



W MILITARY HIGHWAY

S CAGE BLVD

W DOFFIN CANAL RD.



36.458 AC For Sale

Industrial Development Site

Produce Drive | Pharr, TX



THE OPPORTUNITY

This industrial land opportunity in Pharr, TX offers a 36.458-acre (divisible) development site on Produce Drive with complete subdivision and utilities already in place, including water and sewer from the City of Pharr and electricity from Magic Valley Electric Cooperative. The site presents significant potential for build-to-suit development, with a proposed site plan featuring a 713,916 SF building with 40' clear height, cross dock capabilities, and extensive trailer parking for 146 trailers. Additionally, the property is strategically located within an Opportunity Zone and offers flexibility for multiple building configurations, making it an attractive option for industrial users seeking a substantial development site in the Rio Grande Valley.

PROPERTY FEATURES



Subdivision is complete and recorded



Subdivision fee has been paid



Water and sewer provided by City of Pharr

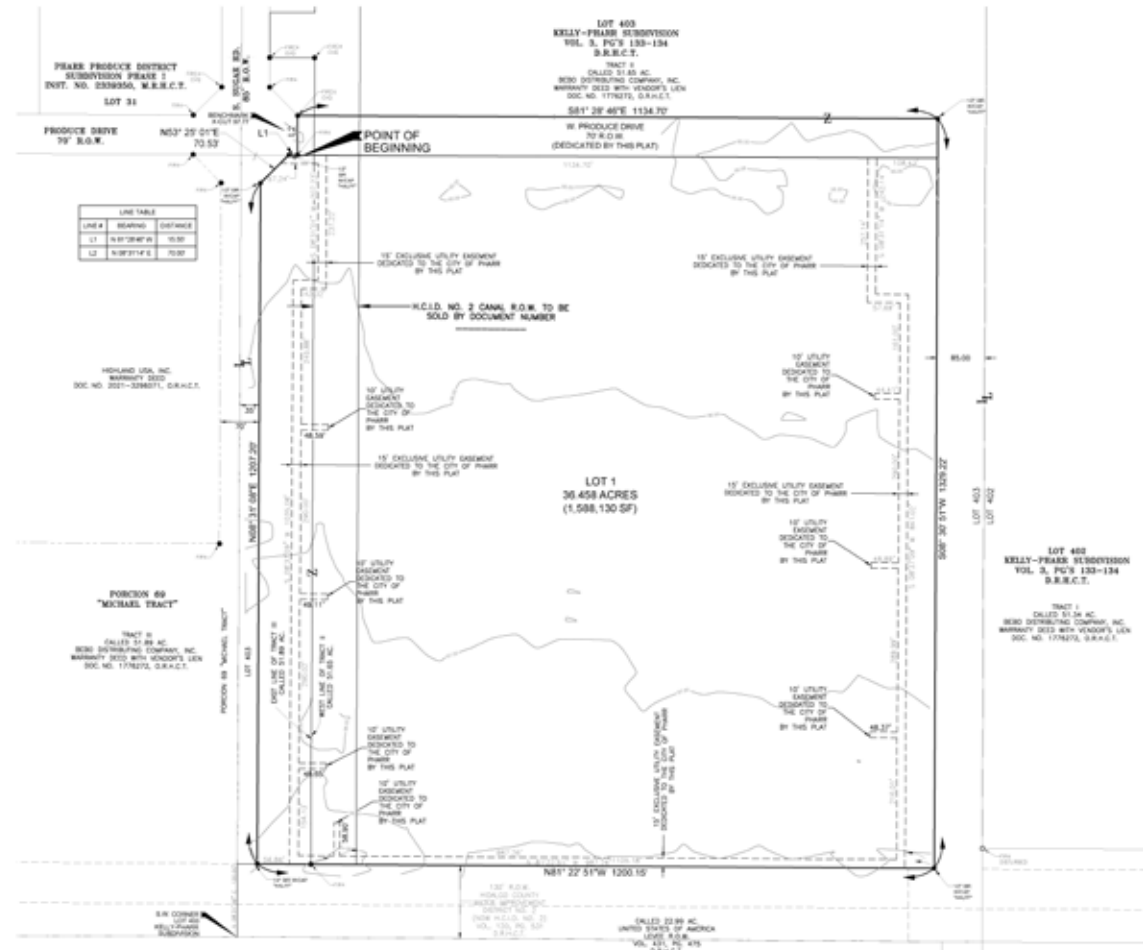


Electricity provided by Magic Valley Electric Cooperative



Site location eligible for Hidalgo County overweight (heavy haul) permit

SURVEY

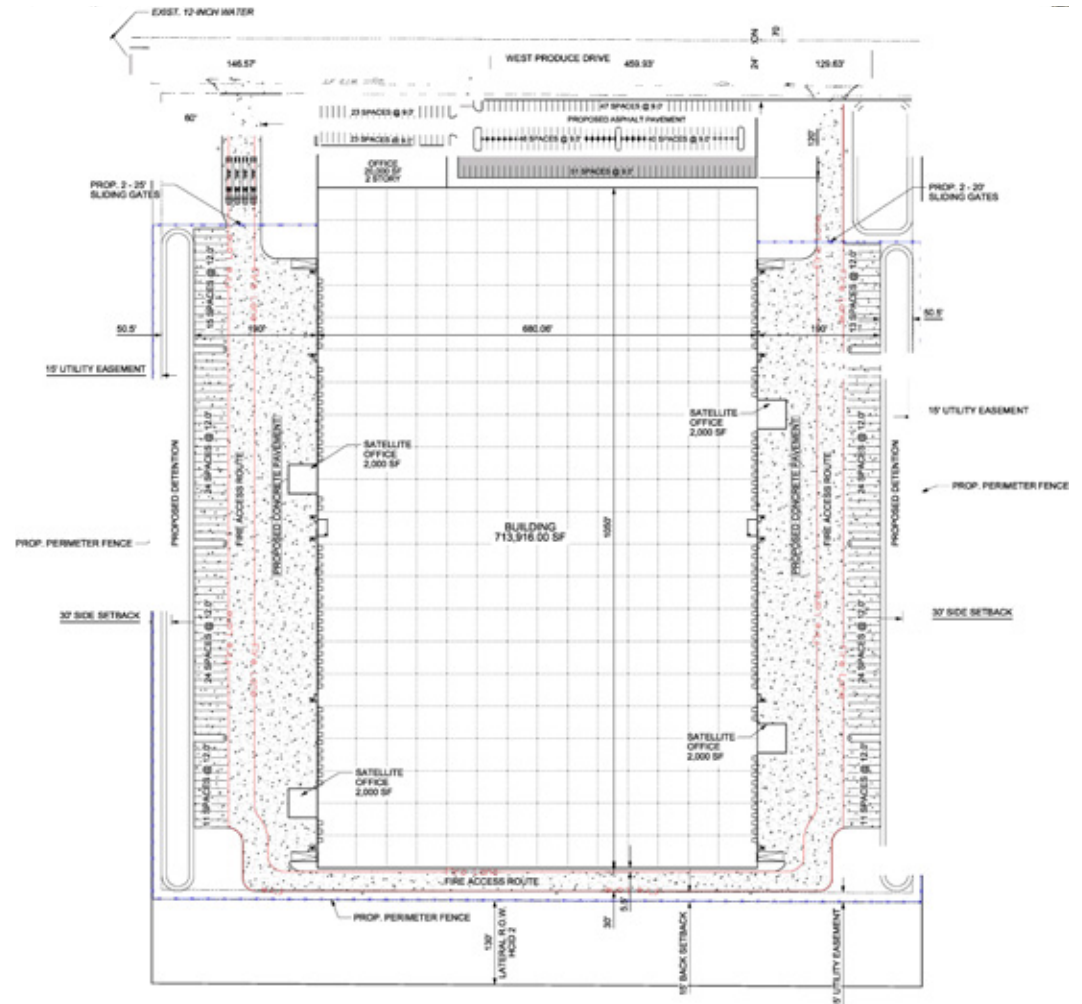


OPPORTUNITIES FOR BUILD-TO-SUIT

POTENTIAL SITE PLAN & BUILDING FEATURES

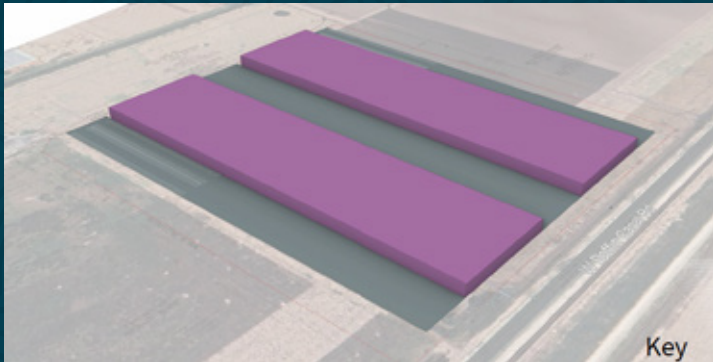
- 36.458 gross acres (divisible)
- Building size: ±713,916 SF
- Office: 20,000 SF 2-story
- Cross dock
- Four (4) 2,000 SF satellite shipping and receiving offices
- 40' Clear height
- 3 Phase, 480V Power
- Parking spaces: 230
- Trailer parking: 146
- Water and sewer: provided by City of Pharr
- Electricity: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

PROPOSED SITE PLAN



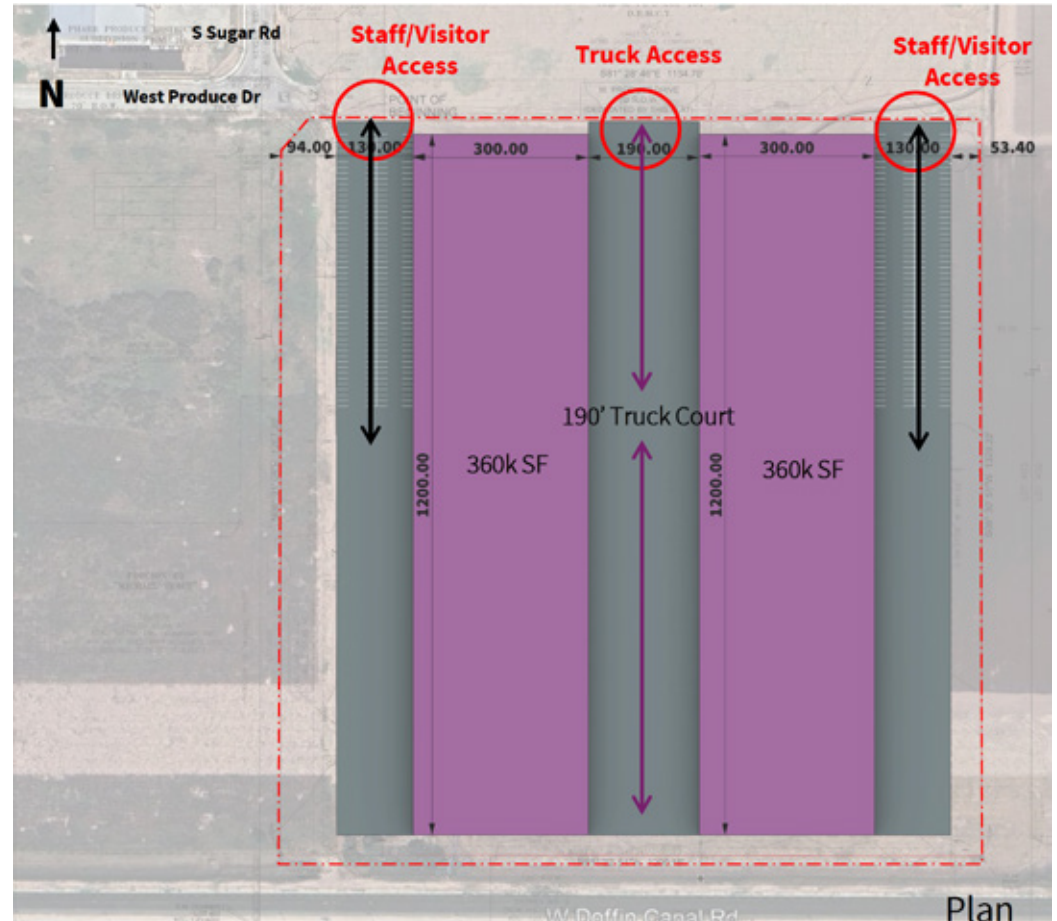
SITE TEST FIT

OPTION 1 2 BUILDING LAYOUT



Site Plan Component	Assumptions/Notes
1. Industrial Buildings 360,000 SF/building 720,000 SF total	300' x 1200' Height: 35'
2. Detention 147,200 SF	Approx. 9% of total site area
3. Truck Court 1 shared truck court	190' depth
4. Vehicular Parking 1 space/2,000 GSF = 360 spaces needed	200 spaces/parking lot - 400 total
5. Site Coverage 1,269,774 SF (29.15 acres)	80% total site area (Max 80% per zoning ordinance)
6. Potential Overhead Doors 55/building, 110 total; 2 concrete ramps/building each end	22 52' bays/building, 5 overhead doors/2 bays

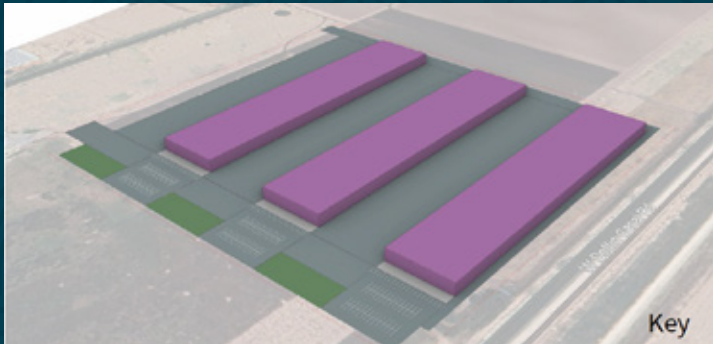
PROPOSED SITE PLAN



TOTAL SITE AREA = 36.458 ACRES
 Total Impervious Area = 29.15 acres
 (80% Total Site Area - cannot exceed 80%)

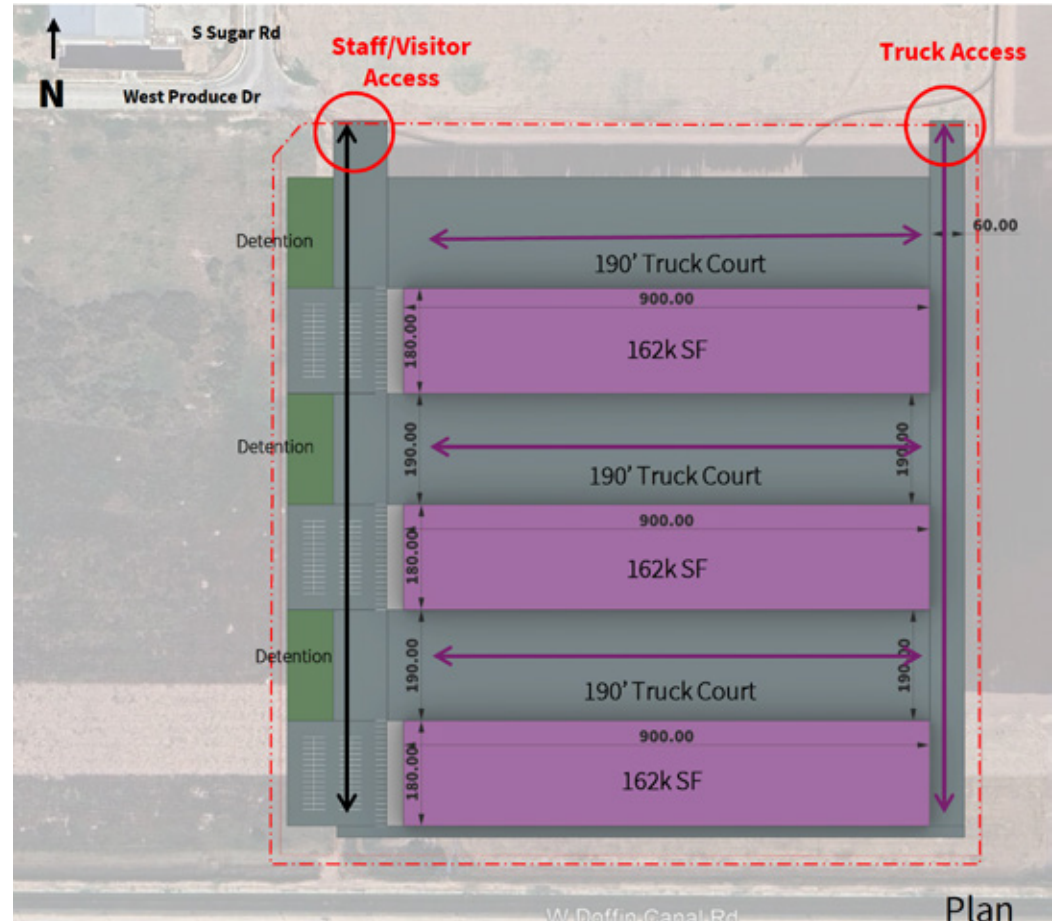
SITE TEST FIT

OPTION 2 3 BUILDING LAYOUT



Site Plan Component	Assumptions/Notes
1. Industrial Buildings 162,000 SF/building 486,000 SF total	900' x 180' Height: 35'
2. Detention 147,200 SF	Approx. 9% of total site area
3. Truck Court 3 truck courts	190' depth
4. Vehicular Parking 1 space/2,000 GSF = 257 spaces needed	86 spaces/parking lot - 258 total
5. Site Coverage 1,250,172 SF (28.70 acres)	79% total site area (Max 80% per zoning ordinance)
6. Potential Overhead Doors	16 52' bays/building, 80/building, 240 total; 2 concrete ramps/building each end

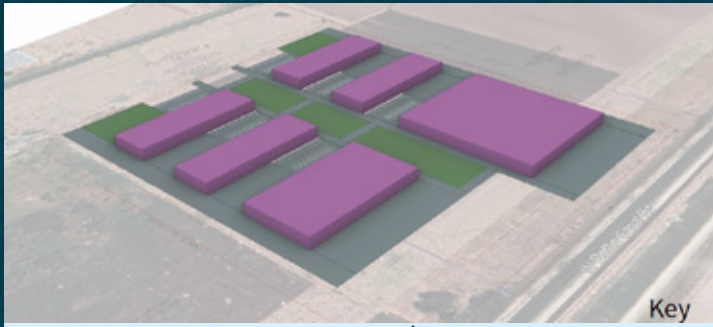
PROPOSED SITE PLAN



TOTAL SITE AREA = 36.458 ACRES
 Total Impervious Area = 28.70 acres
 (79% Total Site Area - cannot exceed 80%)

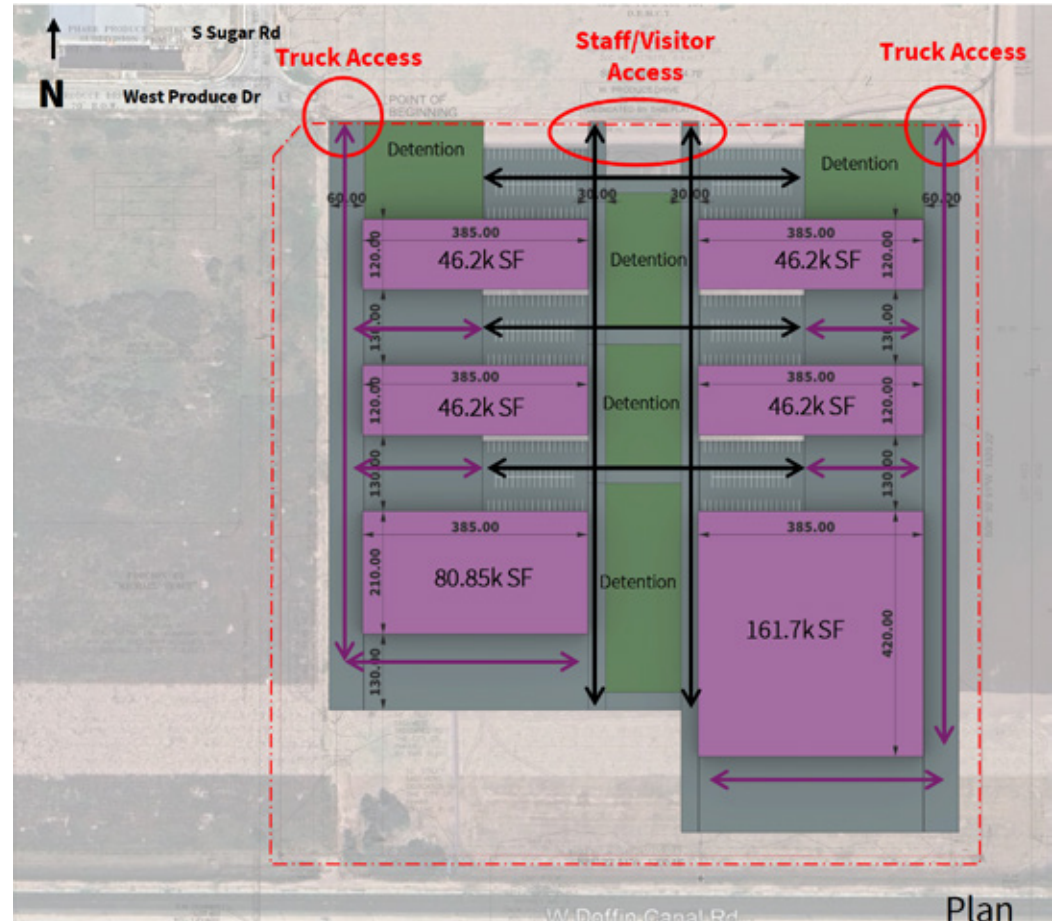
SITE TEST FIT

OPTION 3 6 BUILDING LAYOUT



Site Plan Component	Assumptions/Notes
1. Industrial Buildings 46,200 SF small building (4) 80,850 SF med building (1) 161,700 SF large building (1) 427,350 SF total	Small: 385' x 120' Med: 385' x 210' Large: 385' x 420' Height: 35'
2. Detention 147,200 SF	Approx. 9% of total site area
3. Truck Court 6 truck courts; variable capacity	130' depth
4. Vehicular Parking 1 space/2,000 GSF = 214 spaces needed	58 spaces/parking lot - 348 total
5. Site Coverage 982,278 SF (22.55 acres)	62% total site area (Max 80% per zoning ordinance)
6. Potential Overhead Doors Variable/flexible	Variable/flexible

PROPOSED SITE PLAN



TOTAL SITE AREA = 36.458 ACRES
 Total Impervious Area = 22.55 acres
 (62% Total Site Area - cannot exceed 80%)

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

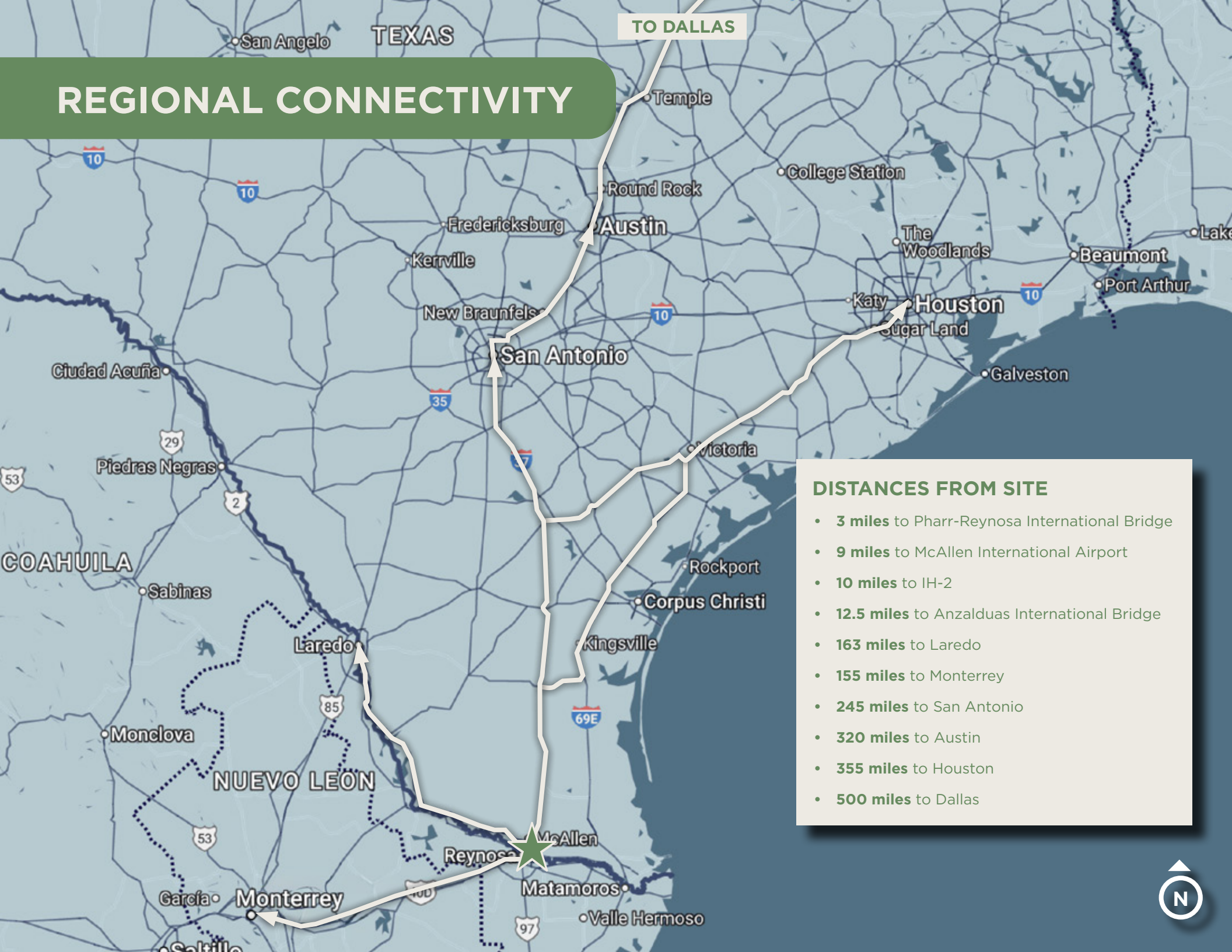
Future 365 Toll Road

Pharr-Reynosa International Bridge

United States/Mexico Border



REGIONAL CONNECTIVITY



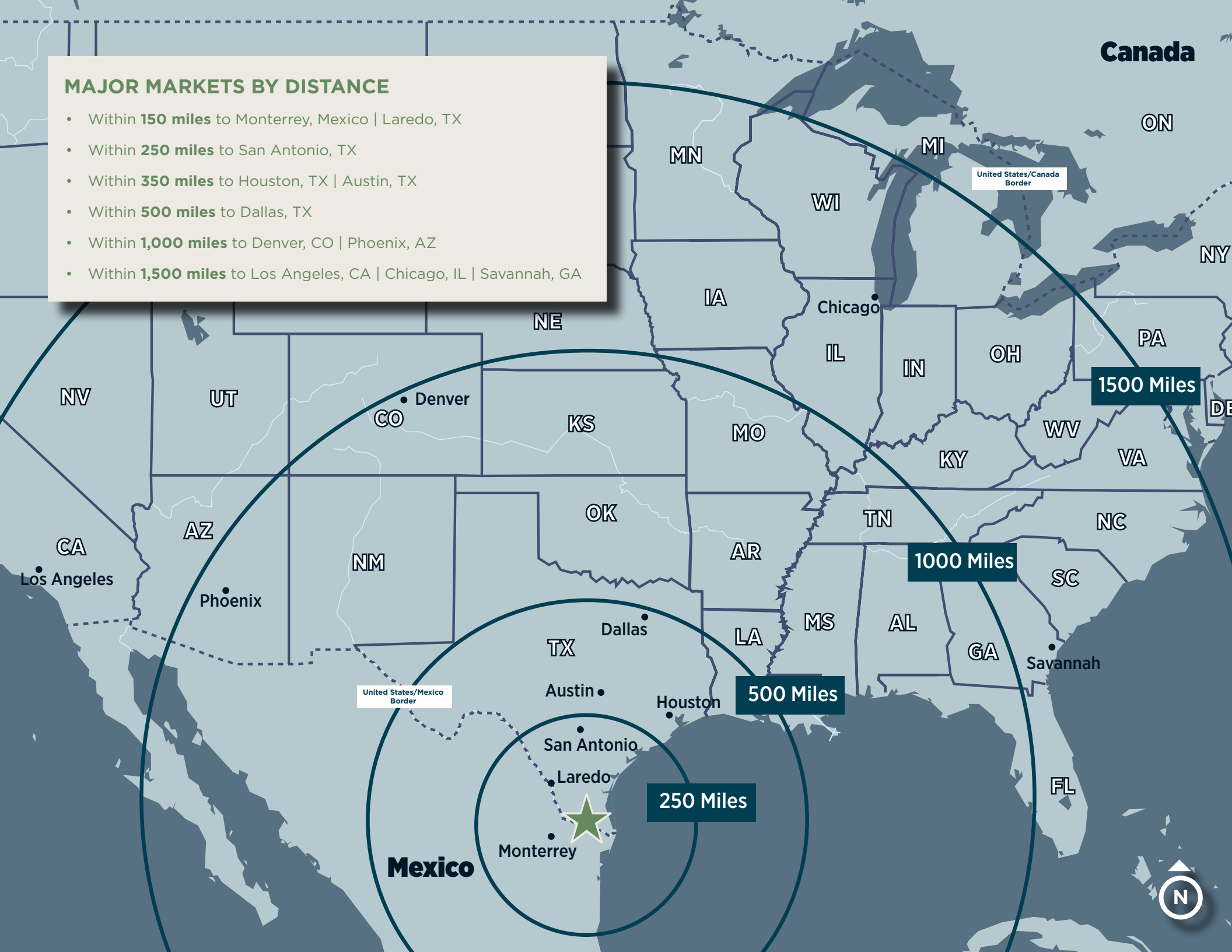
DISTANCES FROM SITE

- **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

Ryan Fuselier

+1 713.412.3040

ryan.fuselier@jll.com

Katie (Madden) Tyra

+1 713.818.1286

katie.tyra@jll.com

Commercial Border Partners

Adrian Slater, CCIM

+1 915.740.7140

aslater@commercialpb.com



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