



# INDUSTRIAL LAND AVAILABLE FOR SALE

Produce Drive | Pharr, TX

**±36.458 AC Development Site**

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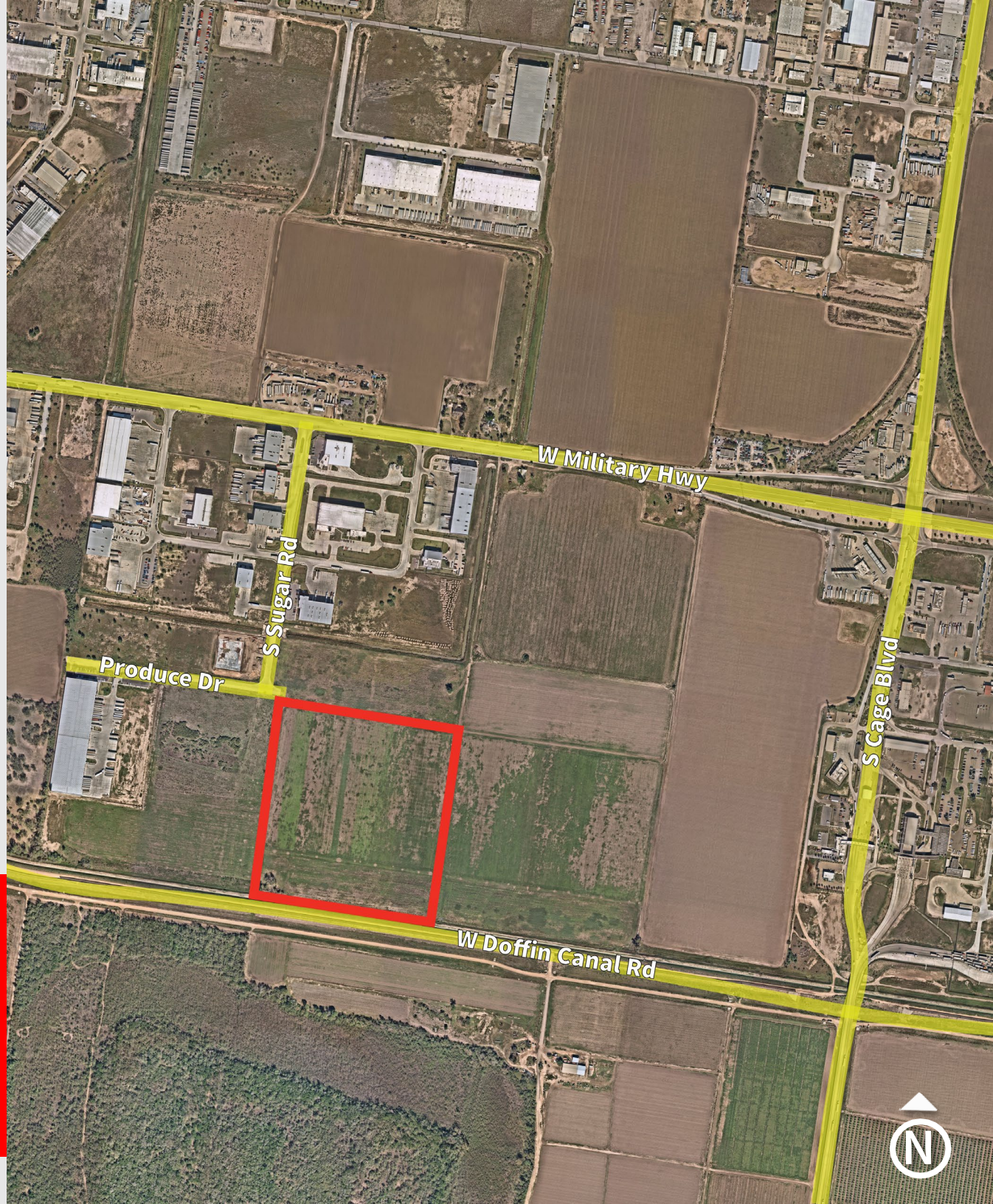
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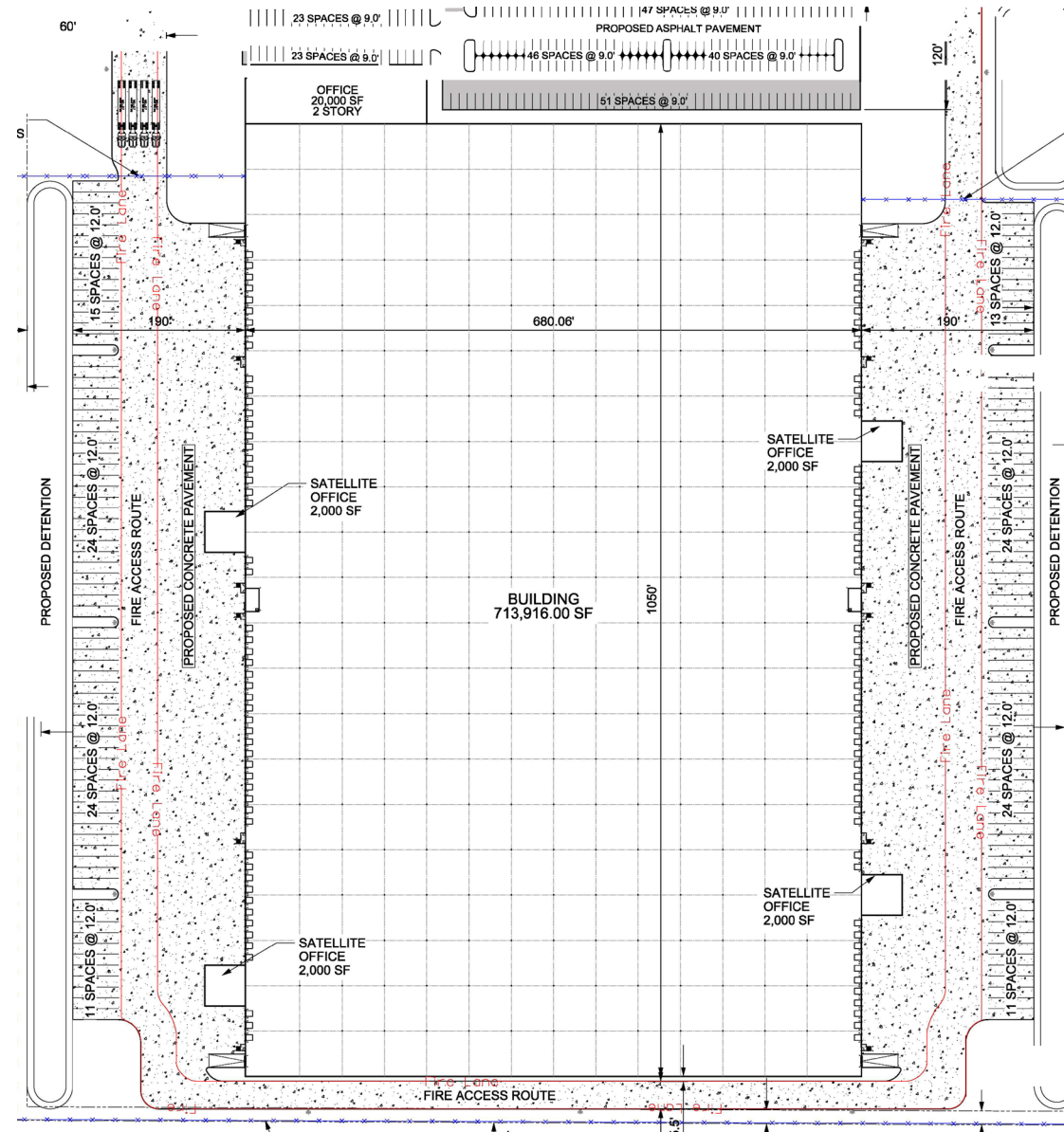




# OPPORTUNITIES FOR **BTS**

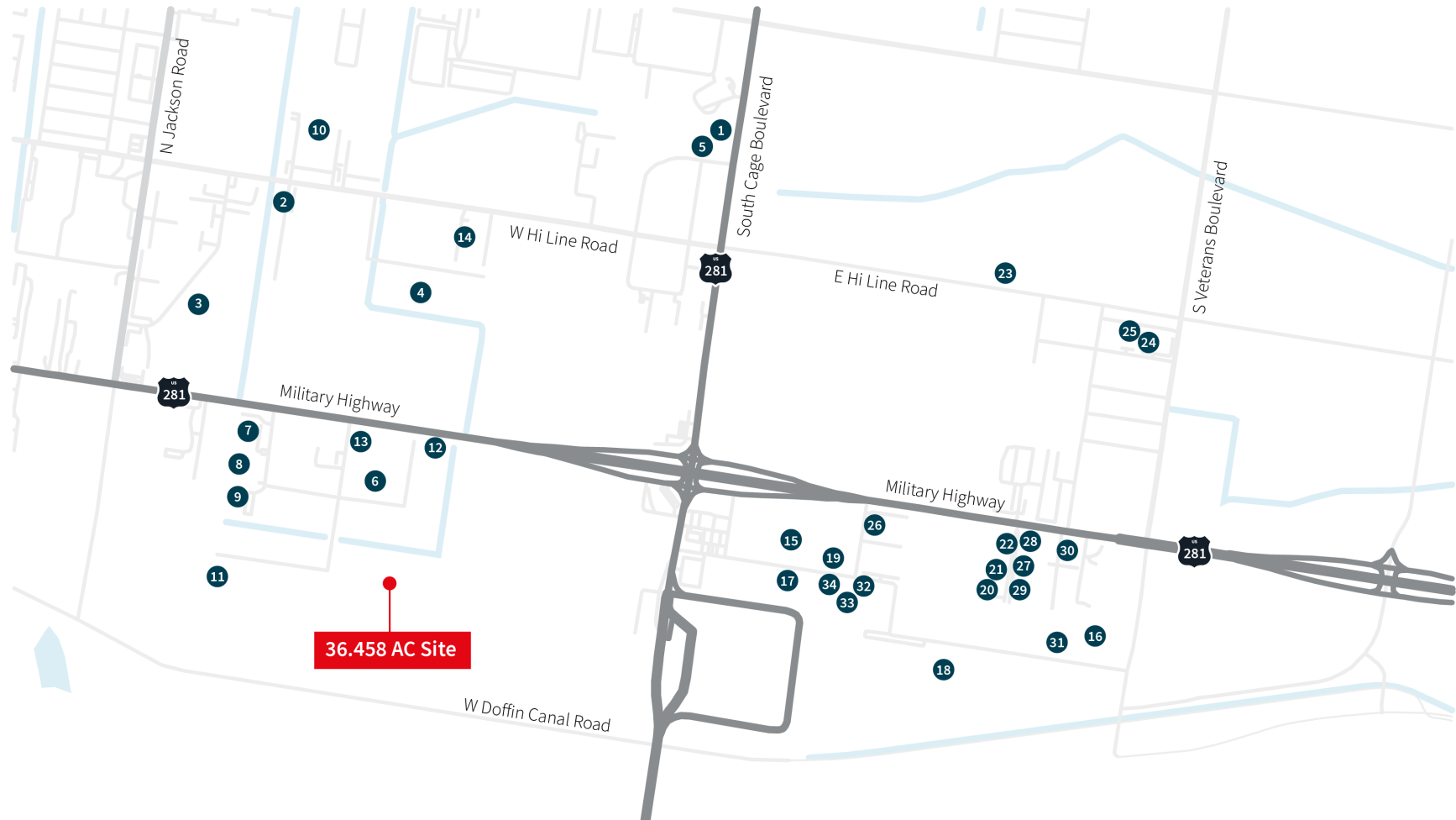
## Potential Site Plan & Prospective Building Features:

- Building Size: ±713,916 SF
- Office: 20,000 SF 2-story
- Cross Dock
- Four (4) 2,000 SF satellite/ shipping & receiving offices
- 40' Clear Height
- 3Phase, 480V Power
- Parking Spaces: 230
- Trailer Parking: 146
- Water & Sewer: Provided by City of Pharr
- Electricity: Provided by Magic Valley Electric Cooperative
- 36.458 gross acres
- Located In Opportunity Zone
- Multiple Building Setup is Possible



# STRATEGIC LOCATION

**+36.458 AC** | PRODUCE DRIVE | PHARR, TX  5



- |                           |                                  |                   |                             |
|---------------------------|----------------------------------|-------------------|-----------------------------|
| 1. Trancasa               | 10. Zuko Industrial Construction | 19. ASCO Power    | 28. Jamco Group             |
| 2. Trancasa               | 11. Mas Logistics                | 20. Loera         | 29. Genesis Truck Solutions |
| 3. Freshouse              | 12. Traveler Produce             | 21. AIPROC        | 30. JG Customs Forwarding   |
| 4. Fresenius Medical Care | 13. Inverafruit USA              | 22. BBB Warehouse | 31. Valeo                   |
| 5. TCA Logistics          | 14. Interlink Trade Services     | 23. Bissell       | 32. Nippon Express          |
| 6. Index Fresh            | 15. DSV                          | 24. Farmer's Best | 33. V&G Forwarders          |
| 7. Kaliroy Fresh          | 16. DSV                          | 25. Direct Roots  | 34. Impulse 4.0             |
| 8. LakeWay Foods          | 17. UNIMEX                       | 26. Mainfreight   |                             |
| 9. Medrano Produce        | 18. Emerson                      | 27. ASA Logistics |                             |

For more information, please contact:

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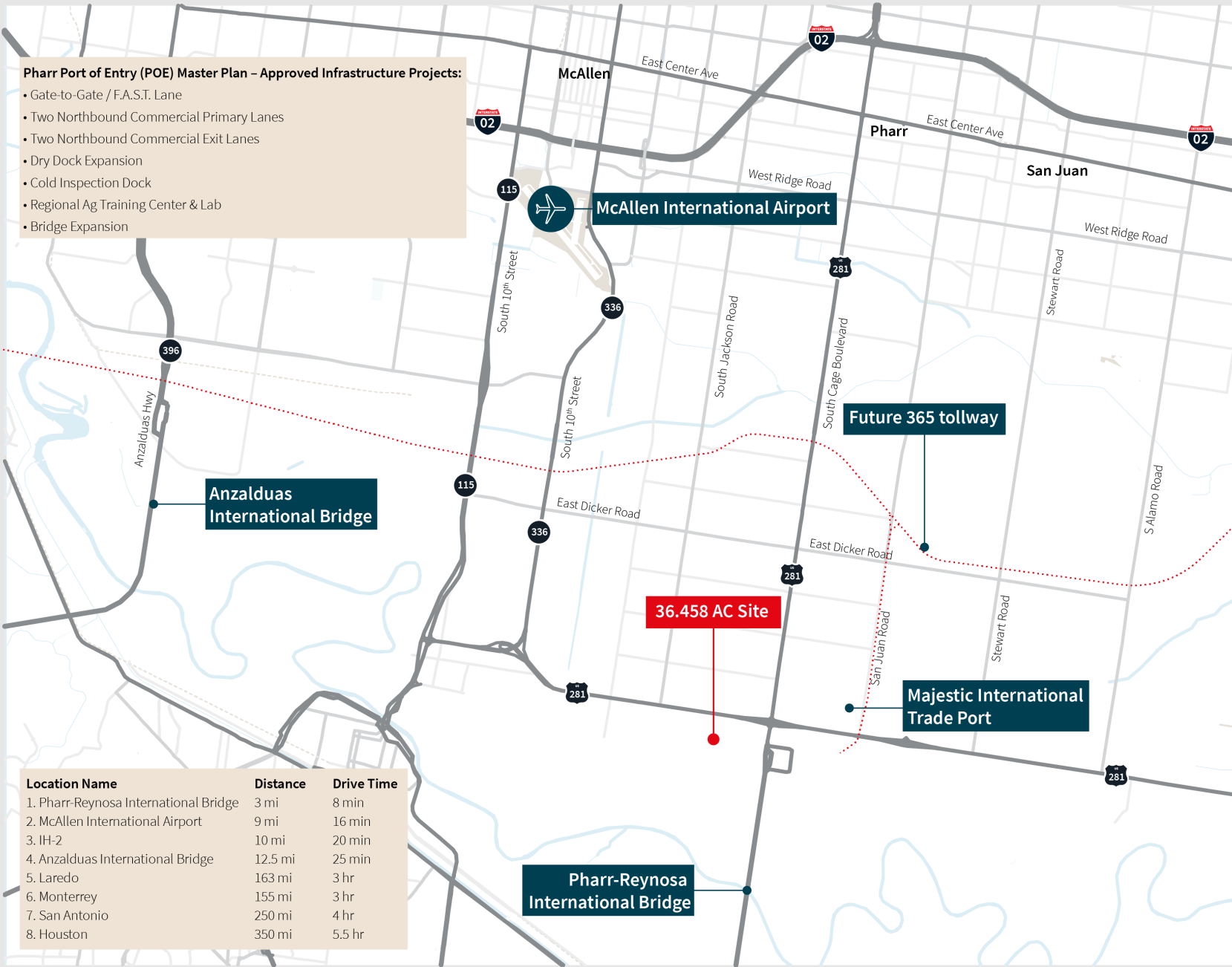
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**Pharr Port of Entry (POE) Master Plan – Approved Infrastructure Projects:**

- 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



Location Name	Distance	Drive Time
1. Pharr-Reynosa International Bridge	3 mi	8 min
2. McAllen International Airport	9 mi	16 min
3. IH-2	10 mi	20 min
4. Anzalduas International Bridge	12.5 mi	25 min
5. Laredo	163 mi	3 hr
6. Monterrey	155 mi	3 hr
7. San Antonio	250 mi	4 hr
8. Houston	350 mi	5.5 hr



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