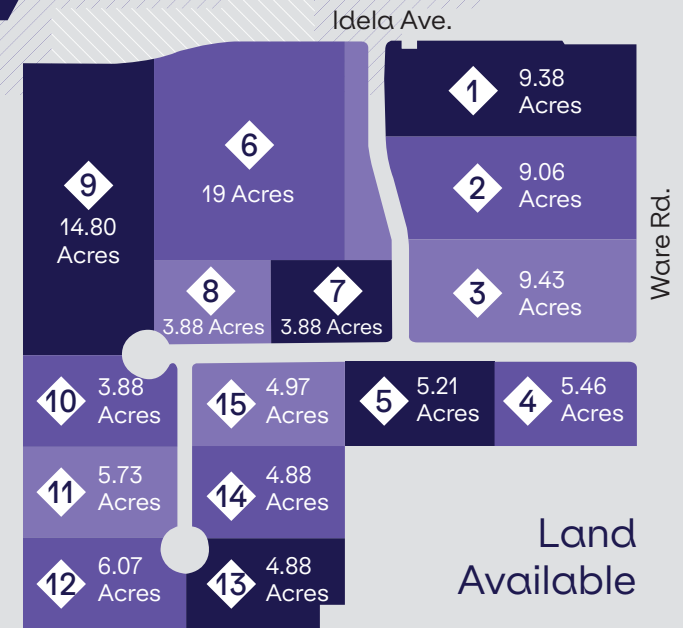
## » Location Advantages

The McAllen Nearshoring Industrial Park will have an easy access to the new 365 Tollway Project, which will connect the Anzalduas and Pharr international bridges.



Excellent accessibility to highways and exit ramps, with great highway inter-connectivity and public transportation penetration. Our strategic location has the best proximity to the McAllen Miller International Airport and to the Loop 374, as well as quick access to the international ports of entry like Anzalduas, Pharr and Hidalgo. Our warehouse will be in great proximity to suppliers, producers and customers, reducing lead times, decreasing transportation costs and enhancing responsiveness.

## » Lot Distribution



## » Location proximity

PLACE	TIME	DISTANCE
Pharr International Bridge	22 min.	11 mi
Anzalduas International Bridge	19 min.	9 mi
McAllen Miller International Airport	7 min.	3.1 mi
Port of Brownsville	60 min.	60.4 mi
Hospital	11 min.	4.4 mi
Shopping Centers	9 min.	3.5 mi
Hotels	7 min.	2.5 mi