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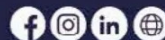
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# MEXICO INDUSTRY | MAPS

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TAMAULIPAS AND SOUTH TEXAS



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# MEXICO INDUSTRY | MAPS

The **MEXICO INDUSTRY MAPS** is an annual publication that serves as a tool for investors who can find industrial parks in each region, which provide access to the industry already installed in the cities with the more significant economic development and promotes the availability of industrial market in the Country, with the purpose of incentive new establishments and expansions into the regions.

Monica Villarreal  
Chief Executive Officer

## INSIDE THE COMPANY | PAG. 9



## WHY INVEST IN TAMAULIPAS | PAG. 6-7



## NUEVO LAREDO INDUSTRIAL PARKS

FINSA NUEVO LAREDO INDUSTRIAL PARK.....	11
MODULO INDUSTRIAL DE AMERICA.....	12
PROGRESO INDUSTRIAL PARK.....	12
PYME Y LOGISTICO INDUSTRIAL PARK.....	12
O.L. LONGORIA INDUSTRIAL PARK.....	12
RIO BRAVO INDUSTRIAL PARK.....	12
DOS LAREDOS INDUSTRIAL PARK.....	13
ORADEL INDUSTRIAL RAILCENTER.....	13
RIO GRANDE INDUSTRIAL PARK.....	13
FINSA NUEVO LAREDO PONIENTE INDUSTRIAL PARK.....	14

## MIGUEL ALEMAN INDUSTRIAL PARKS

MIGUEL ALEMAN INDUSTRIAL PARK.....	14
------------------------------------	----

## REYNOSA INDUSTRIAL PARKS

VILLA FLORIDA INDUSTRIAL PARK.....	16
REYNOSA INDUSTRIAL CENTER.....	17
STIVA REYNOSA INDUSTRIAL PARK.....	17
EL PUENTE INDUSTRIAL PARK.....	17
DEL NORTE INDUSTRIAL PARK.....	18
REYNOSA INDUSTRIAL PARK.....	20
COLONIAL INDUSTRIAL PARK.....	21
FINSA MAQUILPARK INDUSTRIAL PARK.....	21
CENTINELA EAST PARK.....	21
PROLOGIS PARK PHARR BRIDGE INDUSTRIAL.....	22
PROLOGIS PARK PHARR BRIDGE EAST.....	22
REY PHARR BRIDGE COMPLEX.....	22
AMERICAN INDUSTRIES INDUSTRIAL PARK.....	22

## VALLE HERMOSO INDUSTRIAL PARKS

VALLE HERMOSO 89 INDUSTRIAL PARK.....	22
---------------------------------------	----

## MATAMOROS INDUSTRIAL PARKS

CIMA INDUSTRIAL PARK.....	24
CYLSA INDUSTRIAL PARK.....	24
FINSA MATAMOROS DEL NORTE INDUSTRIAL PARK.....	25
LAS VENTANAS INDUSTRIAL PARK.....	26
ALIANZA INDUSTRIAL PARK.....	26
DEL LAGO INDUSTRIAL PARK.....	26
LOS PALMARES INDUSTRIAL PARK.....	28
FINSA ORIENTE INDUSTRIAL PARK.....	28
FINSA PONIENTE INDUSTRIAL PARK.....	28

## CIUDAD VICTORIA INDUSTRIAL PARKS

NUEVO SANTANDER SECCION II INDUSTRIAL PARK.....	30
NUEVO SANTANDER SECCION I INDUSTRIAL PARK.....	30
PARQUE CIENTIFICO Y TECNOLOGICO TECNOTAM.....	31

## ALTAMIRA INDUSTRIAL PARKS

NORTH POINT ALTAMIRA INDUSTRIAL PARK.....	31
TECNIA INDUSTRIAL PARK.....	32
ASISA INDUSTRIAL PARK.....	32
PUERTO INDUSTRIAL ALTAMIRA.....	32

## ROMA INDUSTRIAL PARK

LAS AMERICAS ROMA LOGISTIC AND INDUSTRIAL PARK.....	34
---	----

## RIO GRANDE

RINGGOLD INDUSTRIAL PARK.....	36
ST IVES INDUSTRIAL PARK.....	36
BOP INDUSTRIAL PARK.....	36
SCBC II INDUSTRIAL PARK.....	36
SCIF INDUSTRIAL PARK.....	36
SCBC I INDUSTRIAL PARK.....	36

## MISSION INDUSTRIAL PARKS

SHARYLAND BUSINESS PARK MISSION.....	36
BUSINESS PARK AT TRINITY.....	36
MISSION EXPRESSWAY BUSINESS PARK.....	37

## MCALLEN INDUSTRIAL PARKS

MCALLEN SOUTHWEST INDUSTRIAL AREA.....	38
SHARYLAND INDUSTRIAL PARK.....	40
MCALLEN NEARSHORING INDUSTRIAL PARK.....	40
MCALLEN SOUTH INDUSTRIAL PARK.....	41
BOTELO INDUSTRIAL PARK.....	41
TRES PUENTES INDUSTRIAL PARK.....	41

## PHARR INDUSTRIAL PARKS

PHARR INDUSTRIAL PARK.....	42
QUEENSTOWN INDUSTRIAL PARK.....	43
STEWART COLD STORAGE INDUSTRIAL PARK.....	43
MONARCH BUSINESS PARK.....	43
PHARR PRODUCE PARK.....	43
CAPOTE BUSINESS PARK.....	44
PHARR PRODUCE INDUSTRIAL PARK.....	44
KEYSTONE BUSINESS PARK.....	45
PHARR BRIDGE BUSSINES PARK.....	45
UNITED PRODUCE PARK.....	46
MAJESTIC INTERNATIONAL TRADE PORT.....	46

## EDINBURG INDUSTRIAL PARKS

RENAISSANCE INDUSTRIAL PARK.....	48
NORTH INDUSTRIAL PARK.....	48
OWASSA INDUSTRIAL PARK.....	48
SOUTH TEXAS AIRPORT INDUSTRIAL PARK.....	48

## DONNA INDUSTRIAL PARK

DONNA INDUSTRIAL PARK.....	50
----------------------------	----

## WESLACO INDUSTRIAL PARK

MID-VALLEY INDUSTRIAL PARK.....	52
MID-VALLEY INTERNATIONAL INDUSTRIAL PARK.....	52

## HARLINGEN INDUSTRIAL PARKS

HARLINGEN INDUSTRIAL PARK.....	54
HARLINGEN AEROTROPOLIS.....	54
THE PARK AT ROOSEVELT.....	54

## BROWNSVILLE INDUSTRIAL PARKS

NAFTA INDUSTRIAL PARK.....	56
SOUTH EAST CORRIDOR.....	56
VICTORIA LAKE INDUSTRIAL PARK.....	56
VETERANS INTERNATIONAL TRADE CENTER.....	56
PORT OF BROWNSVILLE INDUSTRIAL PARK.....	56
802 INDUSTRIAL PARK.....	58
AIRPORT INDUSTRIAL PARK.....	58
NORTH INDUSTRIAL PARK.....	58
COFFEE PORT INDUSTRIAL PARK.....	58





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# WHY INVEST IN TAMAUlipAS AND THE SOUTH TEXAS

## GEOGRAPHICAL ASPECTS

State: Tamaulipas  
 Capital: Cd. Victoria  
 Surface: 80,249 Km<sup>2</sup>  
 Tamaulipas represents 4.1% of the total area of the country with 43 municipalities.

Tamaulipas borders Texas (United States) to the north; the Mexican states of Veracruz and San Luis Potosí to the south; the state of Nuevo León to the west; and the Gulf of Mexico to the east.

SOURCE: INEGI

## DEMOGRAPHIC PROFILE

The average population density of Tamaulipas is 44 inhabitants per square kilometer and its average age is 30 years old.

State Population **3,578,872**  
 Males: 1,744,083  
 Women: 1,834,789  
 Urban population: 90%  
 Rural population: 10%

SOURCE: INEGI



There are 370 km of border between the United States and Mexico, which is why Tamaulipas is considered the largest in the country, with 18 international crossings, and 3 ports (Tampico, Altamira and Matamoros) representing a third of the trade flow generated by the agreement between the United States, Mexico and Canada (T-MEC). It likewise has a reliable communications and transportation infrastructure, making it part of the Northern Economic Corridor.

## DISTANCE FROM CIUDAD VICTORIA TAMAUlipAS TO:

Mexico's Main Cities	Km	Miles	USA Main Cities	Km	Miles	Canada Main Cities	Km	Miles
Aguascalientes, Ags.	501	310	Atlanta, GA.	2,194	1,363	Calgary, QC.	4,287	2,664
CDMX	725	451	Cleveland, OH.	3,068	1,906	Edmonton, AB.	4,280	2,660
Guadalajara, Jal.	664	412	Dallas, TX.	1,261	784	Montreal, QC.	3,980	2,473
Puebla, Pue.	688	427	Detroit, MI.	3,064	1,904	Ottawa, ON.	3,818	2,373
Tijuana, B.C.N.	2,585	1,606	Los Angeles, CA.	3,139	1,951	Quebec, QC.	4,289	2,665
Monterrey, N.L.	285	177	New York, NY.	3,545	2,203	Regina, SK.	3,463	2,152
Chihuahua, Chih.	1,082	672	Saint Louis, MO.	2,170	1,348	Toronto, ON.	3,389	2,106
Merida, Yuc.	1,694	1,052	San Francisco, CA.	3,620	2,249	Vancouver, BC.	4,544	2,824
Saltillo, Coah.	374	232	Seattle, WA.	4,323	2,686	Victoria, BC.	4,538	2,820
						Winnipeg, MB.	3,255	2,023

## INFRASTRUCTURE: TRADE AND LOGISTIC CENTER



### 5 INTERNATIONAL AIRPORT

**QUETZALCOATL INTERNATIONAL AIRPORT** / Nuevo Laredo  
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**GENERAL LUCIO BLANCO INTERNATIONAL AIRPORT** / Reynosa  
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**GENERAL SERVANDO CANALES INTERNATIONAL AIRPORT** / Matamoros  
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**GENERAL PEDRO J. MÉNDEZ INTERNATIONAL AIRPORT** / Cd. Victoria  
 COMMERCIAL USE & CARGO

**GENERAL FCO. JAVIER MINA AIRPORT** / Tampico  
 COMMERCIAL USE & CARGO

**TAMAUlipAS HAS AROUND 27 AIR ROUTES, USED BY 1.5 MILLION PASSENGERS EACH YEAR.**

### AIRLINES

Aeromexico | Viva Aerobus  
 TAR | United Airlines| Aerus

### NATIONAL DEPARTURES

Cancún | Ciudad de México  
 Matamoros| Monterrey  
 Veracruz| Reynosa

### INTERNATIONAL DEPARTURES

Houston, TX.

## THE MAIN INTERNATIONAL SALES OF TAMAUlipAS IN 2023

Monitors and projectors, not incorporating television reception devices	US\$2.637 billion
Parts and accessories for motor vehicles	US\$2.606 billion
Instruments and apparatus used in medical sciences	US\$1.890 billion

### MEDICAL UNITS



478 Units with medical attention (440 public and 38 private)

SOURCE: SEDECO

### HIGHWAYS



14,014 Km. of roads and highways

Tamaulipas State includes four trunk highways: Mazatlán-Matamoros | Manzanillo-Tampico | Mexico City-Nuevo Laredo | Veracruz-Monterrey

### RAILROADS



937 Km. of railway lines  
 2 main railroad companies: (Kansas City Southern Mexico & Ferromex).

### PORTS



International Ports: Tampico, Altamira and Matamoros  
 +29.7 million tons of cargo movement per year

14 shipping lines:  
 Hapag-Lloyd | Maersk | Seaboard Marine  
 SC Line | CSAV | CMA CGM

### INDUSTRIAL PARKS



41 industrial parks in all state

### INTERNATIONAL BRIDGES

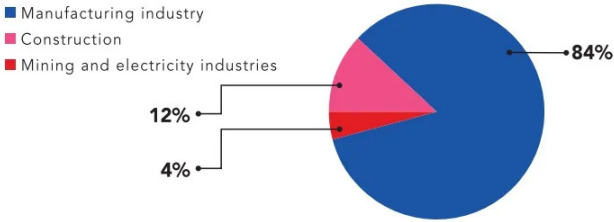


18 international crosses in all state, 10 of them are commercial

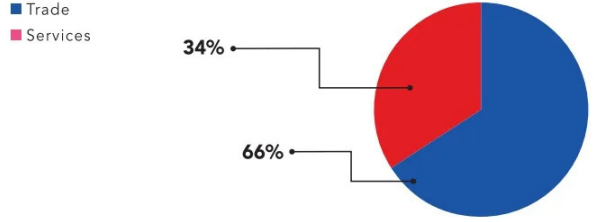


## EMPLOYED POPULATION BY SECTOR

### COMPOSITION OF THE SECONDARY SECTOR



### COMPOSITION OF THE TERTIARY SECTOR



## FOREIGN DIRECT INVESTMENT IN TAMAULIPAS

495 M (IED ENE-DIC 2023)

Tamaulipas is ranked **eight** out of the **10 states** with the **highest concentration** of Foreign Direct Investment in Mexico in 2022.



### FOREIGN DIRECT INVESTMENT DISTRIBUTED IN (JANUARY 1999 TO DECEMBER 2023):

Reinvestment of profits	US\$11,967M
Intra-company accounts	US\$8,486M
New investments	US\$5,030M

SOURCE: DATA MEXICO

### EXPORTS FROM 1999 TO 2023

25,313 MDD

5,030M  
PROFIT  
REINVESTMENT

### TYPE OF FOREIGN INVESTMENT

11,967M  
INTERCOMPANY  
ACCOUNTS

8,486M  
NEW  
INVESTMENTS

SOURCE: SECRETARÍA DE ECONOMÍA (DECEMBER 2022)

## MAIN INDUSTRIAL SECTORS

**Electronic/Electric sector:** generates 81,333 jobs and produces: energy and ballasts, car radios, batteries, radio equipment and electrical power supplies



**Chemical and Petrochemical sector:** generates 12,259 jobs and produces: PET, PVC, ABS Terephthalic acid (PTA) and Dimethyl terephthalate (DMT)



**Automotive sector:** generates 103,868 jobs and produces: dashboards, steering wheels, harnesses, security systems, sensors, brake systems, air conditioning systems and suspension parts



**Medical sector:** generates 16,577 jobs and produces: assembly and manufacture of medical equipment, catheters, trays, surgical equipment and normal and electric chairs



**Aerospace sector:** generates 8,256 jobs and produces: Aircraft turbines, undercarriage, electrical connectors, telecommunication products and hydraulic rubber manufacturing



**Energy sector:** generates 8,989 jobs and produces: manufacture of petroleum and coal-derived products, construction of electric power generation and conduction works, generation, transmission, and distribution of energy supply of water and gas



## EDUCATION

Over **100 universities** and **28 technical schools** provide education

### EDUCATION CYCLE 2024

ENROLLED IN DEGREE	MEN	WOMEN
Information technologies	5,421	1,987
Administration and Business	20,713	12,999
Engineering, Manufacturing and Construction	23,523	10,033
Natural Sciences, Mathematics and Statistics	412	423
Services	1,099	969
Health Sciences	8,587	18,551





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# INSIDE THE COMPANY

By: Viviana Cervantes

## CORNING

**Company Name:** Corning Incorporated  
**Location:** Reynosa, Tamaulipas  
**Start of operation:** 1996  
**Investors:** United States  
**Products:** Glass, ceramic and fiber optic items.

Corning Incorporated promotes glass, ceramic, and fiber optic manufacturing processes from Reynosa, Tamaulipas.

Its products are helpful for diverse markets that align with new industrial trends. The company was founded 170 years ago in the United States and has been in the Mexican market since 1996, establishing its first operating point in Reynosa.

This city is currently home to 7 of the nine manufacturing plants nationwide.

A quarter of Corning's global workforce is based in Mexico, making it the largest employer in Tamaulipas.

Corning facilities in Reynosa are in the Parque Industrial del Norte and Parque Industrial Villa Florida.

Alfredo Anaya Rodríguez, Regional Manufacturing Manager, explained that two main Corning lines are manufactured in Mexico: Optical Communications, which is differentiated by offering fiber solutions, wireless technology, and large-scale data centers, and Life and Science, addressed to the medical industry when manufacturing laboratory products, cell culture solutions, specialized in bioprocess and surface containers to store, and deliver medications.

"Our commitment is to offer innovative, high-quality products that allow us to connect people in more places. By delivering fiber optic solutions for the home, data centers, and 5G networks, Corning is a company built to endure, constantly innovating to improve people's lives and transform industries."

### AN INDUSTRY THAT STANDS OUT

The success that Corning has achieved in its manufacturing processes from Tamaulipas has had a global impact, consolidating as a leader in

the manufacturing processes and beyond its strategic location. Anaya spoke about the presence of industrial infrastructure, with accessibility, modern facilities, public services, and transportation networks that enable a prosperous community and strengthen opportunities for economic growth.

Another essential aspect of the industry is the presence of universities and the talent generated, mainly focusing on engineering, technology, and science. Several public and private institutions in Reynosa reinforce the existence of a talent center, supporting Corning's commitment to constantly invest and improve its processes.

### GLOBAL RECOGNITION

The company has several certifications and recognitions that have positioned it internationally; for example, Best Place to Work, Corporate Equity INDEX, AAPD, and Disability are also part of the Science-Based Target Initiative and were named Energy Starr Partner of Year for the tenth consecutive year by the Environmental Protection Agency. Moreover, it has created various social responsibility programs that encourage young people in their professional growth and provide a sense of belonging to the community, including diversity, equity and inclusion, leadership tools, and those focused on women.

Corning also stands out for its commitments and strategies to care for the environment, adapting all its manufacturing processes to ecological and sustainable innovation. With this, its growth plans for the following years aim to expand, create new jobs, and develop economically according to global demands.

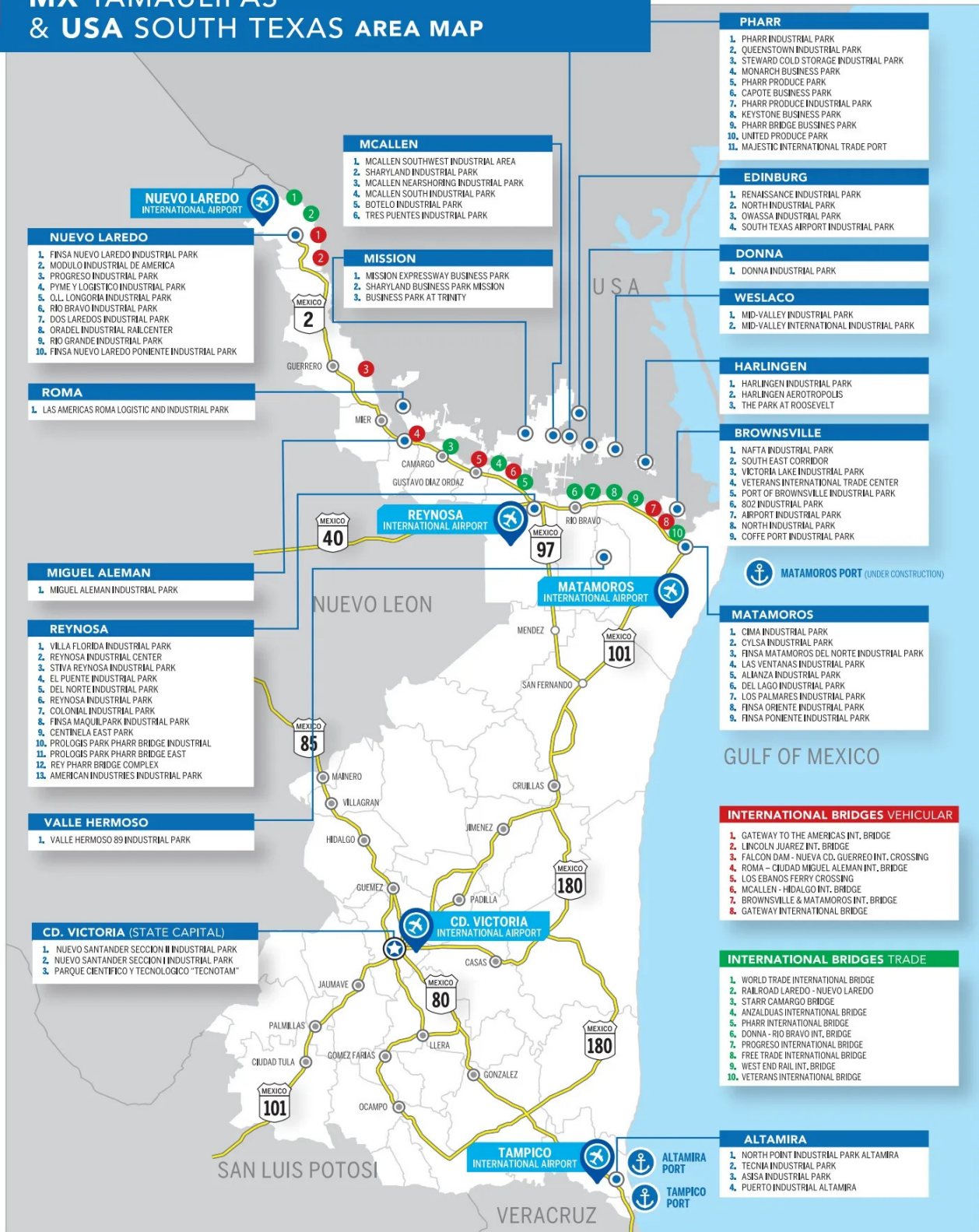


Alfredo Anaya Rodríguez, Regional Manufacturing Manager



"Corning is a company built to endure and that is constantly innovating to improve people's lives and to transform industries".

# MX TAMAUlipAS & USA SOUTH TEXAS AREA MAP



## PHARR

1. PHARR INDUSTRIAL PARK
2. QUEENSTOWN INDUSTRIAL PARK
3. STEWARD COLD STORAGE INDUSTRIAL PARK
4. MONARCH BUSINESS PARK
5. PHARR PRODUCE PARK
6. CAPOTE BUSINESS PARK
7. PHARR PRODUCE INDUSTRIAL PARK
8. KEYSTONE BUSINESS PARK
9. PHARR BRIDGE BUSINESS PARK
10. UNITED PRODUCE PARK
11. MAJESTIC INTERNATIONAL TRADE PORT

## EDINBURG

1. RENAISSANCE INDUSTRIAL PARK
2. NORTH INDUSTRIAL PARK
3. OWASSA INDUSTRIAL PARK
4. SOUTH TEXAS AIRPORT INDUSTRIAL PARK

## DONNA

1. DONNA INDUSTRIAL PARK

## WESLACO

1. MID-VALLEY INDUSTRIAL PARK
2. MID-VALLEY INTERNATIONAL INDUSTRIAL PARK

## HARLINGEN

1. HARLINGEN INDUSTRIAL PARK
2. HARLINGEN AEROTROPOLIS
3. THE PARK AT ROOSEVELT

## BROWNSVILLE

1. NAFTA INDUSTRIAL PARK
2. SOUTH EAST CORRIDOR
3. VICTORIA LAKE INDUSTRIAL PARK
4. VETERANS INTERNATIONAL TRADE CENTER
5. PORT OF BROWNSVILLE INDUSTRIAL PARK
6. 802 INDUSTRIAL PARK
7. AIRPORT INDUSTRIAL PARK
8. NORTH INDUSTRIAL PARK
9. COFFE PORT INDUSTRIAL PARK

MATAMOROS PORT (UNDER CONSTRUCTION)

## MATAMOROS

1. CIMA INDUSTRIAL PARK
2. CYLSA INDUSTRIAL PARK
3. FINSA MATAMOROS DEL NORTE INDUSTRIAL PARK
4. LAS VENTANAS INDUSTRIAL PARK
5. ALIANZA INDUSTRIAL PARK
6. DEL LAGO INDUSTRIAL PARK
7. LOS PALMARES INDUSTRIAL PARK
8. FINSA ORIENTE INDUSTRIAL PARK
9. FINSA PONIENTE INDUSTRIAL PARK

## GULF OF MEXICO

### INTERNATIONAL BRIDGES VEHICULAR

1. GATEWAY TO THE AMERICAS INT. BRIDGE
2. LINCOLN JUAREZ INT. BRIDGE
3. FALCON DAM - NUEVA CD. GUERREO INT. CROSSING
4. ROMA - CIUDAD MIGUEL ALEMAN INT. BRIDGE
5. LOS EBANOS FERRY CROSSING
6. MCALLEN - HIDALGO INT. BRIDGE
7. BROWNSVILLE & MATAMOROS INT. BRIDGE
8. GATEWAY INTERNATIONAL BRIDGE

### INTERNATIONAL BRIDGES TRADE

1. WORLD TRADE INTERNATIONAL BRIDGE
2. RAILROAD LAREDO - NUEVO LAREDO
3. STARR CAMARGO BRIDGE
4. ANZALDUAS INTERNATIONAL BRIDGE
5. PHARR INTERNATIONAL BRIDGE
6. DONNA - RIO BRAVO INT. BRIDGE
7. PROGRESO INTERNATIONAL BRIDGE
8. FREE TRADE INTERNATIONAL BRIDGE
9. WEST END RAIL INT. BRIDGE
10. VETERANS INTERNATIONAL BRIDGE

## ALTAMIRA

1. NORTH POINT INDUSTRIAL PARK ALTAMIRA
2. TECNIA INDUSTRIAL PARK
3. ASISA INDUSTRIAL PARK
4. PUERTO INDUSTRIAL ALTAMIRA

## NUEVO LAREDO INTERNATIONAL AIRPORT

## NUEVO LAREDO

1. FINSA NUEVO LAREDO INDUSTRIAL PARK
2. MODULO INDUSTRIAL DE AMERICA
3. PROGRESO INDUSTRIAL PARK
4. PYME Y LOGISTICO INDUSTRIAL PARK
5. O.L. LONGORIA INDUSTRIAL PARK
6. RIO BRAVO INDUSTRIAL PARK
7. DOS LAREDOS INDUSTRIAL PARK
8. GRADEL INDUSTRIAL RAIL CENTER
9. RIO GRANDE INDUSTRIAL PARK
10. FINSA NUEVO LAREDO PONIENTE INDUSTRIAL PARK

## ROMA

1. LAS AMERICAS ROMA LOGISTIC AND INDUSTRIAL PARK

## MIGUEL ALEMAN

1. MIGUEL ALEMAN INDUSTRIAL PARK

## REYNOSA

1. VILLA FLORIDA INDUSTRIAL PARK
2. REYNOSA INDUSTRIAL CENTER
3. STIVA REYNOSA INDUSTRIAL PARK
4. EL PUENTE INDUSTRIAL PARK
5. DEL NORTE INDUSTRIAL PARK
6. REYNOSA INDUSTRIAL PARK
7. COLONIAL INDUSTRIAL PARK
8. FINSA MAQUILPARK INDUSTRIAL PARK
9. CENTINELA EAST PARK
10. PROLOGIS PARK PHARR BRIDGE INDUSTRIAL
11. PROLOGIS PARK PHARR BRIDGE EAST
12. REY PHARR BRIDGE COMPLEX
13. AMERICAN INDUSTRIES INDUSTRIAL PARK

## VALLE HERMOSO

1. VALLE HERMOSO 89 INDUSTRIAL PARK

## CD. VICTORIA (STATE CAPITAL)

1. NUEVO SANTANDER SECCION II INDUSTRIAL PARK
2. NUEVO SANTANDER SECCION I INDUSTRIAL PARK
3. PARQUE CIENTIFICO Y TECNOLOGICO "TECNOTAM"

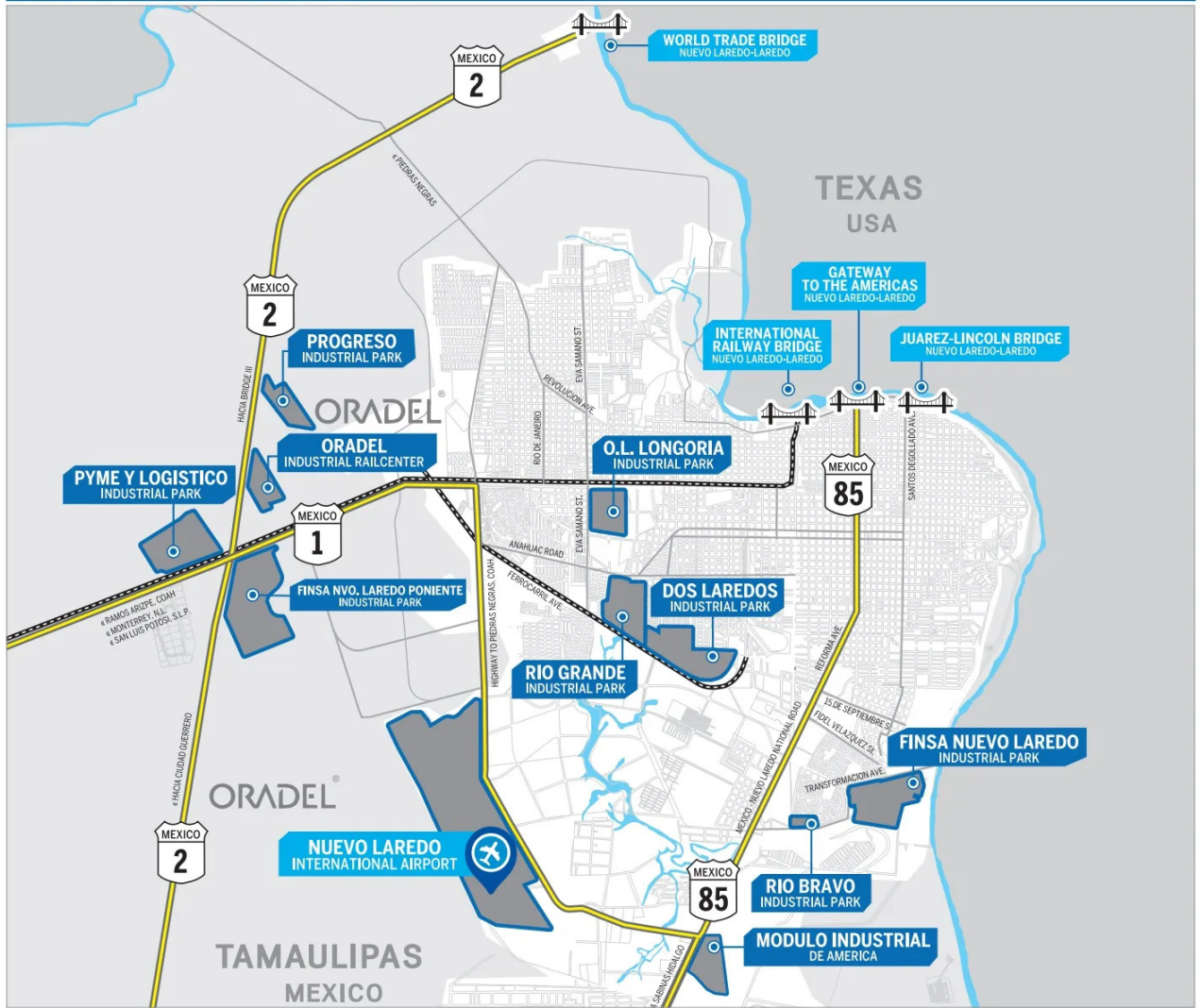
## MCALLEN

1. MCALLEN SOUTHWEST INDUSTRIAL AREA
2. SHARYLAND INDUSTRIAL PARK
3. MCALLEN NEARSHORING INDUSTRIAL PARK
4. MCALLEN SOUTH INDUSTRIAL PARK
5. BOTELO INDUSTRIAL PARK
6. TRES PUENTES INDUSTRIAL PARK

## MISSION

1. MISSION EXPRESSWAY BUSINESS PARK
2. SHARYLAND BUSINESS PARK MISSION
3. BUSINESS PARK AT TRINITY





### FINSA NUEVO LAREDO INDUSTRIAL PARK

FINSA | www.finsa.net

**CONTACT**

Héctor Contreras  
hcontreras@finsa.net

**PARK ADDRESS**

Av. Industrial 6000  
Parque Industrial Finsa  
Nuevo Laredo, Tam.

**TELEPHONE**

+52 (867) 715.1453

**AREA**

148.2 Acres  
60 Hectares

- 1. CATERPILLAR LOGISTICS**  
Diesel engine injectors remanufacturing
- 2. MEDLINE**  
Manufacturing
- 3. TELEFLEX MEDICAL DE MEXICO II**  
Medical devices instrumentation
- 4. KONGSBERG DRIVELINE PLANT II**  
Hood release systems, automobile
- 5. KONGSBERG DRIVELINE PLANT IV**  
Hood release systems, automobile
- 6. MAG SPECIALTIES**  
Manufacture of white goods
- 7. CATERPILLAR PLANT II**  
Manufacture of white goods

- 8. KONGSBERG DRIVELINE PLANT I**  
Hood release systems, automobile
- 9. DELPHI/APTV**  
Automotive industry
- 10. BRAKE PARTS PLANT II**  
Manufacture of automotive brakes
- 11. APTIV PLANT II**  
Automotive industry
- 12. CATERPILLAR PLANT I**  
Diesel engine injectors
- 13. EMPAQUES RIO GRANDE**  
Manufacture of packaging and boxes
- 14. BRAKE PARTS PLANT I**  
Manufacture of brake systems for vehicles



- 15. CFE STATION**  
Energy company
- 16. COPPEL CEDIS**  
Distribution center
- 17. FROMEX-EMERSON**  
Manufacturing or fisher control



## PROGRESO INDUSTRIAL PARK

### PARK ADDRESS

Libramiento Nuevo Laredo-Mexico II  
Nuevo Laredo, Tam.

### TELEPHONE

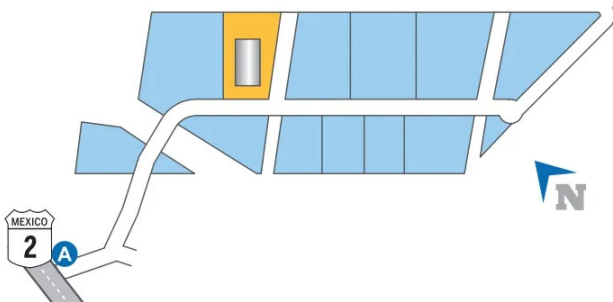
+52 (867) 712.0327

### AREA

106 Acres  
43 Hectares

### CONTACT

rs@mexicoindustry.com



## PYME Y LOGISTICO INDUSTRIAL PARK "TECNOLOGIS"

### PARK ADDRESS

Paseo Loma Real  
Nuevo Laredo, Tam.

### CONTACT

rs@mexicoindustry.com

### AREA

102.47 Acres  
41.47 Hectares

### 1. EMPRESA 360

Professional services



## MODULO INDUSTRIAL DE AMERICA

### PARK ADDRESS

Carretera Mty-Nuevo Laredo Km. 8.5  
Módulo Industrial de América  
Nuevo Laredo, Tam.

### AREA

66.5 Acres  
26.9 Hectares

### CONTACT

rs@mexicoindustry.com



### 1. TKR DE MEXICO

Discs and tapes magneto phonic

### 2. BULK LIFT

Products for industrial packaging

### 3. BRASON DE MEXICO

Cleaning equipment manufacturing

### 4. CHROMALOX

Manufacturer of electric heating

### 5. VERITIV

Packaging industry

### 6. EMERSON-BRANSON PLANT II

Available building

### 7. VISKO TEEPAC

Plastic cases

### 8. ROBERT SHAW I

Production plant

### 9. DHL

Logistic services

### 10. ELECTRA

Distribution center

### 11. ROBERT SHAW III

Manufactures controls for home appliances

### 12. ROBERT SHAW VI

Manufactures controls for home appliances

### 13. ALESTRA

Manufactures controls for home appliances

### 14. ROBERT SHAW V

Manufactures controls for home appliances

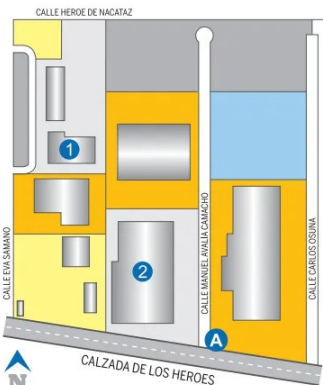
### 15. FEMSA CEDIS II

Distribution center

### 16. LTA - LOGISTICA Y TRAMITACION

AUDANAL  
Logistic services

## O.L. LONGORIA INDUSTRIAL PARK



### PARK ADDRESS

Av. Eva Samano esq. Calzada de los Héroes Col. Longoria,  
Nuevo Laredo, Tam.

### AREA

257 Acres  
104 Hectares

### CONTACT

rs@mexicoindustry.com

### 1. POLIFORUM LA FE

Convention center

### 2. APTIV CONTRACT SERVICES

Automotive parts industry

## RIO BRAVO INDUSTRIAL PARK

### PARK ADDRESS

Paseo Loma Real, Nuevo Laredo, Tam.

### AREA

29.7 Acres  
12 Hectares

### CONTACT

rs@mexicoindustry.com



### 1. ONILOG

Logistic services

### 2. NCH PROMOTIONAL SERVICES

Marketing services



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**NUEVO LAREDO** *capital of foreign trade*

### ORADEL FEATURES

► Economic advantages due to its location. **More than 1,200 hectares** of surface area  
Railroad **access inside the Park**

### LOGISTICS AND MANUFACTURING PROFITABILITY

► It is the **closest location to the border with the highest** business value

### WORKER BENEFITS

► It offers a **complete ecosystem** that increases workforce permanence for the companies located in the Park;  
**Homes / Public school / Technological University of Nuevo Laredo / Daycare / Security**



DISCOVERING ORADEL

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## ORADEL INDUSTRIAL RAILCENTER

ORADEL | [www.oradel.com](http://www.oradel.com)

### CONTACT

Carlos Montoya  
cmontoya@oradel.com

### PARK ADDRESS

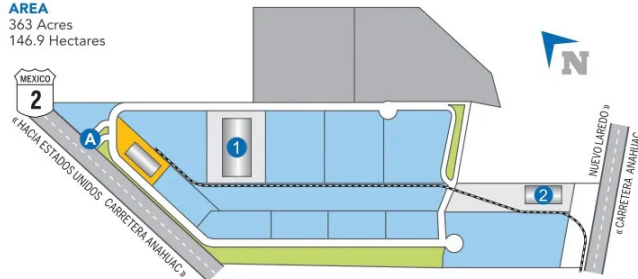
Carretera Federal Anáhuac-Nuevo Laredo  
Nuevo Laredo, Tam.

### TELEPHONE

+52 (867) 711.4555

### AREA

363 Acres  
146.9 Hectares



### 1. MEDLINE

Manufacturing

### 2. NOVAMEX

Bottling and distribution of products internationally.

## RIO GRANDE INDUSTRIAL PARK

### PARK ADDRESS

Av. Eva Samano  
Nuevo Laredo, Tam.

### AREA

125 Acres  
50.3 Hectares

### CONTACT

rs@mexicoindustry.com

### 1. UNITED SYSTEMS GROUP I

Automotive parts industry

### 2. WIEGANS/BACKER EHP

Heating elements

### 3. 3PL

Industrial services

### 4. UNITED SYSTEMS GROUP II

Automotive parts industry

### 5. WIEGANS/BACKER EHP

Heating elements

### 6. NORTH AMERICAN RADIATORS

Automotive parts industry

### 7. BIMBO

Sales center

### 8. JUMBOLON PLASTICOS

Plastics

### 9. LINAMAR

Automotive parts industry



## DOS LAREDOS INDUSTRIAL PARK

### PARK ADDRESS

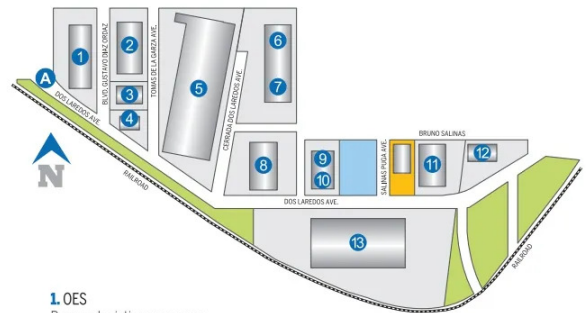
Cerrada Los Dos Laredos 7A  
Parque Industrial Dos Laredos, Nuevo Laredo

### AREA

96 Acres  
38.84 Hectares

### CONTACT

rs@mexicoindustry.com



### 1. OES

Reverse logistics processes

### 2. ONILOG NLD02

Distribution center

### 3. ONILOG NLD05

Distribution center

### 4. PEPSICO

Distribution center a

### 5. MODINE PLANT I

Manufacture of radiators for automobiles

### 6. AGE EMPAQUES

Distribution of packaging materials

### 7. ONILOG NLD01

Distribution center

### 8. MODINE PLANT II

Manufacture of radiators for automobiles

### 9. TSI

Logistic services

### 10. ONILOG NLD06

Distribution center

### 11. RHEEM PLANT 28

Manufacture of air conditioners

### 12. PEPSICO II

Distribution center

### 13. RHEEM

Manufacture of water heaters



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EXPERIENCE



BIM  
METHODOLOGY



BUILT TO SUIT  
PROJECTS



CONSTRUCTION

## FINSA NUEVO LAREDO PONIENTE INDUSTRIAL PARK

FINSA | www.finsa.net

### CONTACT

Héctor Contreras  
hcontreras@finsa.net

### TELEPHONE

+52 (867) 715.1543

### AREA

207.56 Acres  
84 Hectares

### PARK ADDRESS

Av. Manhattan, Oradel  
Industrial Center, 88285  
El Campanario y Oradel,  
Nuevo Laredo, Tamp.



- 1. RHEEM**  
Manufacturing and marketing  
of water heaters
- 2. MEDLINE**  
Medical supply center
- 3. GST MANUFACTURING**  
Manufacturing
- 4. CARGOQUIN**  
Customs broker

- 5. PRIVATE OWNER**
- 6. RAVISA**  
Freight and customs agent
- 7. PRIVATE OWNER**
- 8. SMURFIT KAPPA**  
Educational institution
- 9. PRIVATE OWNER**
- 10. PRIVATE OWNER**

## MX - MIGUEL ALEMAN INDUSTRIAL PARKS



## MIGUEL ALEMAN INDUSTRIAL PARK

**ADDRESS PARK**  
Carretera Arcabuz  
Miguel Alemán, Tam.

**AREA**  
91.5 Acres  
37 Hectares

**CONTACT**  
rs@mexicoindustry.com



- 1. UNIVERSIDAD POLITECNICA**  
Educational institution
- 2. CBTIS 271**  
Educational institution
- 3. CRECETAM**  
Educational institution





**VILLA FLORIDA INDUSTRIAL PARK**

GRUPO RÍO SAN JUAN | [www.gruporiosanjuan.com](http://www.gruporiosanjuan.com)

**CONTACT**

Martin Anzaldua  
[contacto@gruporiosanjuan.com](mailto:contacto@gruporiosanjuan.com)

**PARK ADDRESS**

Av. De Los Encinos # 1000  
 Parque Industrial Villa Florida, Reynosa, Tam. C.P.88715

**TELEPHONE**

USA (956) 630.0585  
 +52 (899) 909.0090

**AREA**

660 Acres  
 267 Hectares



- 1. COPELAND**  
Climate technologies
- 2. CORNING CABLE SYSTEMS**  
Fiber optic
- 3. CLOSET MAID**  
Articles for storages
- 4. RECONEXT**  
Solutions for electronic devices
- 5. CAL-COMP**  
Electronic components
- 6. DB BOWLES**  
Automotive parts
- 7. AVAILABLE**  
Warehouse
- 8. GSW**  
Transport equipment manufacturer
- 9. HYDRO**  
Precision tubing supplier
- 10. CORNING CABLE SYSTEMS**  
Fiber optic
- 11. AMETEK MOTORES DE MEXICO**  
Motors valves
- 12. SU BODEGA**  
Warehouse
- 13. BORGWARNER**  
Automotive supplier
- 14. BANABOX**  
Automotive parts
- 15. CEDIS OXXO / FEMSA**  
Distribution center
- 16. ESSITY HEALTHCARE SOLUTIONS**  
Medical products

- 17. ARCA CONTINENTAL**  
Distribution center
- 18. NIDEC**  
Manufacture and assembly of appliance motors
- 19. IIES**  
University
- 20. PENTAIR WATER**  
Water filters
- 21. JAVENTURES (BIMBO)**  
Warehouse
- 22. IMPRESOS RTM**  
Printing services
- 23. VERITIV**  
Distribution center
- 24. ALBEA**  
Plastic extrusion
- 25. GOODWRENCH AUTO BODY CENTER**  
Auto repair
- 26. CEQUENT**  
Automotive parts
- 27. GRUPO INLOSA**  
Warehouse
- 28. DULCES FAMOSOS**  
Food products
- 29. HCP**  
Plastics manufacturing
- 30. SAMKWANG**  
Plastic molding by injection
- 31. IDL**  
Warehouse

- 32. STANLEY BLACK & DECKER**  
Manufacturing of tools
- 33. GRUPO RIO SAN JUAN**  
Headquarters
- 34. HEINEKEN**  
Warehouse
- 35. MULTITENANT**
- 37. DSV**  
Global transport and logistics

- 39. EATON INDUSTRIES**  
Switches and circuit breakers
- 36/38/40.**  
CONTACT: DANIEL CORTES  
 T. +52 800 800 0420  
 M. +521 811 759 4102  
[daniel.cortes@rocadesarrollos.com](mailto:daniel.cortes@rocadesarrollos.com)



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(956) 843 9004 | [jorge@interlinktrade.com](mailto:jorge@interlinktrade.com)

### REYNOSA INDUSTRIAL CENTER

GP DESARROLLOS | [www.grupogp.com](http://www.grupogp.com)

#### CONTACT

Martin Caro  
[martin.caro@gpdesarrollos.com.mx](mailto:martin.caro@gpdesarrollos.com.mx)

#### TELEPHONE

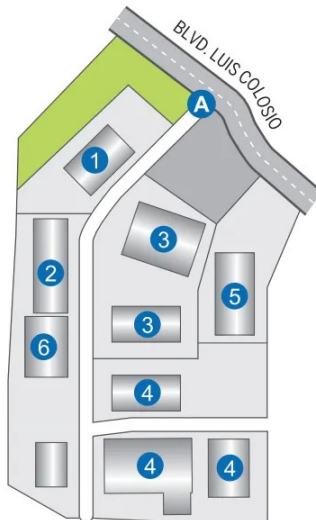
+52 (81) 8150.3900  
+52 (81) 2350.1344

#### PARK ADDRESS

Bldv. Luis Donaldo Colosio  
Reynosa, Tam.

#### AREA

99 Acres  
40 Hectares



- 1. NIDEC**  
Motors manufacturer
- 2. COMMSCOPE**  
Communications
- 3. KOHLER DE MEXICO**  
Stainless steel sinks
- 4. VERTIV**  
Equipment and services for data centers
- 5. KIMBALL ELECTRONICS**  
Provides electronics manufacturing
- 6. ANDREW TELECOMMUNICATIONS**  
Manufacture of computers and electronics

### STIVA REYNOSA INDUSTRIAL PARK

#### ADDRESS

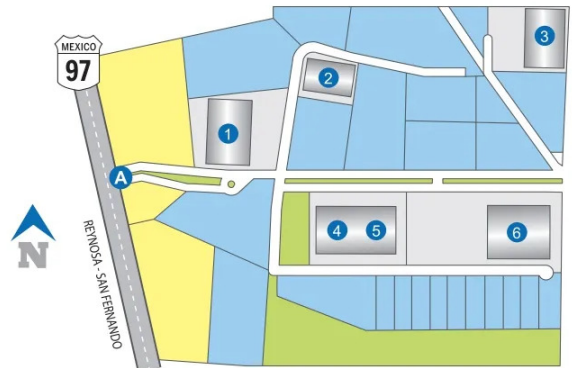
Carr. Reynosa-San Fernando Km. 2  
Balcones de Alcalá, Reynosa, Tam.

#### PARK ADDRESS

148 Acres  
60 Hectares

#### CONTACT

[rs@mexicoindustry.com](mailto:rs@mexicoindustry.com)



- 1. STANDARD MOTOR PRODUCTS**  
Automotive industry
- 2. MARKET SUPPLIES ESTANZA**  
Distribution center
- 3. NETAFIM MANUFACTURING**  
Irrigation systems
- 4. J&E COMPANIES REYNOSA**  
Industrial supply company
- 5. DIMER**  
Suppliers of expanded polystyrene products
- 6. ALEPH ELECTRONICA**

### EL PUENTE INDUSTRIAL PARK

#### PARK ADDRESS

Carretera Reynosa - Rio Bravo  
Reynosa, Tam.

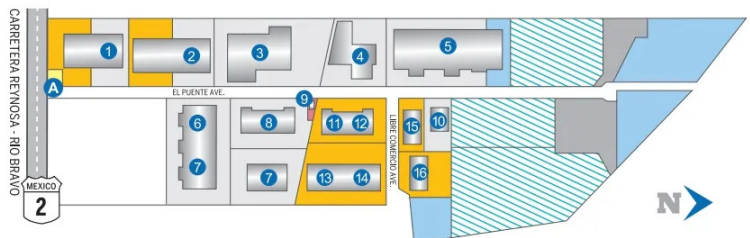
#### AREA

115 Acres  
45.5 Hectares

#### CONTACT

[rs@mexicoindustry.com](mailto:rs@mexicoindustry.com)

- 1. REVCOR**  
Manufacture of sheet metal products
- 2. IMPULSE**  
Logistic services
- 3. INVACARE REYNOSA**  
Manufacture of medical products
- 4. FORTUNE PLASTIC & METAL**  
Recyclers of metals and plastics
- 5. BRUNSWICK**  
Manufacturer of bowling supplies
- 6. PANTOS LOGISTICS**  
Logistic services
- 7. LEAR**  
Manufacture of car seats
- 8. WOORI**  
Carton box printing press
- 9. ROCA DESARROLLOS**  
Park office
- 10. HA2 NATURAL DE MEXICO**  
Chemical industry
- 11/12/13/14/15/16.**  
CONTACT: DANIEL CORTES  
T. +52 800 800 0420  
M. +521 811 759 4102  
[daniel.cortes@rocadesarrollos.com](mailto:daniel.cortes@rocadesarrollos.com)



# DEL NORTE INDUSTRIAL PARK

GRUPO RÍO SAN JUAN | [www.gruporiosanjuan.com](http://www.gruporiosanjuan.com)

**CONTACT**  
Martin Anzaldúa  
[contacto@gruporiosanjuan.com](mailto:contacto@gruporiosanjuan.com)

**TELEPHONE**  
USA (956) 630.0585  
+52 (899) 909.0090

**PARK ADDRESS**  
Av. De Los Encinos # 1000, Parque Industrial Villa Florida  
Reynosa, Tam. C.P. 88715

**AREA**  
783 Acres  
317 Hectares

- 1. ALCOM**  
Electronics
- 2. ALPS LOGISTICS**  
Electronic components
- 3. CORNING CABLE SYSTEMS**  
Fiber optic
- 4. HUTCHINSON AUTOMOTIVE**  
Automotive industry (transfer fluid systems)
- 5. AUTOMOTIVE MAQUILADORA**  
Automotive industry
- 6. ITW**  
Automotive seat belt
- 7. INFASA**  
Aluminum grills & registers for air distributors
- 8. BUSINESS CENTER FINSA**  
Business center
- 9. SCHNEIDER ELECTRIC**  
Electronic components
- 10. INTERCAST DE MEXICO**  
Castings
- 11. NVENT**  
Inventive electrical solutions
- 12. CONVATEC**  
Medical equipment manufacturers
- 13. TROSTEL MEXICO**  
Plastics injection
- 14. ESP REYNOSA**  
Package printing
- 15. APTIV**  
Global technology company
- 16. ALMACENES IBARRA**  
Distribution center
- 17. ILS SUPPLY TECHNOLOGIES**  
Product supplier
- 18. CONVATEC**  
Medical products
- 19. BIMBO DE MEXICO**  
Distribution center
- 20. SAVCOR MEXICO**  
Manufacturers of plastic materials and resins
- 21. MINESOTA RUBBER AND PLASTIC**  
Manufacturers of plastic materials
- 22. M3 RESOURCES**  
Environmentally friendly lead recycling
- 23. CORNING CABLE SYSTEMS**  
Fiber optic
- 24. CORNING SCIENCE**  
Medical supplies
- 25. PANASONIC**  
Automotive systems manufacturer
- 26. COPELAND**  
Parts for hermetic motors
- 27. NIDEC**  
Appliance motors manufacturer



- 28. DENSOTEN**  
Manufacture and sales of audio-visual products
- 29. OVERLY DE MEXICO MANUFACTURING**  
Doors industrial roofs and frames
- 30. TRANSPORTES MON RO**  
Logistic services
- 31. CORPORACION ELECTRICA DEL BRAVO**  
Electric installations
- 32. MIKUNI MEXICANA**  
Auto parts for engines
- 33. AUTOFLETES HALCON**  
Logistic services
- 34. BETTCHER MANUFACTURING REYNOSA**  
Metal stamping
- 35. SANMINA**  
Barcode scanners
- 36. AMETEK MOTORES DE MEXICO**  
Fans, motor assemblies for vacuum cleaners
- 37. C & D TECHNOLOGIES**  
Batteries
- 38. IMPRESORA DONNECO**  
Manufacture and printing of bindings
- 39. SEKAI TECHNOLOGY**  
Automotive parts storage
- 40. AUTOMOTIVE MAQUILADORA**  
Machinery manufacturing
- 41. TRANSPORTADORA TAURUS**  
Logistics services
- 42. CONTACT: DANIEL CORTES**  
T. +52 800 800 0420 / M. +521 811 759 4102  
[daniel.cortes@rocadesarrollos.com](mailto:daniel.cortes@rocadesarrollos.com)





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During all Stages of  
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783 AC. / 317 HEC.

**2. VILLA FLORIDA  
INDUSTRIAL PARK**  
660 AC. / 267 HEC.

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- **Direct Access** to the **Anzalduas Int. Bridge**
- **World Class** Facilities
- **Modern** and **efficient** infrastructure
- **Guardhouse** and access control



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PENTAIR

MITSUBISHI

DSV

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Veritiv

BBB  
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CORNING

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# REYNOSA INDUSTRIAL PARK

GRUPO IGS | www.igs.com.mx

## CONTACT

Lachlan Elting  
lelling@igs.com.mx

## PARK ADDRESS

Carretera Reynosa-Río Bravo Km. 83  
Reynosa, Tam.

## TELEPHONE

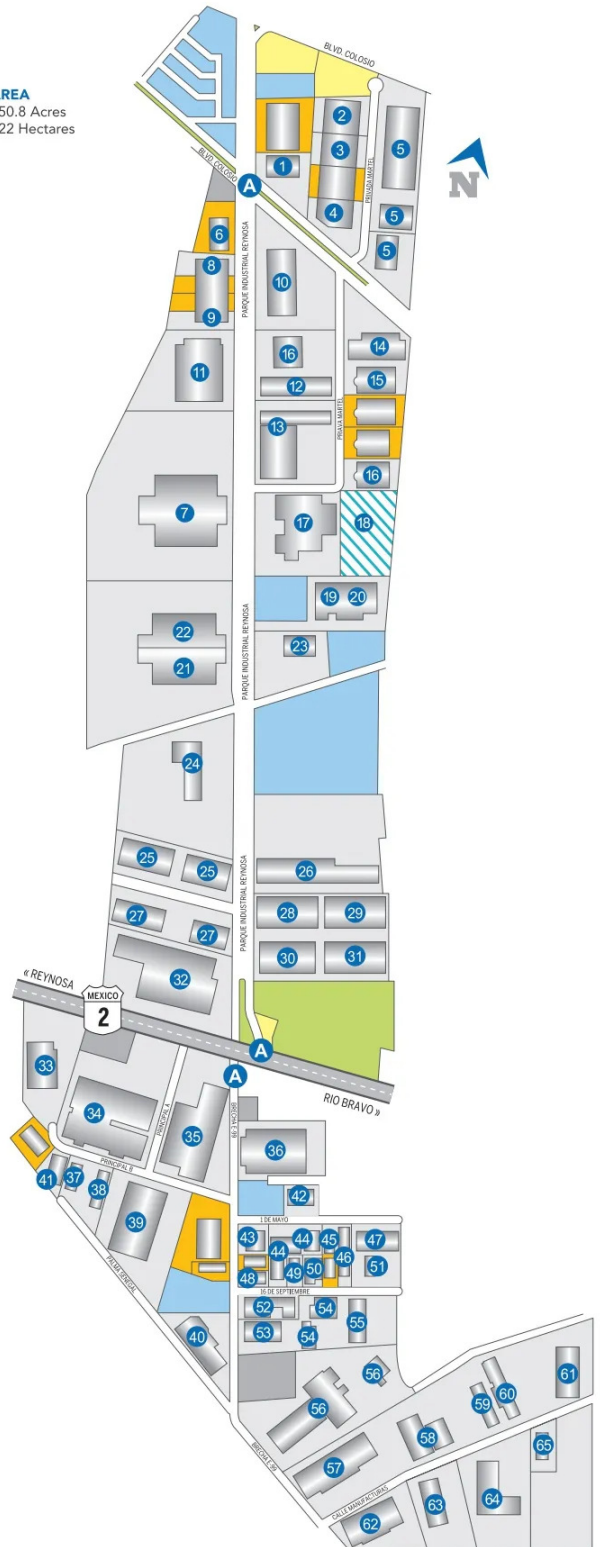
+52 (55) 3098.9002

## AREA

350.8 Acres  
122 Hectares

- 1. SEABOARD FOODS DE MEXICO**  
Food processing
- 2. HD ELECTRONICS**  
Manufacturer of television housings
- 3. HD ELECTRONICS**  
Manufacturer of television housings
- 4. TECNOLOGIAS DE PLASTICO**  
Manufacturer of plastic hoses and strips
- 5. HANES BRANDS**  
Graphic printing services
- 6. AVAILABLE**  
Warehouse
- 7. ERIKA**  
Warehouse
- 8. SEKAI TECHNOLOGIES**  
Industry machinery
- 9. VICTORY PACKAGING**  
Manufacture of packaging
- 10. TI AUTOMOTIVE SYSTEMS II**  
Manufacture of metal parts for automobiles
- 11. KIMBALL ELECTRONICS**  
Services, electronic product design
- 12. SHINETSU**  
Repair of DVD Mechanism
- 13. CORNELIUS MANUFACTURING**  
Manufacture of machinery and equipment
- 14. MOTIVATING GRAPHICS I**  
Print services
- 15. DANHILL CONTAINERS**  
Manufacturer of corrugated boxes
- 16. MIRSA / MANUFACTURERA**  
Repair of DVD Mechanism
- 17. MIRSA**  
Manufacturing company
- 18. IGS PHAR BRIDGE VIII**  
Available building
- 19. TOPLINE PRODUCTS**  
Supplier of cosmetics
- 20. EMPAQUES RIO GRANDE**  
Boxes packing
- 21. HAEMOTRONIC**  
Manufacture of plastic components
- 22. SENISA MANUFACTURING**  
Electrical control equipment supplier
- 23. IDL**  
Logistic services
- 24. NIBCO DE REYNOSA**  
Plumbing valves
- 25. TECHNIMARK DE REYNOSA I & II**  
Customs injection molding
- 26. CATERPILLAR**  
Metal parts for heavy machinery
- 27. LANDIS & GYR**  
Plastic recycling
- 28. IIMAK MEXICANA**  
Medical devices and thermal transfer ribbons
- 29. BISELL MEXICO**  
Vacuum cleaners
- 30. TI GROUP AUTOMOTIVE**  
Manufacture of metal parts for automobiles
- 31. 4FRONT**  
Metal products manufacturer
- 32. PANASONIC**  
Cars radio manufacturing
- 33. KWANG SUNG ELECTRONICS**  
Manufacture of electronic equipment

- 34. LG ELECTRONICS XI**  
Manufacture of televisions
- 35. LG ELECTRONICS XII**  
Manufacture of televisions
- 36. STARION REYNOSA**  
Plastic plant
- 37. ARTES METALICOS**  
Manufacture of metal parts
- 38. MICROSS**  
Manufacturing company
- 39. SOCIEDAD DE MOTORES DOM.**  
Manufacturers motors and generators
- 40. ERIKA DE REYNOSA- PLANT II**  
Medical Supplies
- 41. B&S ELECTRON**  
Plastic injection molding
- 42. ARTES METALICOS II**  
Blacksmith products manufacturing
- 43. STRONG BOX USA**  
Manufacture of cardboard boxes
- 44. ATHLETIC SEWING II**  
Sports clothing printing
- 45. DHL**  
Logistic services
- 46. RBC DE MEXICO I**  
Manufacture of bearings
- 47. SEASON GROUP**  
Automotive market
- 48. RBC DE MEXICO II**  
Manufacture of bearings
- 49. INTERPLAS**  
Solutions in packaging and cartons
- 50. ESPUMAS CHICAS**  
Small foam
- 51. NEPCOMEX**  
Sale of recycling plastics
- 52. RBC DE MEXICO**  
Manufacture of bearings
- 53. BOXES**  
Packaging company
- 54. SMALL PARTS DE REYNOSA**  
Precision metal stamping
- 55. VELVAC DE REYNOSA**  
Automotive industry
- 56. BBB INDUSTRIES DE MEXICO**  
Alternators factory
- 57. ZF-TRW CINTURONES**  
Automotive supplies
- 58. CONTROLES I - JHONSON CONTROLS**  
Building automation systems
- 59. MEDICAL MOLDING MAN.**  
Medical equipment
- 60. SAINT GOBAIN ABRASIVES**  
Manufacture of abrasive products
- 61. MEGA TECHWAY**  
Manufacturing of cable assemblies
- 62. BCS**  
Manufacture
- 63. ERIKA DE REYNOSA- PLANT I**  
Medical supplies
- 64. EATON INDUSTRIES**  
Switches and circuit breakers
- 65. QUALI KEY**  
Services for automotive industry







## COLONIAL INDUSTRIAL PARK

**PARK ADDRESS**  
Av. Puente Pharr  
Reynosa, Tam.

**AREA**  
77.6 Acres  
31.3 Hectares

**CONTACT**  
rs@mexicoindustry.com

- 1. BBB INDUSTRIES**  
Automotive supplier
- 2. VISTEON**  
Manufacture of electronic components for vehicles
- 3. FISHER & PARKEL**  
Manufacture of electronics
- 4. WOODCRAFTERS HOME**  
Manufacture of wooden shelves
- 5. GRUPO SARA**  
Real-estate agency
- 6. BARD REYNOSA**  
Medical devices
- 7. EATON ELECTRICAL**  
Switches and circuit breakers
- 8. PSL PACKAGING SOLUTIONS**  
Logistic services
- 9. LAMONS**  
Manufacture of metal parts
- 10. EPC-ENGINEERED PLASTIC COMPONENTS**  
Manufacture of packaging boxes
- 11. ZF TRW PLANT VI**  
Manufacturing auto parts
- 12. COMMSCOPE**  
Manufacture of antennas for terrestrial microwave
- 13. EMERSON TOOL & APPLIANCE**

- Water dispensers
- 14. TI FLUID SYSTEM**  
Automotive fluid systems manufacturer
- 15. DANFOSS / EATON**  
engineering solutions
- 16. INTERNATIONAL PAPER**  
Manufacture of cardboard boxes
- 17. BRUNSWICK**  
Manufacturing of sports equipment
- 18. SPRINGS WINDOWS I**  
Manufacturer of blinds/warehouse
- 19. DANFOSS-EATON HIDRAULIC**  
Switches and circuit breakers
- 20. IDL**  
International distribution & logistics
- 21. XB FULFILLMENT REYNOSA**  
Storage facility
- 22. MCI - MIRROR CONTROLS INTERNATIONAL**  
Storage facility
- 23. AVTRON POWER SOLUTIONS**  
Industrial equipment supplier
- 24. ATHLETIC SEWING**  
Storage facility

## FINSA MAQUILPARK INDUSTRIAL PARK

FINSA | www.finsa.net

**CONTACT**  
Timoteo Guerrero  
tguerrero@finsa.net

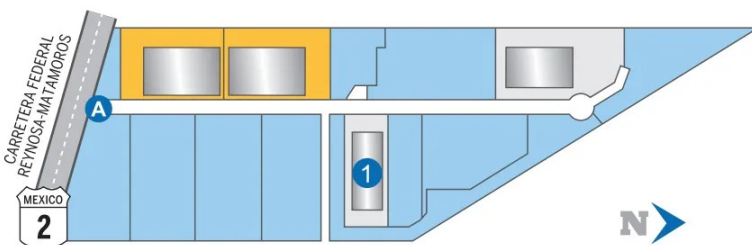
**ADDRESS PARK**  
Carretera Ribereña Km. 8.5  
Reynosa, Tam.

**TELEPHONE**  
+52 (899) 924.8721  
+52 (899) 132.5445

**AREA**  
98.84 Acres  
40 Hectares

- 1. TENNECO - MONROE DE MEXICO I**  
Bushing assembly rear
- 2. SMP ENGINE MANAGEMENT II**  
Manufacture of power generation equipment
- 3. TENNECO - MONROE DE MEXICO III**  
Bushing assembly rear
- 4. ALESTRA**  
Communications service
- 5. AM-MEX PRODUCTS II**  
Shelter operation
- 6. CINCH MEXICO**  
Electronic connector
- 7. ALLED MOTION**  
Develop advanced motion control products and systems
- 8. TI GROUP AUTOMOTIVE**  
Automotive A/C tubing
- 9. SMP - TEMPERATURE CONTROL DIVISION**  
Manufacture of power generation equipment
- 10. WELLS MANUFACTURERA DE MEXICO**  
Automotive ignition parts

- 11. SMP**  
Exterior and interior modules
- 12. TECNOLOGIAS DE PLASTICO**  
Recycling center
- 13. SMP**  
Warehouse
- 14. MAQUILPARK VI**  
Bussines park
- 15. TECNOLOGIAS DE PLASTICO**  
Recycling center
- 16. FINSA**  
Park office
- 17. Shresht Composites**  
Manufacturing Company



## CENTINELA EAST PARK

CENTINELA PROPERTY | www.centinelaproperty.com

**CONTACT**  
Samantha Almaguer  
salmaguer@centinelaproperty.com

**TELEPHONE**  
+52 (55) 8957 1111

**PARK ADDRESS**  
Carretera Federal 2 Reynosa-Matamoros  
Km. 78, Reynosa, Tam.

**AREA**  
140.92 Acres  
57.03 Hectares

- 1. KERN LIEBERS**  
Manufacture of springs  
and wires for cars

## REY PHARR EAST COMPLEX

**CENTINELA PROPERTY** | www.centinelaproperty.com

### CONTACT

Samantha Almaguer  
salmaguer@centinelaproperty.com

### ADDRESS PARK

Avenida Puente Pharr -  
Ejido el Guerreo, Reynosa, Tam.

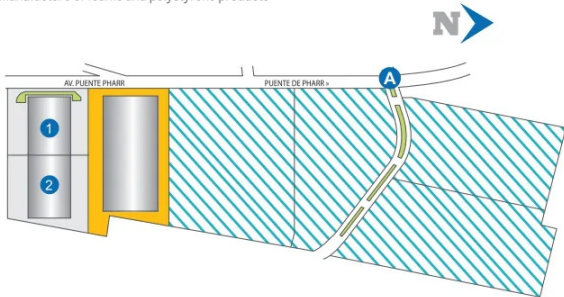
### TELEPHONE

+52 (55) 8957 1111

### AREA

67.48 Acres  
27 Hectares

- 1. MIC MIRROR CONTROLS INTERNATIONAL**  
Manufacturing and assembly of automotive mirror controls
- 2. J. COX MEXICO**  
Manufacture of foams and polystyrene products



## PROLOGIS PARK PHARR BRIDGE EAST

### ADDRESS PARK

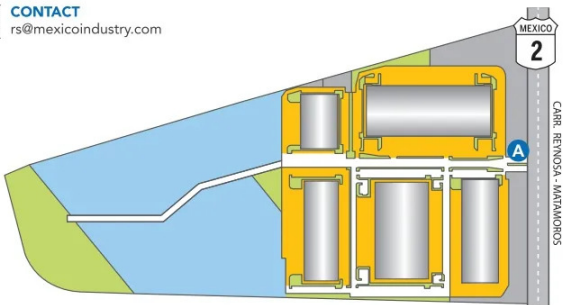
Carretera Reynosa-Matamoros Km. 78  
Reynosa, Tam.

### AREA

94 Acres  
38 Hectares

### CONTACT

rs@mexicoindustry.com



## PROLOGIS PARK PHARR BRIDGE INDUSTRIAL

### ADDRESS PARK

Carretera Reynosa-Matamoros Km. 83  
Reynosa, Tam.

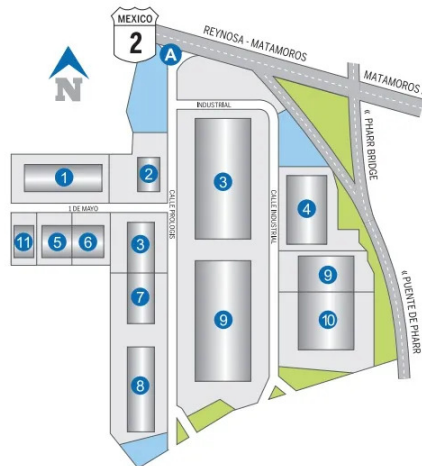
### AREA

120 Acres  
48.7 Hectares

### CONTACT

rs@mexicoindustry.com

- 1. BEAUTIFUL WINDOW MEXICO**  
Manufacturing Company
- 2. MULTITENANT**  
A. MIRSA  
B. IDOMIM
- 3. STEELCASE**  
Office furniture
- 4. CEQUENT ELECTRICAL PRODUCTS**  
Electrical products
- 5. STEELCASE II**  
Office furniture
- 6. SEASON GROUP**  
Assemblies and electro-mechanical
- 7. J. COX DE MEXICO**  
Packaging for LG TV's
- 8. TUTCO DE MEXICO**  
Air conditioner parts
- 9. SPRINGS WINDOW FASHION**  
Manufacture of blinds
- 10. LAIRD TECHNOLOGIES**  
Communications technologies
- 11. DHL EXPRESS**  
Logistic services



## AMERICAN INDUSTRIES INDUSTRIAL PARK

### PARK ADDRESS

Carretera Reynosa-San Fernando  
Km. 79, Reynosa, Tam.

### AREA

124.5 Acres  
50.42 Hectares

### CONTACT

rs@mexicoindustry.com

- 1. KAUFFMAN**  
Wire harness for A/C units



## MX - VALLE HERMOSO INDUSTRIAL PARKS



## VALLE HERMOSO 89 INDUSTRIAL PARK

### PARK ADDRESS

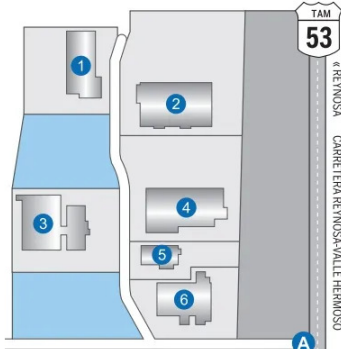
Carretera Reynosa con Av. Industrial  
y Sendero Nacional S/N Valle Hermoso, Tam.

### AREA

247 Acres  
100 Hectares

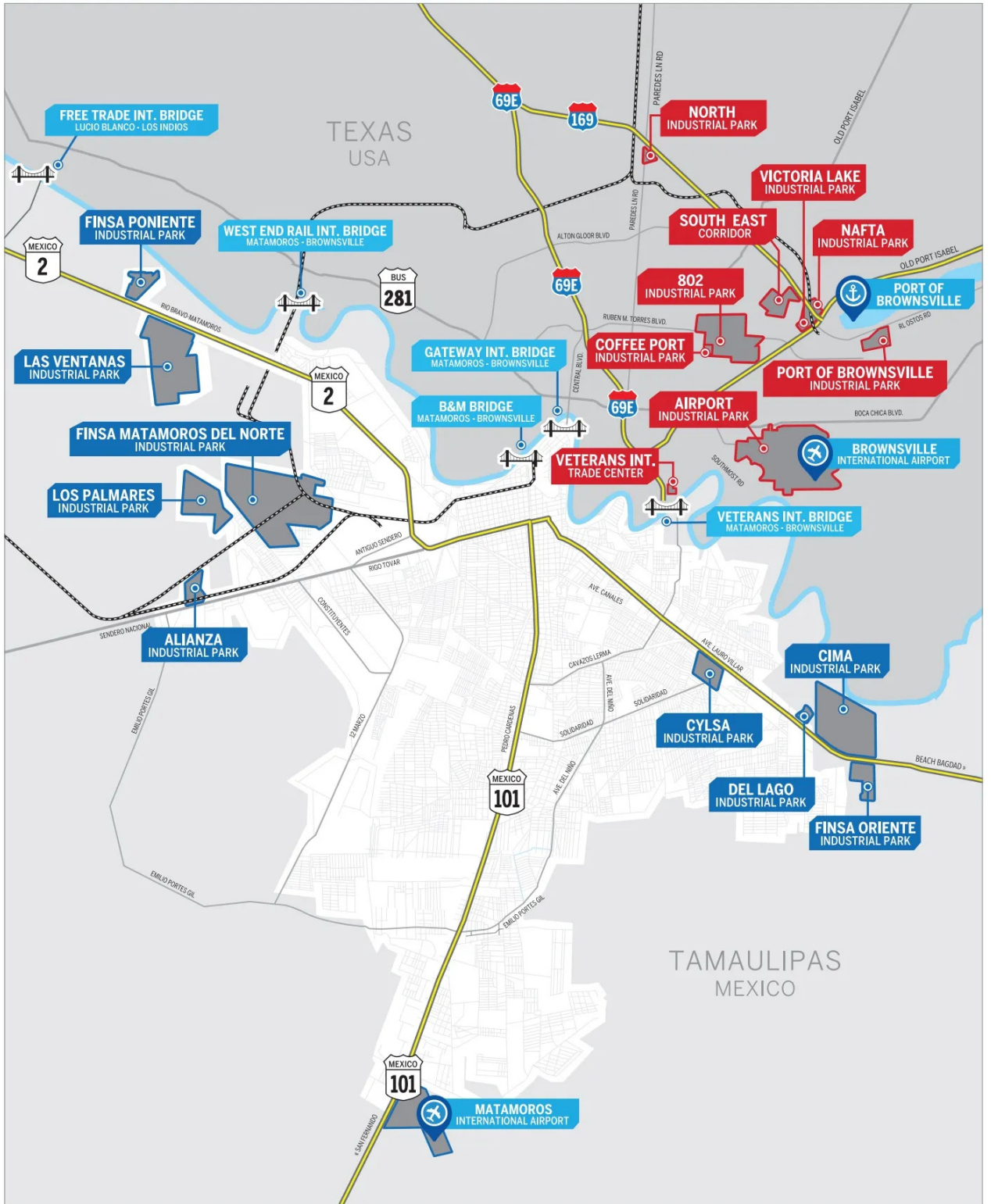
### CONTACT

rs@mexicoindustry.com



- 1. CARDINAL BRANDS FABRICACION**  
Manufacture of writing, painting, and drawing articles
- 2. WOODCRAFTERS**  
Manufacture of bathroom furniture
- 3. JOYSON SAFETY SYSTEMS VH4**  
Industrial service provider
- 4. KEY AUTOMOTIVE ACCESSORIES DE MEXICO**  
Manufacture of automotive parts
- 5. JOYSON SAFETY SYSTEMS VH3**  
Industrial service provider
- 6. JOYSON SAFETY SYSTEMS VH2**  
Industrial service provider







## CIMA INDUSTRIAL PARK

promexicoindustry.com

**PARK ADDRESS**  
Av. Lauro Villar Ciudad Industrial  
Matamoros, Tam.

**CONTACT**  
rs@mexicoindustry.com

**AREA**  
994 Acres  
402 Hectares

AVENIDA LAURO VILLAR

- |   |  |   |   |   |
|---|--|---|---|---|
| <p><b>1.</b> 3PL S4<br/>Electronic components</p> <p><b>2.</b> KWALU<br/>Distribution center</p> <p><b>3.</b> PARKER SEALS O-RING DIVISION<br/>Distribution center</p> <p><b>4.</b> KEARFORTT PRECISIONES GENERALES<br/>Electric components</p> <p><b>5.</b> THE NEARSHORE COMPANY<br/>Empresas IAI</p> <p><b>6.</b> SL-MTI CEDRO DE MEXICO<br/>Parts provider</p> <p><b>7.</b> ILSOCO DE MEXICO<br/>Belt assembly</p> <p><b>8.</b> THE NEARSHORE COMPANY<br/>Empresas IAI</p> <p><b>9.</b> ENSAMBLADORA DE MATAMOROS I<br/>Manufacture of transmission</p> <p><b>10.</b> ROSAMAX<br/>Uniforms &amp; textile</p> <p><b>11.</b> TAPEX MEXICANA<br/>Leather accessories for vehicles</p> <p><b>12.</b> TAPEX MEXICAN<br/>Leather accessories for vehicles</p> | <p><b>13.</b> BRIGHT FINISHING<br/>Metallic &amp; organic surface treatments</p> <p><b>14.</b> LITTELFUSE-PEBAC-HAMLIN<br/>Electronic components</p> <p><b>15.</b> METAL RESOURCES<br/>Metal products</p> <p><b>16.</b> VDO VIDRIO DECORATIVO<br/>Decorative panel glass</p> <p><b>17.</b> VERITIV<br/>Storage and transportation solutions</p> <p><b>18.</b> STARKEY DE MEXICO<br/>Medical devices</p> <p><b>19.</b> OMNION POWER<br/>Construction company</p> <p><b>20.</b> THE NEARSHORE COMPANY<br/>Empresas IAI</p> <p><b>21.</b> THE NEARSHORE COMPANY<br/>Empresas IAI</p> <p><b>22.</b> M. METALSTA<br/>Metal stamping</p> <p><b>23.</b> CEMEX - MONTERREY<br/>Cement and building materials</p> | <p><b>24.</b> SUPRAJIT<br/>Manufacturer</p> <p><b>25.</b> PLASKOLITE<br/>Manufacturing of engineering thermoplastics</p> <p><b>26.</b> JOERNS<br/>Manufacture of equipment for medical use</p> <p><b>27.</b> WESTLAKE GLOBAL COMPOUNDS<br/>Manufactures rigid and flexible vinyl</p> <p><b>28.</b> CORE<br/>Empresas IAI</p> <p><b>29.</b> THE NEARSHORE COMPANY<br/>Empresas IAI</p> <p><b>30.</b> SUHM DE MEXICO<br/>Spring manufacturer</p> <p><b>31.</b> CTS ELECTRO DE MATAMOROS<br/>Manufacture of electrical equipment</p> <p><b>32.</b> S4 CONTROLS SYSTEMS<br/>Logistics services</p> <p><b>33.</b> CASTLIGHT DE MEXICO<br/>Manufacturer</p> <p><b>34.</b> TTI TECHNOLOGIES<br/>Fiber and copper solutions</p> | <p><b>35.</b> CUMSA<br/>Manufacturing and distribution of innovative Agroquimicos y Equipos</p> <p><b>36.</b> AGROQUIMICOS Y EQUIPOS<br/>Metal lighting poles</p> <p><b>37.</b> AGUA BLANQUITA<br/>Water purifier</p> <p><b>38.</b> COLORPRINT DE MONTERREY<br/>Packaging and printing</p> <p><b>39.</b> CORRUEXPRESS<br/>Logistic services</p> <p><b>40.</b> G-SHANK<br/>Metal stamping</p> <p><b>41.</b> ESTACION DE BOMBEROS I<br/>Fire station</p> <p><b>42.</b> GUARDERIA ANGELES DEL UNIVERSO<br/>Day care</p> <p><b>43.</b> TRANSFORMACIONES INDUSTRIALES<br/>Industrial supplies</p> <p><b>44.</b> THE NEARSHORE COMPANY<br/>Empresas IAI</p> | <p><b>45.</b> CAS GLOBAL RECUBRIMIENTOS<br/>Coatings services</p> <p><b>46.</b> TRISA<br/>Multi-unit residential building</p> <p><b>47.</b> THE NEARSHORE COMPANY<br/>Empresas IAI</p> <p><b>48.</b> ADIENT<br/>Warehouse</p> <p><b>49.</b> OHMITE MANUFACTURING VICTOREEN<br/>Warehouse</p> <p><b>50.</b> DURA<br/>Automotive seats</p> <p><b>51.</b> FISHERMAN<br/>Marine products</p> <p><b>52.</b> THE NEARSHORE COMPANY<br/>Empresas IAI</p> <p><b>53.</b> GUILA<br/>Manufacturing</p> |
|---|--|---|---|---|

## CYLSA INDUSTRIAL PARK

**PARK ADDRESS**

Av. Lauro Villar,  
Matamoros, Tam.

**AREA**

60.3 Acres  
24.4 Hectares

**CONTACT**

rs@mexicoindustry.com

- 1.** CYPRESS INDUSTRIES MEXICO  
Electronics manufacturer
- 2.** BOTANAS LEO-ENCANTO  
Distribution center
- 3.** THE NEARSHORE COMPANY  
Manufacturing operation
- 4.** S4 CONTROL SYSTEMS  
Logistics services
- 5.** ROBERTSHAW  
Manufacture of products for the household





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Litigation

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## FINSA MATAMOROS DEL NORTE INDUSTRIAL PARK

FINSA | www.finsa.net

### CONTACT

Timoteo Guerrero  
 tguerrop@finsa.net

### PARK ADDRESS

Av. Michigan #100 Parque Industrial Finsa  
 Matamoros, Tam.

### TELEPHONE

+52 (868) 810.0124

### AREA

485 Acres  
 180 Hectares

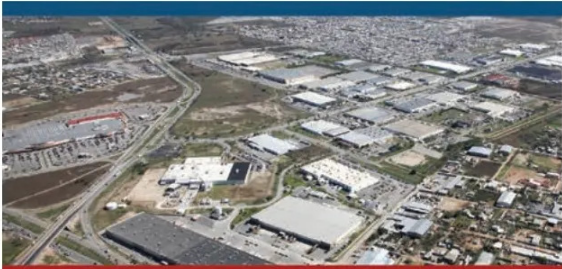


- 1. CARDINAL PRODUCTS**  
Industrial service provider
- 2. EMPAQUES RIO GRANDE**  
Packaging manufacturing
- 3. GD INTERNATIONAL**  
Leather cutting and wrapping for automobiles
- 4. ALESTRA**  
Telecommunications
- 5. AFX INDUSTRIES**  
Industrial service provider
- 6. INTEVA PLANTA II**  
Automotive manufacturing
- 7. MECANISMOS DE MATAMOROS**  
Metal mechanics
- 8. MECALUX**  
Elaboration of automotive leaflets
- 9. GRT PRODUCTS SA DE CV**  
Manufacture of automotive parts
- 10. REGAL REXNORD**  
Manufacturer of motors

- 11. FFW FONTAINE**  
Fifth wheel trailer manufacturing
- 12. BATORY DE MEXICO**  
Mixtures for food
- 13. AGUA BLANQUITA**  
Distribution center
- 14. STEEL TECHNOLOGIES**  
Metal stamping
- 15. HILTI**  
Tools for the construction industry
- 16. SIGOSA**  
Manufacture of structural steel
- 17. SAS AUTOMOTIVE & APTIV**  
Industrial service provider
- 18. INTEVA III**  
Automotive manufacturing
- 19. TRICO COMPONENTES**  
Manufacture automotive windshields
- 20. DSV**  
Logistic services

- 22. EASY WAY MEXICO**  
Manufactures and supplies cushions
- 23. INTEVA II**  
Automotive manufacturing
- 24. AUTOLIV MEXICO EAST**  
Manufacture of electrical equipment
- 25. COMPONENTES UNIVERSALES DE MATAMOROS**  
Manufacturing of equipment
- 26. DECOFIMEX**  
Automotive electronics systems
- 27. THERMA TRU**  
Glass product manufacturing
- 28. INDUSPAC**  
Packaging manufacturing
- 29. GT GENERAL TRANSMISSIONS**  
Manufacture of auto parts
- 30. COLLADO INDUSTRIES**  
Products made of steel metal
- 31. FYPON**

- Manufacture of industrial products
- 32. INFRA**  
Distribution center of air
- 33. NOVA LINK**  
Shelter services
- 34. TIDI MEXICO**  
Manufacture of chocolate and chocolate products
- 35. CYPRESS**  
Home appliance manufacturing
- 36. IFS**  
Metallic coatings and finishes
- 37. PAC-TEK**  
Manufacture of stationery items
- 38. TRICAR**  
Maquila and logistics



## PROMOTION | CONSULTING | SUPPORTING



# COBIFER

CONSEJO BINACIONAL PARA EL FOMENTO ECONÓMICO DE REYNOSA

direccion@cobifer.com

Ph: +52 899 936 9922

[www.cobifer.com](http://www.cobifer.com)

### LAS VENTANAS INDUSTRIAL PARK

■ LAS VENTANAS | [www.lasventanasmx.com](http://www.lasventanasmx.com)

#### PARK ADDRESS

Carretera Matamoros-Reynosa Km. 9.6  
Matamoros, Tam.

#### AREA

252 Acres  
102 Hectares

#### TELEPHONE

+52 (868) 134 1145  
+52 (868) 367 6247

#### CONTACT

gsginmobiliariaventanas@hotmail.com

#### 1. CORE COMPOSITES DE MEXICO

Automotive industry

#### 2. JSB

Wind power industry

#### 3. GURIT

Supplier of composite materials

#### 4. TPI COMPOSITES PLANT IV

Manufacturing large-scale composite

#### 5. JOHNSON CONTROLS II

Electronic equipment supplier

#### 6. JOHNSON CONTROLS I

Electronic equipment supplier

#### 7. TPI COMPOSITES

Manufacturing large-scale composite

#### 8. EDIFICIO MARIA DEL SOCORRO

Factory



### ALIANZA INDUSTRIAL PARK

#### PARK ADDRESS

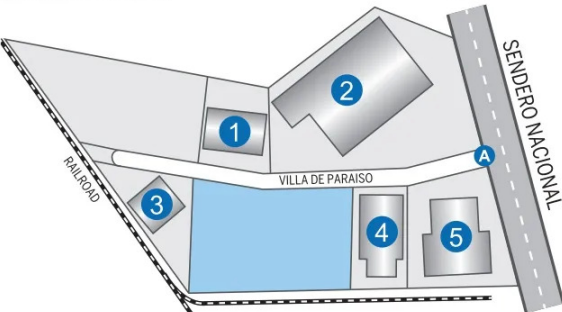
Carretera Sendero Nacional  
Matamoros, Tam.

#### AREA

57 Acres  
27 Hectares

#### CONTACT

rs@mexicoindustry.com



#### 1. BULK PACK DE MEXICO

Packaging fabrication

#### 2. TS TECH INDUSTRIAS TRICON

Automotive

#### 3. THERMO FISHER SCIENTIFIC

Scientific instrumentation supplier

#### 4. INTEVA MEXICO

Auto parts manufacturer

#### 5. ATD DE MEXICO, INC

Metal fabrication / stamping

### DEL LAGO INDUSTRIAL PARK

#### PARK ADDRESS

Av. Lauro Villar  
Matamoros, Tam.

#### AREA

19.3 Acres  
7.8 Hectares

#### CONTACT

rs@mexicoindustry.com

#### 1. FEDEX

Logistics services

#### 2. AVANT MANUFACTURING

Development & manufacturing of OEM products

#### 3. SOUTHERN PRECISION FABRICATION

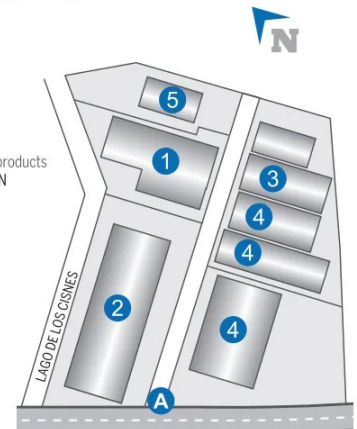
Powder coating

#### 4. OLSON

Metal stamping

#### 5. IDEAL TRIDON GROUP

Clamp manufacturing



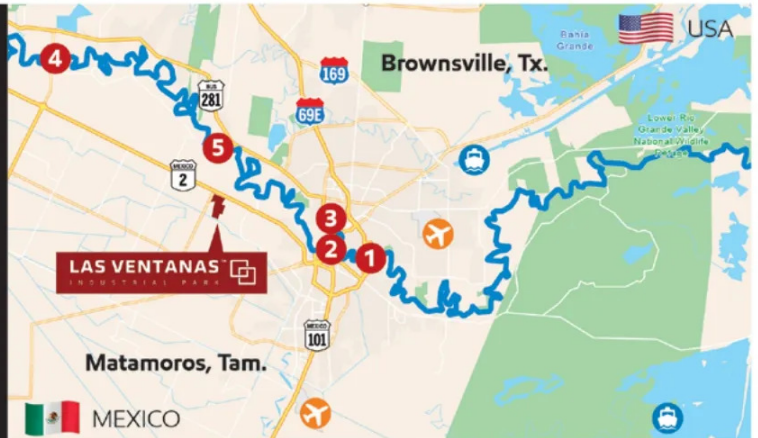
LAURO VILLAR



# LAS VENTANAS™

INDUSTRIAL PARK

- International Bridges with USA**
  - 1 Veterans Int. Bridge / Ignacio Zaragoza
  - 2 Gateway / Matamoros - Brownsville II
  - 3 Brownsville & Matamoros / B&M
  - 4 Lucio Blanco-Los Indios
  - 5 West End Rail
- International Airports**
  - Brownsville - South Padre Island
  - Matamoros - General Servando Canales
- Sea Ports**
  - Port of Brownsville, Tx.
  - Port of Matamoros, Tam.



## One of the best alternatives for industrial establishment in the Mexico-USA frontier

### CHARACTERISTICS AND SERVICES

- Perimetral Fence with Private and State Security and 24-hour Traffic Control Center
- Gardens, Green Areas, and Artificial Lake
- Massive rainwater recovery system
- Electric Substation (30 MVAs)
- Street LED Lighting
- 2 Water Treatment Plants (10 lts/s)
- Sewage Treatment Plant
- Natural Gas network; Potable Water; Gray Water; Sewage; Fire Protection System & Fiber Optics.
- Streets and Avenues made of 100% Hydraulic Concrete

### ADDITIONAL SERVICES

- Engineering, Design, Construction, Selling and/or Leasing of Industrial Warehouse
  - Management, processing, study and authorization of competent authorities
  - Startup Program • Property Management and Maintenance Services

### LAS VENTANAS INDUSTRIAL PARK

Carretera, Matamoros-Reynosa Km 9.6, Heroica Matamoros, Tam.  
Tel. +52 (868) 134-1145 • + 52 (868) 367-6247 • gsginmobiliariaventanas@hotmail.com • lasventanasmx.com

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 info@codem.org  
 www.codem.org



**NEARSHORING STARTS HERE.**



**LOS PALMARES INDUSTRIAL PARK**

■ SIDEE | [www.sidee.com/espejo](http://www.sidee.com/espejo)

**CONTACT**

Ramón Guerra  
 ramonguerra@sidee.com

**PARK ADDRESS**

Azucenas #44, Col. Jardín  
 Matamoros, Tamps.

**TELEPHONE**

+52 (868) 181.6905  
 USA (956) 466.9395

**AREA**

122 Acres  
 50 Hectares



- 1. TOYODA GOSEL RUBBER MEXICO**  
 Manufacturer of fuel & radiator hoses for the automotive sector
- 2. TRICO COMPONENTS**  
 Manufacture automotive windshield wipers

- 3. MERIT MEXICO**  
 Global supplier of complex mechatronics modules and switches for the automotive industry
- 4. Espejo IV**  
 Multitenant 150,000 SQ FT building

**FINSA ORIENTE INDUSTRIAL PARK**

■ FINSA | [www.finsa.net](http://www.finsa.net)

**CONTACT**

Timoteo Guerrero  
 tguerrerop@finsa.net

**TELEPHONE**

+52 (868) 810.0124

**PARK ADDRESS**

Av. Lauro Villar  
 Matamoros, Tam.

**AREA**

57 Acres  
 27 Hectares

- 1. FHISER DYNAMICS MEXICO**  
 Manufacture of electrical equipment
- 2. DURA DE MEXICO**  
 Automotive assembly
- 3. SPELLMAN PLANTA 2**  
 Manufacturing source of high voltage power
- 4. SLIDING DE MEXICO**  
 Manufacture of machinery
- 5. KIDDE**  
 Manufacture of pumping systems
- 6. TOPS**  
 Distribution center
- 7. LSC COMMUNICATIONS**  
 Printing and office supplies solutions
- 8. CARDONE PLANTA 2**  
 Remanufacture of automotive parts
- 9. CARDONE PLANTA 3**  
 Remanufacture of automotive parts
- 10. SPELLMAN PLANTA 3**  
 Manufacturing source of high voltage power
- 11. GENIE**  
 Manufacture of door opener systems
- 12. CARDONE PLANTA IV**  
 Remanufacture of automotive parts
- 13. HORTON**  
 Manufacture of automatic and manual doors



**FINSA PONIENTE INDUSTRIAL PARK**

■ FINSA | [www.finsa.net](http://www.finsa.net)

**CONTACT**

Timoteo Guerrero  
 tguerrerop@finsa.net

**TELEPHONE**

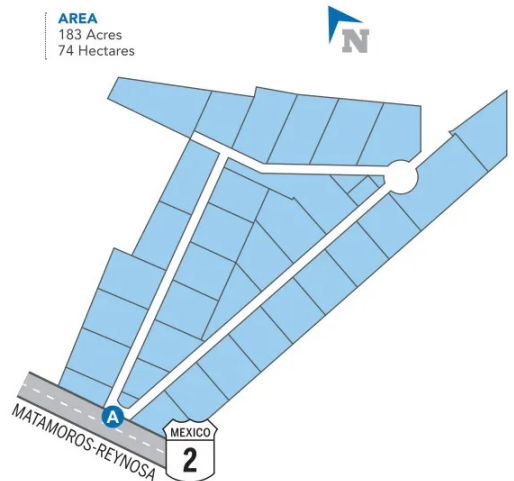
+52 (868) 810.0124

**PARK ADDRESS**

Carretera Federal 2 Matamoros-Reynosa  
 Km. 11.5, Matamoros, Tam.

**AREA**

183 Acres  
 74 Hectares







# BINATIONAL INDUSTRIAL SOLUTIONS



LOS PALMARES INDUSTRIAL PARK, MATAMOROS MX



MARINA INDUSTRIAL PARK, BROWNSVILLE TX



550



511



## BOTH INDUSTRIAL PARKS PROVIDE CONVENIENT ACCESS TO...

- 2 Interstate Highways
- 4 International Bridges (Veterans, Gateway, B&M & Free Trade)
- 5 International Airports (MAM / BRO / HRL / MFE / REX)
- 1 Deep Water Seaport (Port of Brownsville)
- 1 US/Mexico Rail Crossing (Brownsville West Rail Bridge)
- Abundant and Capable Workforce
- Dependable Utilities and Infrastructure
- Cross-Border Education, Healthcare and Housing



Contact us in the U.S.  
1474 W Price Rd, PO Box 554  
Brownsville, TX 78520  
Tel/Fax: (956) 466-9395

Contact us in Mexico  
Azucenas # 44 Col. Jardín  
Matamoros, Tamps. 87330  
Tel/Fax: (868) 812-1667

For more information visit:  
[www.sidee.com](http://www.sidee.com)

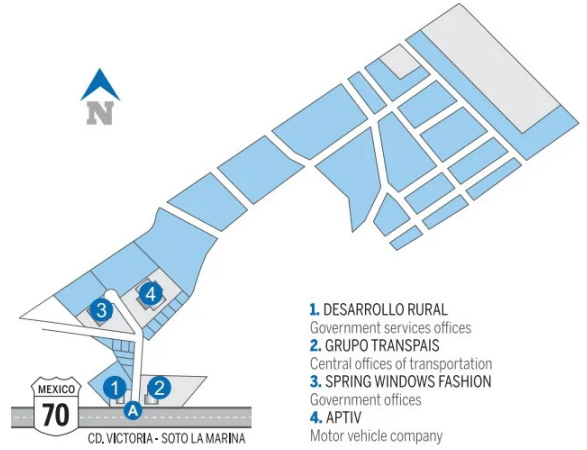


**NUEVO SANTANDER SECCION II INDUSTRIAL PARK**

**CONTACT**  
rs@mexicoindustry.com

**AREA**  
568 Acres  
230 Hectares

**PARK ADDRESS**  
Carr. Ciudad Victoria-Soto La Marina  
Cd. Victoria, Tam.



- 1. DESARROLLO RURAL**  
Government services offices
- 2. GRUPO TRANSPAIS**  
Central offices of transportation
- 3. SPRING WINDOWS FASHION**  
Government offices
- 4. APTIV**  
Motor vehicle company



**NUEVO SANTANDER SECCION I INDUSTRIAL PARK**

**PARK ADDRESS**  
Carretera Tampico - Cd. Victoria  
Cd. Victoria, Tam.

**AREA**  
262 Acres  
106 Hectares

**CONTACT**  
rs@mexicoindustry.com

- 1. SERVICIOS ALESTRA**  
Telecommunications services
- 2. AFIMEX**  
Logistic services
- 3. QUALITY MUEBLES**  
Furniture factory
- 4. CARMIMAX MUEBLES DE OFICINA**  
Furniture manufacturing
- 5. OFVIC**  
Office furniture suppliers
- 6. PLATAMSA**  
Industrial laundry
- 7. BULPACK DE MEXICO**  
Manufacture of packaging for the pharmaceutical
- 8. ORSU**  
Manufacture
- 9. EXTRACTOS ORGANICOS**  
Distribution of natural products
- 10. AVAILABLE BUILDING**
- 11. BULPACK II**  
Manufacture of packaging for the pharmaceutical
- 12. CANACINTRA**  
Chamber of commerce
- 13. BENVENUTI**  
Furniture factory

- 14. PLACENTRO MASISA**  
Furniture factory
- 15. ASISA**
- 16. COMERTAM**  
Comercializadora
- 17. BANCO DE ALIMENTOS**  
Food bank
- 18. KUTEKA**  
Bordados y tejidos
- 19. OR RECICLA**  
Recycling
- 20. DHL**  
Packaging





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**CONTACT:** 5801 George McVay Dr. suite 100, McAllen, Tx. 78503 • +1 (956) 271-1010 • Info@idl-usa.com

## PARQUE CIENTIFICO Y TECNOLOGICO "TECNOTAM"

**PARK ADDRESS**

Carretera Victoria - Soto La Marina  
 Cd. Victoria, Tam.

**AREA**

279 Acres  
 113 Hectares

**CONTACT**

rs@mexicoindustry.com

**1. UNIVERSIDAD POLITECNICA**

Educational institution

**2. CBTIS 271**

Educational institution

**3. CRECETAM**

Educational institution

**4. CENTRO NACIONAL DE ACTUALIZACIÓN DOCENTE**

Educational institution

**5. BUSSINES BUILDING**

Laboratory of information technologies

**6. CINESTAV TAMAULIPAS**

Laboratory of information technologies



## MX - ALTAMIRA INDUSTRIAL PARKS



### NORTH POINT INDUSTRIAL PARK ALTAMIRA

**PARK ADDRESS**

Carretera Tampico-Mante Km 34  
 Altamira, Tam.

**AREA**

172.9 Acres  
 70 Hectares

**CONTACT**

rs@mexicoindustry.com

**1. YARA MEXICO**

Sale and distribution of fertilizers



## TECNIA INDUSTRIAL PARK

### PARK ADDRESS

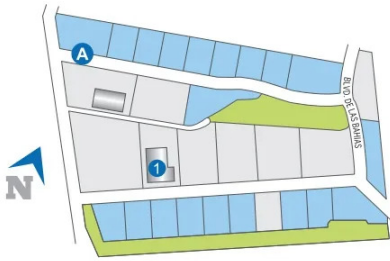
Bvld. de los Ríos, Parque Industrial Tecnia, Altamira, Tam.

### AREA

43.9 Acres  
17.8 Hectares

### CONTACT

rs@mexicoindustry.com



- 1. TICS TALLERES INDUSTRIALES**  
Manufacture of traps for pipelines
- 2. GS AUTOTRANSPORTES**  
Logistic services
- 3. CONTENEDORES DEL GOLFO**  
Container maintenance and repair

## ASISA INDUSTRIAL PARK

### PARK ADDRESS

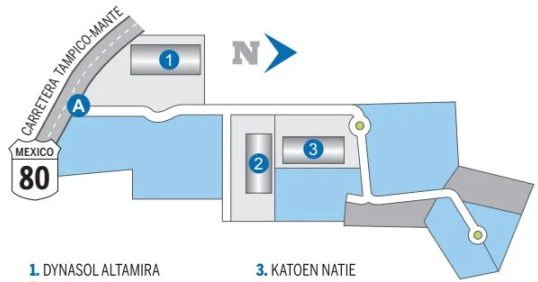
Carretera Tampico-Mante Altamira, Tam.

### AREA

519 Acres  
210 Hectares

### CONTACT

rs@mexicoindustry.com



- 1. DYNASOL ALTAMIRA**  
Petrochemical plant
- 2. FEMSA-COCA COLA**  
Distribution center

- 3. KATOEN NATIE**  
Logistic services

## PUERTO INDUSTRIAL ALTAMIRA

### CONTACT

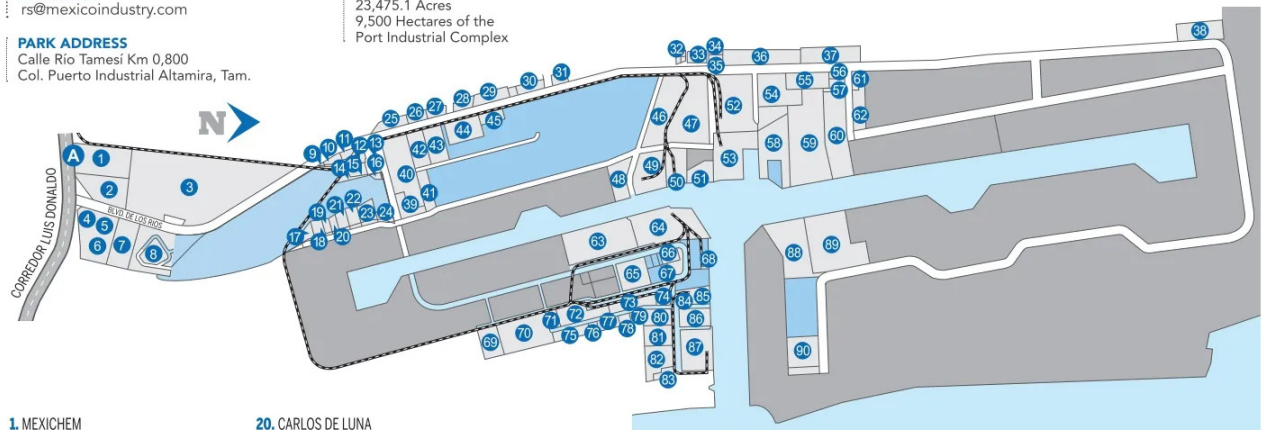
rs@mexicoindustry.com

### AREA

23,475.1 Acres  
9,500 Hectares of the Port Industrial Complex

### PARK ADDRESS

Calle Río Tamesi Km 0,800  
Col. Puerto Industrial Altamira, Tam.



### 1. MEXICHEM

Chemical industry

### 2. ABSORMEX TISSUE

Hygiene and sanitary products

### 3. STYROLUTION

Global styrenics supplier

### 4. IMEX

Furniture export service

### 5. RIVIERA ART

Distribution center

### 6. KALTEX FIBERS

Manufacture of textile products

### 7. SABIC INNOVATIVE PLASTICS

Chemical products manufacturing

### 8. PARQUE DE LA PEQUEÑA Y MEDIANA IND.

Industrial park

### 9. GANETT SALEH

Travel agency

### 10. ISTASA I

Transportation and storage services

### 11. TRANSPORTES MARTINEZ

Transport services

### 12. PENSION DE TRANSPORTES

Industry services

### 13. CENTRAL DE SERVICIOS

Industry services

### 14. ALMACENADORA AFIRME

Warehouse

### 15. SYS EXPORTA I

Logistic services

### 16. ARQ. EDUARDO DIEZ GTZ

Architecture office

### 17. POSSHEL

Marketing of raw materials, metals, minerals

### 18. CORINALTA

Import and export company

### 19. RHINO INMUEBLES

Houses, apartments and land

### 20. CARLOS DE LUNA

Supervised enclosure

### 21. ALPASA

Port storage and logistic

### 22. OPERADOR LOGISTICO AVANZADO

Logistic services

### 23. GRUPO CASTANEDA

Logistic services

### 24. SYS EXPORTA II

Logistic services

### 25. ISTASA

Warehouse

### 26. GRUPO FORESTAL INDUSTRIAL MEXICANO

Production of forest products

### 27. SUPER EXPRESS DEL NORTE

Logistic services

### 28. ESPERANZA PENA

Logistic services

### 29. TRANSPORTES MARROQUIN

Logistic services and freight

### 30. GS TRANSPORTES

Logistic services and freight

### 31. AS INTERMODAL

Logistic services

### 32. MULTITENANT BUILDING

A. LATINOAMERICANA DE CONCRETOS

B. ALEJANDRO SOULES

C. ALTAMIRA MANPORTS

### 33. COMPRESION ALTAMIRA

Construction of oil and gas

### 34. L.V. RECYCLE

Industrial services

### 35. AS INTERMODAL

Logistic services

### 36. C.F.E

Electric station

### 37. IBERDROLA C.C.C ALTAMIRA V

Electric company

### 38. INFRAESTRUCTURA MARINA DEL GOLFO

Logistic services

### 39. ADUANA DE ALTAMIRA

Logistic services

### 40. ALTAMIRA TERMINAL

Logistic services

### 41. D.A. HINOJOSA

Logistic services

### 42. GUME

Logistic services

### 43. BIOFILM

Export of disoriented polypropylene

### 44. FLEX AMERICAS

Plastic products manufacturers

### 45. SYLKIMYA

Distributors of chemical specialties

### 46. O.T.M.

Navy terminal

### 47. POSCO MEXICO

Steel manufacturer

### 48. STYROLUTION MEXICANA

Styrene's provider

### 49. O.T.M. II

Operator of maritime terminals

### 50. T.M.A.

Navy terminal

### 51. TEPEAL

Chemical industry

### 52. MEXICO CARBON MANUFACTURING

Manufacturer of carbon black

### 53. VOPAK

Warehousing and product handling chemical

### 54. CCC ALTAMIRA III & IV

Electric company

### 55. CCC ALTAMIRA II

Electric company

### 56. TAMEZ

Industrial services

### 57. PISSA

Infrastructure development company

### 58. TLA-TERMINAL DE LNG

Import of natural gas

### 59. LA HUASTECA FUEL TERMINAL I

Import of natural gas

### 60. PISSA II

Integral solutions in technology

### 61. HUASTECA FUEL TERMINAL II

Industrial services

### 62. PISSA III

Integral solutions in technology

### 63. I.P.M.

Customs broker

### 64. A.T.P.

Customs broker

### 65. AMPORTS

Industrial complex

### 66. CONTAINER CARE

Industrial services

### 67. POSSHEL

Marketing of raw materials, metals

### 68. INSA

Tire manufacturing

### 69. GRUPO LOGISTICO PORTUARIO DE ALTAMIRA

Logistic services

### 70. LIC. ALEJANDRO RAMOS GIL

Offices

### 71. POSCO DE MEXICO

Steel production

### 72. ALMACENAMIENTO Y LOGISTICA

Logistic services

### 73. ISTASA

Logistic services

### 74. CERREY

Boiler manufacturing

### 75. D.P.H. I

Navy terminal

### 76. I.E.M.I.

Navy terminal

### 77. RIMESA

Installation and maintenance of irrigation

### 78. ISTASA

Logistic services

### 79. NEUTECHNIK

Tools manufacturing

### 80. ALTAMIRA DE MULTISERVICIOS

Industrial services

### 81. ALPASA I

Industrial services

### 82. COOPER T. SMITH I

Terminal for public use

### 83. ADN ENERGIA

Marketing of solid fuels and fuels

### 84. ALPASA II

Industrial services

### 85. I.P.A.

Navy terminal

### 86. API II

Industrial services

### 87. COOPER T. SMITH II

Terminal for public use

### 88. DRAGADOS OFFSHORE DE MEXICO

Manufacture of oil platforms

### 89. J. RAY MC DERMOTT

Technology and logistic

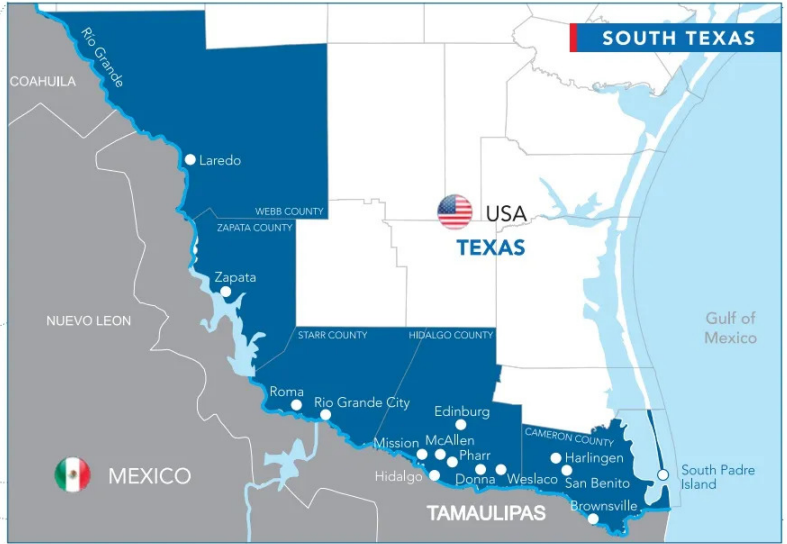
### 90. GMC S.A.

Concrete distributor





# WHY INVEST IN SOUTH TEXAS



## GEOGRAPHICAL ASPECTS

The South region is located along the Mexican border with 230 miles (370 KM).

## POPULATION PROFILE

The average age of Texas is approximately 30 years.

Region Population **1,638,721**  
Men: 49%  
Women: 51%

**53% is the labor force** participation

SOURCE: WORLDPOPULATIONREVIEW.COM

## PEOPLE EMPLOYED BY CITY

CITY	TOTAL
Laredo	255,205 (56%) <b>142,914</b>
Mission	85,778 (53%) <b>45,462</b>
McAllen	142,210 (58%) <b>82,482</b>
Pharr	79,715 (47%) <b>37,466</b>
Edinburg	100,243 (57%) <b>57,138</b>
Donna	16,797 (46%) <b>7,727</b>
Harlingen	71,829 (55%) <b>39,506</b>
Brownsville	186,738 (53%) <b>98,971</b>

SOURCE: DATACOMMONS.ORG

## FOREIGN DIRECT INVESTMENT

South Texas is a unique opportunity for the establishment, providing the best of the two countries, Mexico, and the USA.

This region creates an unparalleled global trade opportunity due to its extraordinary location; with ten commercial bridges, this zone represents the 41.2% trade flow of the total nation, making it an economic leader in national and global trade.

South Texas Region is a border with Tamaulipas State in Mexico; 18 international bridges, 2 Sea ports, 6 international airports & 100 industrial parks make this region a unique place to get established.

## EDUCATION



The University of Texas Rio Grande Valley UTRGV is ranked the **4th best University of Texas** and **2th The Young University Rankings**



**SOUTH TEXAS COLLEGE**

South Texas College ranks **16th in Best Public Schools.**

## MAJOR COMPANIES



## INFRASTRUCTURE TRADE AND LOGISTIC CENTER

Southeast convenient location and state-of-the-art transportation network provide timely access to domestic and global markets via air, land, and sea.



**INTERNATIONAL AIRPORT**

**A TOTAL OF 6 AIRPORTS**  
4 COMMERCIAL

### Airlines

American Airlines | Delta | Southwest  
United Airlines | Avelo | Allegiant | Sun Country Airlines

### DEPARTURES

Austin | Cancun | Chicago | Dallas-Fort Worth | Houston-IAH | Las Vegas  
Los Angeles | Mexico City | Minneapolis | Orlando | Denver | Cancun



### MARITIME

2 seaports: Port of Brownsville and Port of Harlingen



### MEDICAL UNITS

27 Major Hospitals



### INDUSTRIAL PARKS

100 industrial parks  
South Texas Region



### INTERNATIONAL BRIDGES

18 International bridges,  
8 Vehicular & 10 Commercial.

SOURCE: SOURCE: GOVTEXAS.GOV

**LAS AMERICAS ROMA LOGISTICS AND INDUSTRIAL PARK**

ROMA EDC | [www.cityofroma.net](http://www.cityofroma.net)

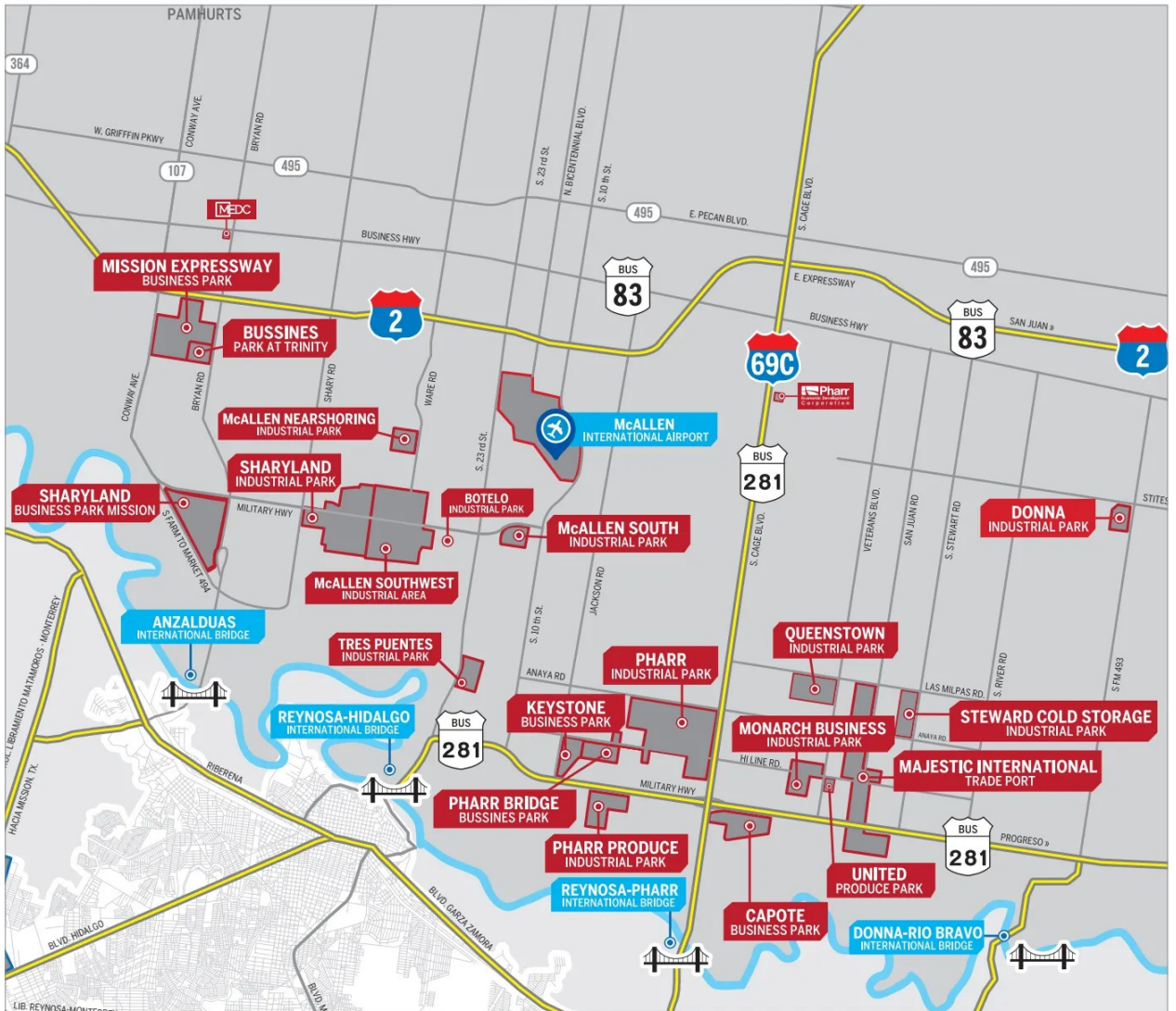
**CONTACT**  
Alfonso Ramirez  
[aramirez@cityofroma.net](mailto:aramirez@cityofroma.net)

**TELEPHONE**  
USA (956) 849 1411

**PARK ADDRESS**  
244 Farm to Market Rd  
650, Roma, TX. 78584

**AREA**  
320 Acres  
129.5 Hectares

**1. U.S. CUSTOMS AND BORDER PROTECTION**  
Border security







**A privileged locations connected to the major commercial corridors BOTH IN MEXICO AND THE US**

- 334 Acres along FM 650 zoned as heavy industrial and located in a tax opportunity zone.
- The first phase consists of 22 lots ranging from 2.5 acres to 12 acres, for a total of 144 acres.
- The Roma Port of Entry is the closest and most accessible from federal highway 54 connecting it with the industrial areas of Monterrey Saltillo and the rest of Mexico.
- Unified Cargo Processing for 100% of commodities and importers.
- Competitive price.
- A Secondary Examination Station offering 12 docks for cold inspections and 10 docks for dry inspections, as well as continued Unified Cargo Processing and USDA AMS Inspection on site.

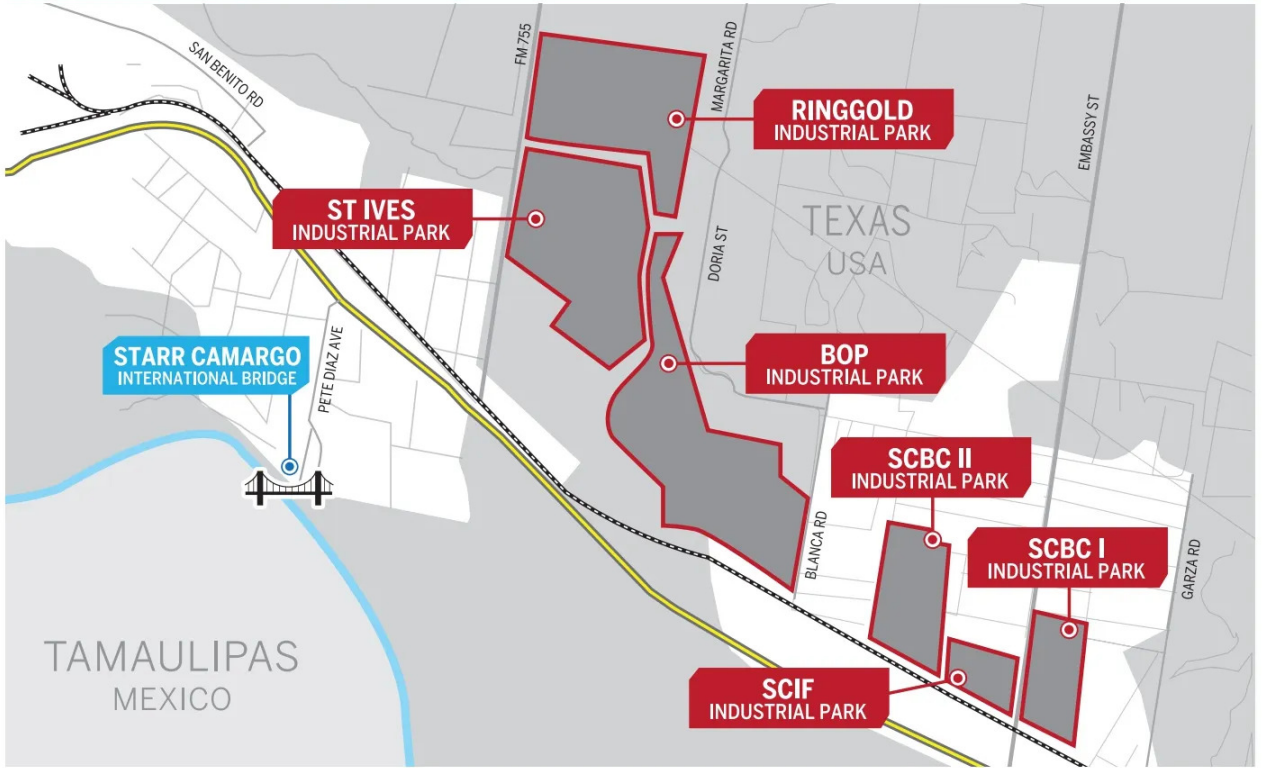


FOR MORE INFORMATION:

**Alejandro Barrera**  
City Manager  
abarrera@cityofroma.net  
956-286-7892

**Alfonso Ramirez JR**  
Assistant City Manager  
aramirez@cityofroma.net  
956-208-0280

**USA - RIO GRANDE INDUSTRIAL PARKS**



**USA - MISSION INDUSTRIAL PARKS**

**BUSINESS PARK AT TRINITY**

**PARK ADDRESS**  
Trinity St.  
Mission, TX. 78572

**CONTACT**  
rs@mexicoindustry.com

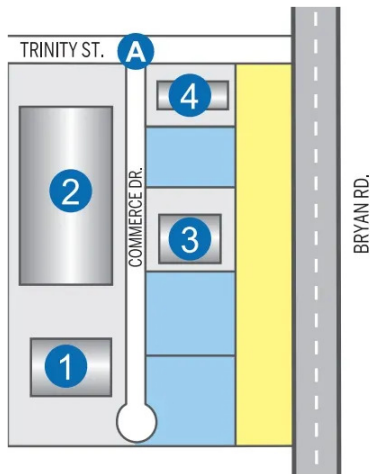
**SHARYLAND BUSINESS PARK-MISSION**

**PARK ADDRESS**  
Anzalduas Highway  
Mission, TX. 78572

**AREA**  
175 Acres  
70.8 Hec.

**CONTACT**  
rs@mexicoindustry.com

1. WELLS AUTOMOTIVE  
Automotive
2. ROYAL TECHNOLOGIES  
Manufacture of plastic parts
3. BST BLIZZARD SHELLED  
Refrigeration and transportation
4. GRUPO IMCO LUMBER  
Wood processing





# LA RUTA MÁS CORTA

entre Monterrey, N.L. y Texas.



## MISSION EXPRESSWAY BUSINESS PARK

### PARK ADDRESS

Expressway 83, Mission, TX  
United States

### CONTACT

rs@mexicoindustry.com

### 1. TRIPLE J

Oilfield services

### 3. SALINAS FLORES & ASOCIADOS

Lawyer's firm

### 4. LIMEX SICAR I LTD I

Recycling services

### 5. ALPHA XL MOLD AND TOOL

Custom mold manufacturing

### 6. RIO GRANDE JUICE CO.

Juice company

### 7. MULTITENANT

A. STANLEY BLACK & DECKER

B. BONANZA AVOCADOS

### 8. MR. LUCAS

Storage warehouse

### 9. BETTCHER

Manufacturing

### 10. METAL PROCESSING INTERNATIONAL

Metalworking company

### 11. SOUTHWEST STEEL COIL

Distribution center

### 12. HESSELBEIN TIRE

Warehouse of tires

### 13. INDIAN RIVER TRANSPORT

Distribution center

### 14. RODCO

Steel distributors

### 15. SOUTH TEXAS HEALTH SYSTEM

Industrial suppliers

### 17. MULTITENANT

A. POINT DEDICATED SERVICES

B. INTERTECH

### 18. WINSUPPLY RGV

Air conditioning services

### 19. CARAVEO PAPAYAS

Vital fertilizers

### 20. ELECTI CABINET SUPPLY

Cabinet supply

### 21. ARTEX ORECISSION

### 22. CRAWFORD

Electrical supplies

### 23. SOCIAL SECURITY

ADMINISTRATION

### 24. MULTITENANT MEDICAL

SERVICES

A. KAIZEN

B. SOUTH TEXAS SLEEP

DISORDER CLINIC

C. APPLE PHARMACY

D. TEXAS HEALTH CARE IMAGING

### 25. FRESENIUS KIDNEY CARE

### 29. TEXAS CITRUS MUTUAL

Association of citrus growers



MCALLEN SOUTHWEST INDUSTRIAL AREA

MCALLEN EDC | www.mcallenedc.org

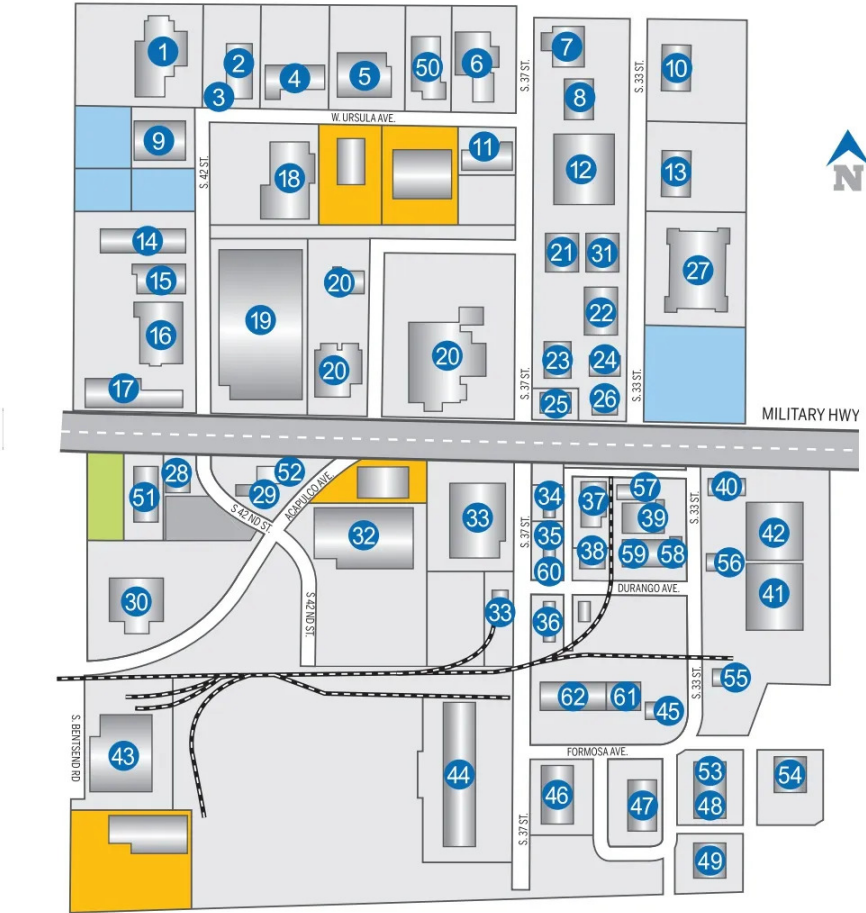
**CONTACT**  
McAllen EDC  
info@mcallenedc.org

**TELEPHONE**  
USA (956) 682.2875  
Fax (956) 682.3077

**PARK ADDRESS**  
6401 S. 33rd St.  
McAllen, TX.

**AREA**  
480 Acres  
194.24 Hectares

- 1. CITROFRUIT**  
Production and processing of citrus fruits
- 2. RIO GRANDE PAK FOODS**  
Process fresh poultry
- 3. FRESH TEXAS CHICKEN**  
Cold storage
- 4. A.E.F. PLATING**  
Automotive components
- 5. TI FLUID SYSTEMS**  
Automotive
- 6. BORDER PATROL**  
Customs and border protection
- 7. VEXUS FIBER**  
Internet service provider
- 8. WELLDIX**  
Logistic services
- 9. BUILDING MULTITENANT**  
A. DRY PRODUCE DIVISION
- 10. PRIME**  
Cold Storage
- 11. TROSTEL LIMITED**  
Molded rubber products
- 12. DENSO TEN/SANTOS INT**  
Automotive electronics manufacturer
- 13. SANTOS INTERNATIONAL**  
Freight forwarding company
- 14. AMB LOGISTICS**  
Logistic services
- 15. ABC SUPPLY**  
Wholesale distributor
- 16. G.E. AVIATION**  
Engine services
- 17. BUILDING MULTITENANT**  
A. MSC INDUSTRIAL  
B. WELL'S VEHICLE ELECTRONICS  
C. MALIN RAYMOND  
D. ECIN  
E. FASTENAL
- 18. LINEAGE**  
Cooler services
- 19. LINEAGE II**  
Cooler services
- 20. SOUTH TEXAS COLLEGE**  
Center of education
- 21. STORAGE**  
Warehouse
- 22. EMU PLASTICS**  
Plastic injection molding
- 23. QUINTERO'S RESALE**  
Clothing Retail
- 24. WIN NUTS**  
Manufacturers of food
- 25. CENCORP AUTOMATION**  
Process automation solution providers
- 26. MCALLEN METAL STAMPING**  
Metal stampings
- 27. BUILDING MULTITENANT**  
A. FRESCO  
B. PARAGON  
C. RYERSON
- 28. SAFE GLOBAL SERVICES**  
Premier security agency



- 29. ECO PLASTICS MOLDING**  
Precision plastic injection molding
- 30. PALMER STEEL SUPPLIES**  
Design, analysis and manufacturing
- 31. A&M COLD STORAGE**  
Cold storage
- 32. AVANZA**  
Warehouse
- 33. BADAFI FOODS**  
Quality electric service
- 34. FELMEX DISTRIBUTORS**  
Freight forwarding company
- 35. STORAGE**  
Warehouse
- 36. GALVOTEC ALLOYS INC.**  
Manufacturer and supplier
- 37. HCH BEARING AMERICAS**  
Ball bearing manufacturer
- 38. GUMAK TRADE ALLIANCE**  
Logistic services
- 39. PTS - INJECTION MOLD MAKERS**  
Automotive molding
- 40. MCALLEN ECONOMIC DEVELOPMENT**  
Business services
- 41. LOGICORP ENTERPRISES**  
Transportation company
- 42. HUTCHINSON FTS**  
Sealing system technologies
- 43. REGAL REXNORD**  
Manufacturer of electric motors
- 44. LINEAGE III**  
Cooler services
- 45. R.R DONNELLEY & SONS.**  
Marketing solutions
- 46. INTERLINK TRADE SERVICES**  
International trade services
- 47. FORWARD AIR INC**  
Licensed property broker
- 48. JEFFREY**  
Logistic services
- 49. SEKAI TECHNOLOGY**  
Automotive manufacturing environment
- 50. GLECO PLATING**  
Plating service
- 51. AMAZON**  
Warehouse
- 52. TEXAS TOOL COMPANY**  
Welder
- 53. ROSER CUSTOMS SERVICE**  
Custom agent
- 54. PROTRANS INTERNATIONAL**  
Transportation and supply chain
- 55. VALLEY PLASTIC & PAPER RECYCLING**  
Recycling services
- 56. FLEAT STUDIO**  
Warehouse
- 57. NIBCO**  
Manufacturing Plant
- 58. BUILDING MULTITENANT**  
A. UNIVERSAL METAL  
B. XPO LOGISTICS  
C. STMA  
D. SALTILLO TILE USA  
E. TEST SOLUTIONS
- 59. TRADE FLEX**  
Logistic services
- 60. GALVOTEC ALLOYS INC.**  
Manufacturer and supplier
- 61. FNS INC**  
Customs broker
- 62. FAIR TRADE**  
Outsourcing services





## A BINATIONAL METROPOLIS FOR YOUR MANUFACTURING NEEDS

Strategically located on the Border between the United States and Mexico, **McAllen, Texas** is the best location for you to relocate, start, or grow your business. By sharing the border with our Sister City **Reynosa, Tamaulipas**, Mexico, we join forces to build a stronger binational community with skilled labor, a young demographic, and cost competitive region.



### A DIVERSIFIED LOCATION FOR INDUSTRY ON THE U.S./MEXICO BORDER.

Since 1988, the McAllen Economic Development Corporation has been creating job growth by supporting industrial businesses in McAllen, Texas and Reynosa, Tamaulipas, Mexico. As a non-profit corporation, we provide services at no cost to companies seeking manufacturing strategies to maintain a competitive edge in the global economy.



---

**CONTACT OUR DEVELOPMENT SPECIALISTS TO START DOING BUSINESS.**

956-682-2875 | [info@mcallenedc.org](mailto:info@mcallenedc.org) | [www.mcallenedc.org](http://www.mcallenedc.org)

## MCALLEN NEARSHORING CAMPUS

■ CIL CAPITAL | www.cil.mx

### CONTACT

Dalith Cantu  
dalith@cil.mx

### TELEPHONE

USA (956) 595 4401

### PARK ADDRESS

Corner of Idela and  
Ware Rd, McAllen, TX

### AREA

112.5 Acres  
45.3 Hectares



## SHARYLAND INDUSTRIAL PARK

■ MCALLEN EDC | www.mcallenedc.org

### CONTACT

McAllen EDC  
info@mcallenedc.org

### TELEPHONE

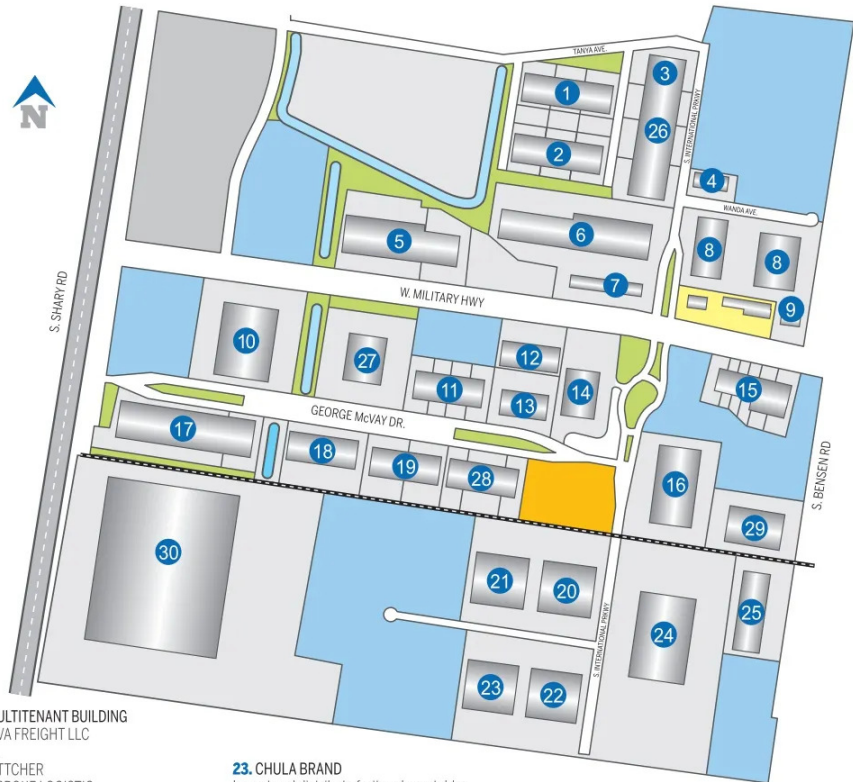
USA (956) 682.2875  
Fax (956) 682.3077

### PARK ADDRESS

W Military Hwy A,  
McAllen, TX 78503

### AREA

204 Acres  
485.6 Hectares



### 1. MULTITENANT BUILDING

A. DLH BOWLES

B. LQ CO.

### 2. MULTITENANT BUILDING

A. VERTIV

B. NIDEC

### 3. MARMON FOODSERVICE

Industrial vacuum equipment supplier

### 4. OFFICES GOVERNMENT

Government offices

### 5. MULTITENANT BUILDING

A. COMMESCOPE

B. C&B SUPPLY

### 6. MULTITENANT BUILDING

A. DHL

B. GEODIS

C. WORLDWISE

### 7. MULTITENANT BUILDING

A. MAINPOWER

B. GALFF

### 8. MULTITENANT BUILDING

A. GE Exports

B. EXP GROUP

C. MEGACOLD STORAGE

D. PRODUCE CONNECTION

E. iMAS FRESH

F. FRESH CAMPO

G. AVAILABLE LOT

H. INVERFRUT

I. JAKSON PRODUCE

J. MARROKO VALLEY LLC

### 9. TEXTAPE

Supplies for packaging

### 10. MASTER BRAND

Manufacture of wooden cabinets

### 11. MULTITENANT BUILDING

A. SUPERIOR ESSEX

B. GENERAL FASTENERS

C. PILOT FREIGHT SERVICES

D. SCHOLASTIC BOOK FAIRS

### 12. MULTITENANT

A. BUCKEYE CORRUGATED

B. GOB INTERNATIONAL

### 13. MULTITENANT

A. MAGLIO MCALLEN

### 14. M3 RESOURCES

Waste management services

### 15. MULTITENANT BUILDING

A. EXPRESS

B. MAQUILA MAINTENANCE

C. RL JONES

D. TEXAS MONEY CHANGE

E. TURCK WORKS

### 16. MULTITENANT BUILDING

A. CIL SALSA

B. TRANSKOOL SOLUTIONS

### 17. MULTITENANT BUILDING

A. CEVA FREIGHT LLC

B. IDL

C. BETTCHER

D. BESPOKE LOGISTIC

### 18. DANIEL B. HASTINGS

Provided cutting-edge

### 19. MULTITENANT

A. JOHNSON CONTROLS

B. RECONEXT

C. CED GREENTECH

### 20. CONNS HOME PLUS

Electric services

### 21. GR FRESH

Wholesaler of farm products

### 22. ALPS LOGISTICS

Logistic services

### 23. CHULA BRAND

Import and distribute fruit and vegetables.

### 24. REGAL REXNORD

Engines

### 25. MULTITENANT BUILDING

A. CINCH CONNECTIVITY

### 26. TEMCO

Logistics services

### 27. MULTITENANT BUILDING

A. VILLAMEX

B. AM FRESH

C. RJ PRODUCE

D. JR IMPORTS

E. FERRARA

### 28. STANDARD MOTOR PRODUCTS, INC.

Manufacturer and distributor of automotive parts

### 29. SICAR FARMS

Fruit and vegetable processing

### 30. VALEY STEEL RECYCLING

Fruit and vegetable processing



# AIR CARGO SERVICE

McAllen International Airport goes beyond expectations for fast and reliable shipping. Whether you're shipping freight, packages, or even pets, MFE is your all-of-the-above solution.

## TRUSTED CARGO HANDLERS:

**Ace Forwarding, Inc.**  
1 (800) 285-2746 | (956) 682-2746

**Davila's Delivery Service Inc.**  
(956) 994-0079

**UPS**  
1(800) 285-2746 | (956) 992-0455



# ABOVE.BEYOND.

McAllen International Airport Air Cargo Building | 2201 Uvalde Avenue, McAllen, TX 78501

## BOTELO INDUSTRIAL PARK

■ MCALLEN EDC | [www.mcallenedc.org](http://www.mcallenedc.org)

**CONTACT**  
McAllen EDC  
[info@mcallenedc.org](mailto:info@mcallenedc.org)

**PARK ADDRESS**  
FM 1016 West Militar  
McAllen, TX.

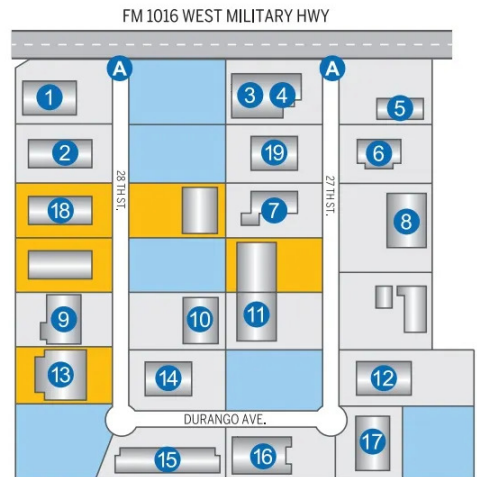
**TELEPHONE**  
USA (956) 682.2875  
Fax (956) 682.3077

**AREA**  
40 Acres  
6.18 Hectares

- 1. BADAFI  
Paper supplies
- 2. MARED PRODUCE PAPAYA  
Storage
- 3. R&P ROPA USADA  
Warehouse/Clothing
- 4. SOTO FORKLIFT  
Forklift rental
- 5. ROAD TRUCK  
Distribution center of tires
- 6. FRONTERA TRUCK WASH  
Logistic services
- 7. AVAILABLE  
Warehouse

- 8. MCALLEN TROPICPAK  
Packaging
- 9. BRENDY'S ROPA USADA  
Warehouse/Clothing
- 10. MOMOS ROPA USADA  
Warehouse
- 11. UNIVERSAL OFF PRICE  
Warehouse
- 12. PGW AUTO GLASS  
Distribution center
- 13. AVAILABLE  
Warehouse
- 14. ORO ROPA USADA  
Warehouse

- 15. CARRS DELIVERY SERVICE  
Logistic services
- 16. CHULA VISTA  
Fruits & vegetables-wholesale
- 17. CABEFRUT PRODUCE  
Fruits & vegetables-wholesale
- 18. ZUKO INDUSTRIAL CONSTRUCTION  
Warehouse for lease
- 19. FRONTERA TRUCK WASH  
Logistic services

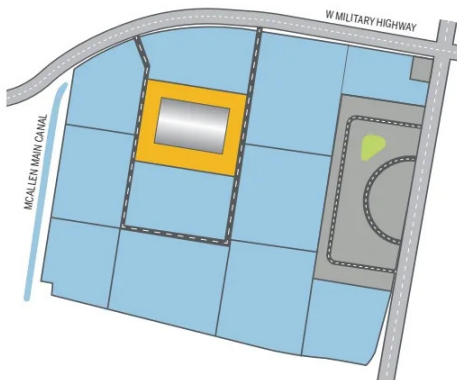


## MCALLEN SOUTH INDUSTRIAL PARK

**PARK ADDRESS**  
McAllen, TX

**AREA**  
122 Acres  
0.404686 Hectares

**CONTACT**  
[rs@mexicoindustry.com](mailto:rs@mexicoindustry.com)



## TRES PUENTES INDUSTRIAL PARK

■ MCALLEN EDC | [www.mcallenedc.org](http://www.mcallenedc.org)

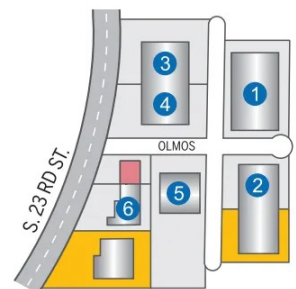
**CONTACT**  
McAllen EDC  
[info@mcallenedc.org](mailto:info@mcallenedc.org)

**PARK ADDRESS**  
International Blvd.  
McAllen, TX. 78503

**TELEPHONE**  
USA (956) 682.2875  
Fax (956) 682.3077

**AREA**  
180 Acres  
72.84 Hectares

- 1. T.S. TECH NORTH AMERICA LLC  
Seating and automotive interiors provider
- 2. ESSITY  
Health provider in compression therapy wound care
- 3. PEPSICO  
Beverages and food manufacturer
- 4. EMMA'S ROPA Y MAS  
Clothing store
- 5. EXPEDITORS  
Logistic / packing services
- 6. OFFICES FOR LEASE  
Offices



**PHARR INDUSTRIAL PARK**

PHARR EDC | www.pharrredc.com

**CONTACT**  
Pharr EDC  
pedc@pharr-tx.gov

**TELEPHONE**  
USA (956) 402 4332

**PARK ADDRESS**  
1200 E Anaya Rd.  
Pharr, TX. 78577, USA

**AREA**  
72.8 Hec  
149.5 Acres

- 1. UNIMEX**  
Logistic services
- 2. UNIMEX**  
Logistic services
- 3. UNIMEX LOGISTICS**  
Logistic services
- 4. MUSTANG TRUCKING**  
Transportation company
- 5. UNIMEX LOGISTICS II**  
Logistic services
- 6. M.A.S. LOGISTICS**  
Logistic services
- 7. JOHN CRANE**  
Providers of engineered technology
- 8. MARROQUIN FORWARDING**  
Merchandise dispatch service
- 9. UPS LOGISTIC**  
Logistic services
- 10. ENLACE FRONTIER SERVICES**  
Logistic services
- 11. INCO GROUP**  
Corporativo multiple
- 12. BONAFRUIT**  
Produce wholesaler
- 13. MTC MOULDING**  
Moulding
- 14. MULTITENANT**  
A. 4FRONT  
B. KP
- 15. MULTITENANT**  
A. DICEX ONE SOLUTION  
B. FRESH VALLEY COLD STORAGE
- 16. MULTITENANT**  
A. INTEGRA  
B. INTERTRANS FORWARDING SERVICES
- 17. VAL TRANSPORT LLC**  
Transportation services
- 18. THE WAREHOUSE**  
La Bodega
- 19. STI OIL TOOLS**  
Machine shop
- 20. AM-AG, LLC**  
Agricultural products
- 21. AG ADUANALES**  
Logistic services
- 22. JELAH TOW SERVICE, LLC**  
Tow services
- 23. VS LOGISTICS**  
Logistic services
- 24. PROTECH DIESEL**  
Diesel engine repair shop
- 25. ACE CUSTOM BROKER**  
Custom borker
- 26. IMPORTEX - EXPORT WAREHOUSE**  
Used clothes warehouse
- 27. LONDON FRUIT**  
Wholesale supplier of products
- 28. EVERGREEN**  
Cold storage
- 29. KEYSTONE COLD**  
Cold storage
- 30. SUSTAITA**  
Transport
- 31. QTXPRESS**  
Transportation services
- 32. CDSO TRANSPORT**  
Freight company
- 33. VILOBA AUTOEXTRESS**  
Freight company
- 34. LIMONES ROCAMICH**  
Produce
- 35. STX UNDERGROUND, LLC**  
Multy service quality contractor
- 36. ALLIANCE TRADE SOLUTIONS**  
Custome house broker
- 37. AVAILABLE**  
Warehouse
- 38. AVAILABLE**  
Warehouse
- 39. AVAILABLE**  
Warehouse
- 40. CABINETS & TRIM BAGE**  
Manufacturing wood cabinets
- 41. NATIONAL AUTO PARTS**  
Auto parts supplier
- 42. NATIONAL AUTO PARTS**  
Auto parts supplier
- 43. ROCKA SOLUTIONS**  
Import & export
- 44. WAREHOUSE**  
Automotive
- 45. LM LOGISTICS**  
Logistics services
- 46. C&J LOGISTICAL SERVICES INC.**  
Logistic services
- 47. SUSTAITA**  
Logistic center
- 48. ZUKO CONSTRUCTION**  
Construction services
- 49. TRANCASA USA**  
Logistic services
- 50. SUSTAITA LOGISTICS CENTER**  
Custom broker
- 51. C&J LOGISTICAL SERVICES INC.**  
Logistic services
- 52. AVAILABLE**  
Warehouse
- 53. La Imperial USA, LLC**  
Cold storage
- 54. MULTITENANT**  
A. GRUPO ARRGO  
B. HB EXPORTS LLC  
C. AGENCIA ADUANAL ZUÑIGA GUTIERREZ  
D. TOWER FASTENERS  
E. MECCANOTECNICA USA, INC
- 55. MULTITENANT**  
A. SUPER STARR INTERNATIONAL, LLC  
B. CROSSPOINT COLD STORAGE, INC
- 56. TRANCASA**  
Truck patio
- 57. VELVAC**  
Automotive
- 58. MULTITENANT**  
A. INTERLINK TRADE  
B. NATIONAL TIRE WHOLESALERS
- 59. MULTITENANT**  
A. TCA LOGISTICS  
B. FRESENIUS MEDICAL CARE
- 60. WINTEX**  
Tooling technologies
- 61. SPRING VALLEY FRUITS**  
Wholesale supplier of produce
- 62. MOTEL 9**
- 63. FRUT CAMPO, LLC**  
Wholesale supplier of produce
- 64. LM TRANSPORT**  
Freight company
- 65. UNITED CUSTOMS BROKERS**  
A. INTERENLACE, LLC  
B. MARBE LOGISTIC  
C. ESPECIALIZADOS
- 66. CIL LOGISTICS**  
Truck parking area



- 31. QTXPRESS**  
Transportation services
- 32. CDSO TRANSPORT**  
Freight company
- 33. VILOBA AUTOEXTRESS**  
Freight company
- 34. LIMONES ROCAMICH**  
Produce
- 35. STX UNDERGROUND, LLC**  
Multy service quality contractor
- 36. ALLIANCE TRADE SOLUTIONS**  
Custome house broker
- 37. AVAILABLE**  
Warehouse
- 38. AVAILABLE**  
Warehouse
- 39. AVAILABLE**  
Warehouse
- 40. CABINETS & TRIM BAGE**  
Manufacturing wood cabinets
- 41. NATIONAL AUTO PARTS**  
Auto parts supplier
- 42. NATIONAL AUTO PARTS**  
Auto parts supplier
- 43. ROCKA SOLUTIONS**  
Import & export
- 44. WAREHOUSE**  
Automotive
- 45. LM LOGISTICS**  
Logistics services
- 46. C&J LOGISTICAL SERVICES INC.**  
Logistic services
- 47. SUSTAITA**  
Logistic center
- 48. ZUKO CONSTRUCTION**  
Construction services
- 49. TRANCASA USA**  
Logistic services
- 50. SUSTAITA LOGISTICS CENTER**  
Custom broker
- 51. C&J LOGISTICAL SERVICES INC.**  
Logistic services
- 52. AVAILABLE**  
Warehouse
- 53. La Imperial USA, LLC**  
Cold storage
- 54. MULTITENANT**  
A. GRUPO ARRGO  
B. HB EXPORTS LLC  
C. AGENCIA ADUANAL ZUÑIGA GUTIERREZ  
D. TOWER FASTENERS  
E. MECCANOTECNICA USA, INC
- 55. MULTITENANT**  
A. SUPER STARR INTERNATIONAL, LLC  
B. CROSSPOINT COLD STORAGE, INC
- 56. TRANCASA**  
Truck patio
- 57. VELVAC**  
Automotive
- 58. MULTITENANT**  
A. INTERLINK TRADE  
B. NATIONAL TIRE WHOLESALERS

MILITARY HIGHWAY 281



# Pharr: Bridging Industries, Expanding Horizons

## Your Gateway to Global Growth!



**Pharr**  
Economic Development  
Corporation

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Pharr  
International  
Bridge Expansion  
4 Additional  
Lanes

International  
Bridge Trade  
Corridor

3+  
Industrial  
Parks

SCAN BELOW TO LEARN  
MORE ABOUT PHARR EDC



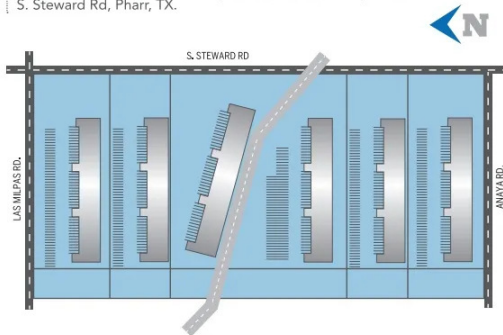
www.PharrEDC.com • Follow Us @PharrEDC

956.402.4332 • 1215 S. Cage Blvd., Pharr, TX 78577

### STEWARD COLD STORAGE INDUSTRIAL PARK

**PARK ADDRESS**  
Corner of Las Milpas and  
S. Steward Rd, Pharr, TX.

**CONTACT**  
rs@mexicoindustry.com



### QUEENSTOWN PARK

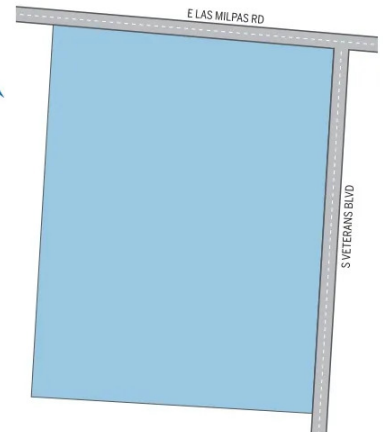
■ CIL CAPITAL | www.cil.mx

**CONTACT**  
Dalith Cantu  
dalith@cil.mx

**TELEPHONE**  
USA (956) 595 4401

**PARK ADDRESS**  
Corner of Las Milpas  
and S. Veterans Rd, Pharr, TX.

**AREA**  
26 Acres  
10.5 Hectares

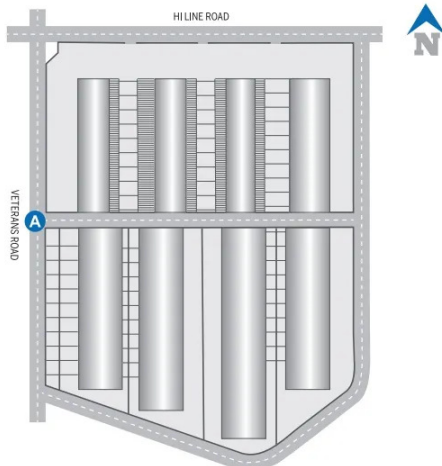


### PHARR PRODUCE INDUSTRIAL PARK

**PARK ADDRESS**  
Corner of Veterans Rd.  
and Hi Line Rd. Pharr, TX.

**AREA**  
60 Acres  
24.2 Hectares

**CONTACT**  
rs@mexicoindustry.com



### MONARCH BUSINESS INDUSTRIAL PARK

**CONTACT**  
rs@mexicoindustry.com

**AREA**  
52 Acres  
10 Hectares

**PARK ADDRESS**  
1215 South Cage Blvd.  
Pharr, TX.

- 1. BISSELL HOMECARE**  
Vacuum cleaner and floor care  
product manufacturing
- 2. FARMER'S BEST**  
Cold store



## PHARR PRODUCE PARK

### PARK ADDRESS

1215 South Cage Blvd.  
Pharr, TX.

### AREA

49 Acres  
19.9 Hectares

### CONTACT

rs@mexicoindustry.com

#### 1. KALIROY

Wholesale supplier of products

#### 2. MEDRANO PRODUCE

Cold storage

#### 3. COASTOL

Green bussines

#### 4. A PORTUS

Freight Forwarding Agency

#### 5. BONANZA

Fresh global produce

#### 6. BIG FRESH

Cold Storage

#### 7. INVERAFRUT

Distribution

#### 8. INDEX FRESH

Food market

#### 9. TRAVELER PRODUCE

Fruit and vegetable distribution

#### 10. CITY FIRE STATION

Fire station

#### 11. FRESH CONTROL

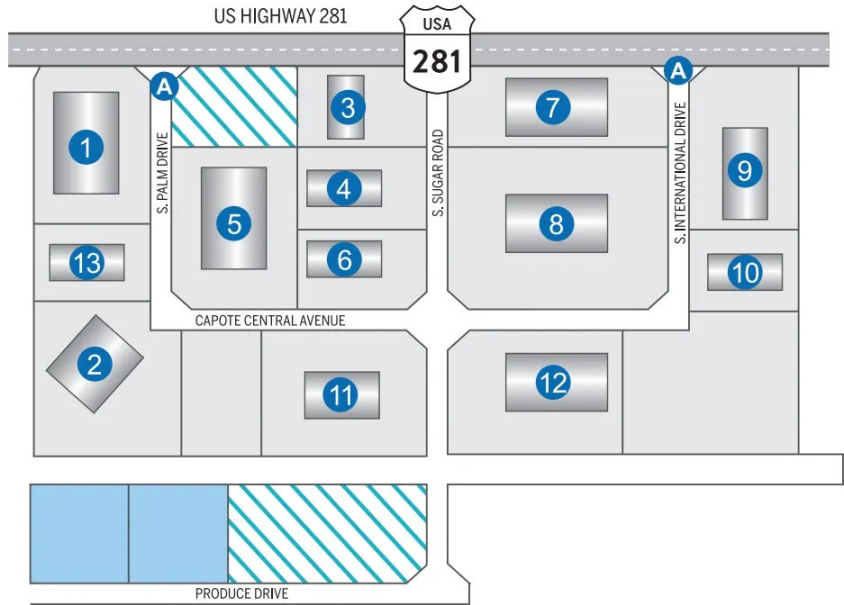
Warehouse

#### 12. KEEP IT FRESH

Lokeway

#### 12. LAKE WAY

Produce company



## CAPOTE BUSINESS PARK

■ CAPOTE | [www.capotecrossing.com](http://www.capotecrossing.com)

### CONTACT

Phill y Dyer  
info@capotecrossing.com

### PARK ADDRESS

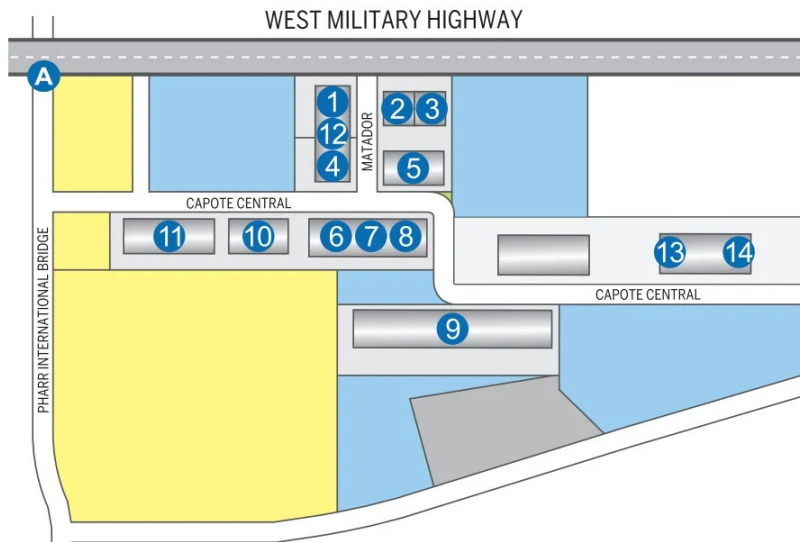
600 E. Military Hwy.  
Pharr, TX 78577

### TELEPHONE

USA (210) 273.2793  
USA (210) 828.6787

### AREA

300 Acres  
121.4 Hectares



#### 1. DSV SOLUTIONS LLC

International freight forwarder

#### 2. MAINFREIGHT

Logistics services

#### 3. HYDRO

Low-carbon and recycled aluminium

#### 4. KUEHNE & NAGEL

Logistics services

#### 5. INTERLINK

Import and export

#### 6. V & G FORWARDERS

Logistics services

#### 7. NIPPON EXPRESS USA, INC.

Logistics services

#### 8. IMPULSE SUPPLY CHAIN

Logistics services

#### 9. EMERSON TOOL COMPANY

Warehouse

#### 10. UNIMEX

Customs services

#### 11. KUEHNE & NAGEL

Logistics services

#### 12. SCHEIDER ELECTRIC

Electric services

#### 13. VALEO

Warehouse

#### 14. DSV

Logistics services



## MASTER PLANNED INDUSTRIAL PARK



Located along the overweight corridor and less than 1.5 miles from the Pharr International Trade Bridge; the only international bridge with North and Southbound commercial traffic in the area.

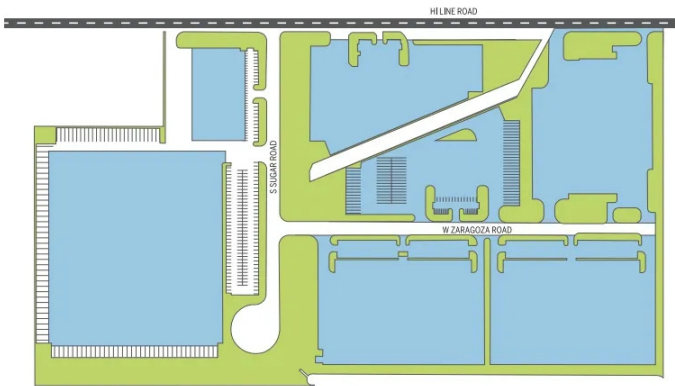
### FOR LEASING INFORMATION

+1 956 618 3201 / carlos.telles@cbre.com

W. Hi-Line Rd & S. Sugar Rd, Pharr, TX 78577



- Direct access to Highway 281
- Facilitates C-TPAT Compliance
- On - Site trailer parking
- Concrete tilt wall



## PHARR BRIDGE BUSINESS PARK

### CONTACT

Carlos Telles  
carlos.telles@cbre.com

### TELEPHONE

USA (956) 618 3201

### AREA

65 Acres  
26.3 Hectares

### PARK ADDRESS

w. Hi-Line Rd & S. Sugar Rd, Pharr, Tx 78577



## KEYSTONE BUSINESS PARK

### PARK ADDRESS

1215 South Cage Blvd.  
Pharr, TX.

### CONTACT

rs@mexicoindustry.com

### AREA

65 Acres  
26.3 Hectares

### 1. KEYSTONE COLD

Cold storage

### 2. SMART COLD-TRIPLE H

Cold storage

### 3. RCF DISTRIBUTORS

Wholesale seller of field products

### 4. FRESH HOUSE

Cold storage

### 5. RUSSELL

Transportation company

### 6. CASTELO

Cold storage

### 7. HI LINE BY FIRST PRODUCE

Cold storage

### 8. LA VILLITA

Food supplier

### 9. TRANS NIETO

Forwarding services

### 10. CHEDES

Cold storage

### 11. RED SUN FARMS

Cold storage

### 12. SAN JOSE

Warehouse

### 13. RED SUN FARMS

Cold storage

### 14. LA MINITA

Fresh food supplier

### 15. FRESH BY PACHECO

Cold storage



# Burton COMPRESSOR



For Compressed Air, Vacuum, and Neutral Gases

Leader in compressed air technology



## Sales and services of compressed air systems



Compressed Air Systems Sales and Installations 529 E Highway 83-Weslaco, TX 78566 Tel. 966-968-3121

Email: [compressors@burtoncompanies.com](mailto:compressors@burtoncompanies.com)

## MAJESTIC INTERNATIONAL TRADE PORT

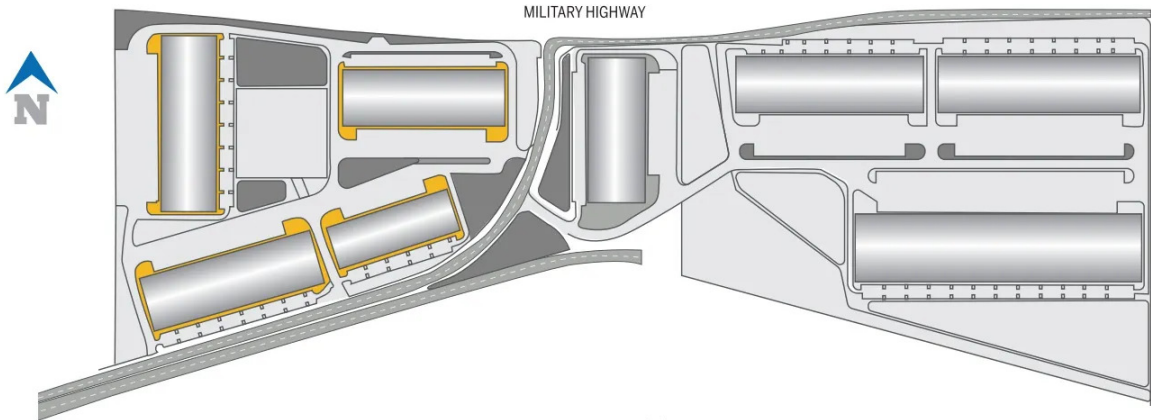
MAJESTIC REALTY

### PARK ADDRESS

Intersection of Military Hwy. & San Juan Rd, Pharr, TX

### AREA

600 Acres  
243 Hectares



## UNITED PRODUCE PARK

### PARK ADDRESS

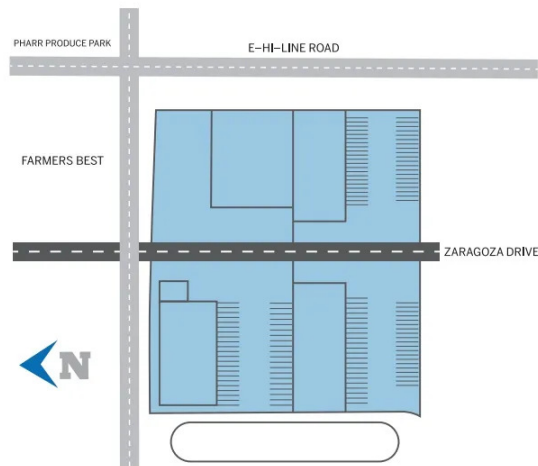
Corner of Veterans and E Hi Line Rd, Pharr, TX

### AREA

14 Acres  
5.6 Hectares

### CONTACT

[rs@mexicoindustry.com](mailto:rs@mexicoindustry.com)







# MAJESTIC INTERNATIONAL TRADE PORT



## DEVELOPMENT HIGHLIGHTS



Concrete Tilt Construction



32' Minimum Clear Height



135' Minimum Truck Courts



Skylights Throughout



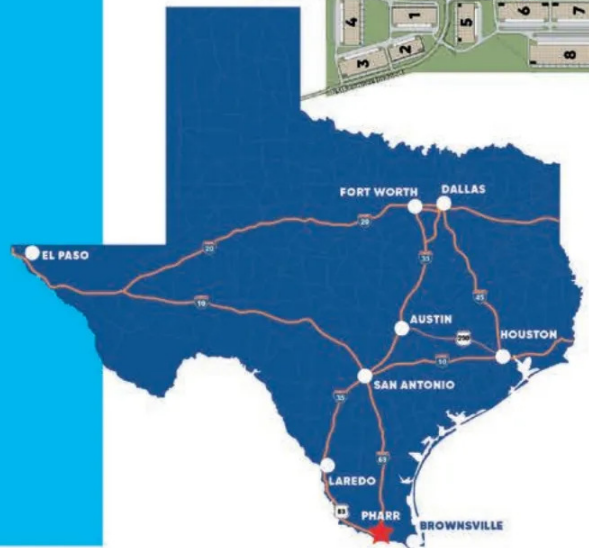
ESFR Fire Protection

## STRATEGIC LOCATION

- Adjacent to the Pharr International Trade Bridge
- The only international bridge with north and south bound commercial traffic in the area.
- The only commercial international bridge with Free and Secure Trade lane program in the region.
- Frontage on only truck exit road from Border Safety Inspection Facility (BSIF) into the U.S.
- Direct access to Overweight Corridor, as well as the future State Highway 365 Toll Road.

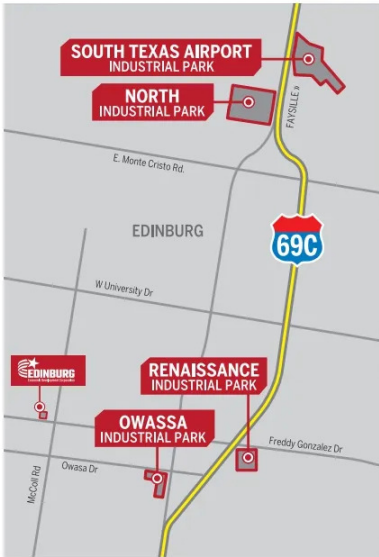
600 Acre Master Planned Industrial Park

Intersection of Military Hwy. & San Juan Rd, Pharr, TX



CARLOS TELLES | First Vice President  
+1 956 618 3201 | carlos.telles@cbre.com





### RENAISSANCE INDUSTRIAL PARK

EDINBURG EDC

**CONTACT**  
Raudel Garza  
raudel@edinburgedc.com  
USA (956) 388.8914

**PARK ADDRESS**  
Interstate 69C & Freddy Gonzalez  
Edinburg, TX.

**AREA**  
42 Acres  
17 Hectares

1. BEACON BUILDING  
Products
2. LONE STAR SECURE DOCUMENT  
Service of protection
3. RANCHO LAS JARAS  
Distribution warehouse
4. SOUTH TEXAS WELDING SCHOOL  
Vocational school
5. WYLIE SPRAY CENTER  
Machinery for agriculture
6. WYLIE & SON, INC.  
Machinery for agriculture
7. CASE AGRICULTURE  
Machinery for agriculture
8. BUSS MECHANICAL SERVICE  
Mechanical service
9. D&R PRECISION MANUFACTURING  
Supplier of parts and industrial
10. TNT CRANE & RIGGING  
Delivery service
11. FRESENIUS KIDNEY CARE  
Production of medical supplies



### NORTH INDUSTRIAL PARK

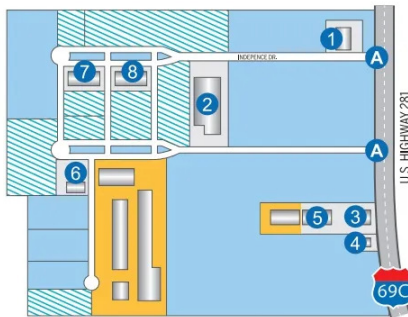
EDINBURG EDC

**CONTACT**  
Raudel Garza  
raudel@edinburgedc.com  
USA (956) 388.8914

**PARK ADDRESS**  
Interstate 69C & Independence Dr.  
Edinburg, TX.

**AREA**  
395 Acres  
159.9 Hectares

1. TRACTOR SUPPLY  
Tractor supply company
2. FEDEX GROUND  
Logistic services
3. THE TIRE MEN TIRE OUTLETS  
Tires sales
4. DIESEL REPAIR SHOP  
Fleet & diesel management
5. COASTAL  
Air conditioning contractor
6. RGV TOURS  
Bus tour agency
7. SIDMONS MARTIN  
Fire department equipment supplier
8. CAMPOS PRODUCE  
Produce wholesaler



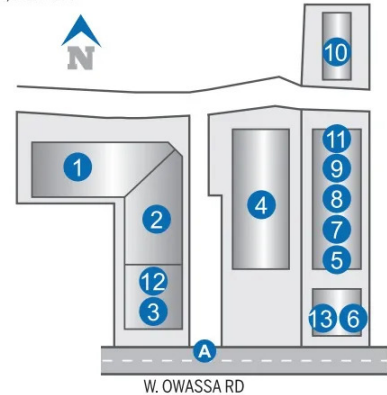
### OWASSA INDUSTRIAL PARK

EDINBURG EDC

**CONTACT**  
Raudel Garza  
raudel@edinburgedc.com  
USA (956) 388.8914

**PARK ADDRESS**  
281 Highway and Owassa Rd.  
Edinburg, TX.

**AREA**  
20.7 Acres  
8.35 Hectares



### SOUTH TEXAS AIRPORT INDUSTRIAL PARK

EDINBURG EDC

**CONTACT**  
Raudel Garza  
raudel@edinburgedc.com  
USA (956) 388.8914

**PARK ADDRESS**  
1300 E FM 490  
Edinburg, TX.

**AREA**  
1,080 Acres  
437 Hectares

1. SOUTH TEXAS AVIATION ACADEMY  
Aviation training institute
2. CTC DISTRIBUTING  
Logistics service
3. EDDIE'S AVIATION SERVICES  
Aviation consultant
4. U.S. CUSTOMS AND BORDER PROTECTION  
Offices



1. PODS  
Storage and transfer of belongings residential
2. CTC DISTRIBUTING  
Service of storage and distribution of documents
3. ORIGIN FRESH  
Warehouse
4. TRANE SUPPLY  
Supplies for refrigeration equipment
5. ADT SECURITY SERVICES  
Security services
6. MAS VIDA HEALTH  
Medical equipment supplier
7. CRYSTAL CLEAN  
Waste management service

8. KOLDER, INC.  
Warehouse
9. J.B. HUNT  
Transportation and logistics
10. AMARA HOSPICE  
Palliative care
11. SOUTHERN GLACIERS  
Alcoholic beverage wholesaler
12. CH ROBINSON  
Produce wholesaler
13. HYDRADYNE LLC  
Hydraulic repair service





# EDINBURG, TEXAS

THE **FASTEST GROWING,**  
**LARGE CITY** IN THE  
RIO GRANDE VALLEY

## ● CONNECTIVITY

International Ports of Entry with Mexico to Rio Grande, Mission, Pharr, Weslaco and Donna.

- 25 Miles from International Border
- 12 International Ports of Entry
- 4 Marine Sea Ports
- 4 Counties
- 1.4 Million Regional Population

## ● 4 INDUSTRIAL PARKS

Easy access to Interstate Highway 69C.

- Shovel Ready

## ● AIRPORT

Municipally-Owned South Texas International Airport.

- U.S. Customs Onsite

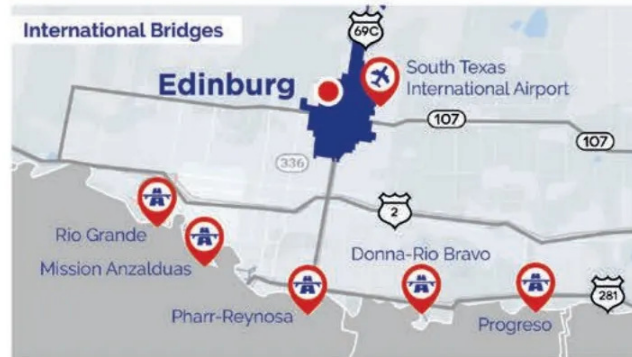
## ● EDUCATION

Home of the University of Texas Rio Grande Valley (UTRGV).

- More than 30,000 students

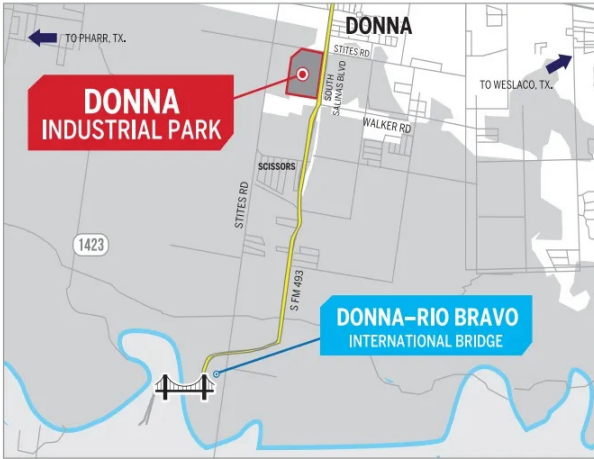
### Contact us:

3111 W. Freddy Gonzalez Drive  
Edinburg, TX 78539  
**(956) 388-8914**



[edinburgedc.com](http://edinburgedc.com)



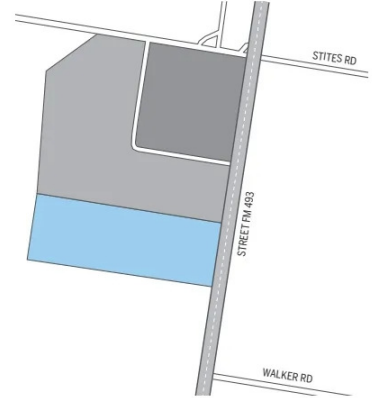


**DONNA INDUSTRIAL PARK**

**CONTACT**  
 Maricela Gonzales  
 mgonzales@cityofdonna.org

**TELEPHONE**  
 USA (956) 464.3324

**PARK ADDRESS**  
 1611 Street FM 493  
 Donna, Texas



# PRO MEXICO INDUSTRY

## The Information Platform to Invest in Mexico

Pro México Industry is a digital platform aimed at encouraging and promoting foreign direct investment in Mexico through specialized information for strategic decision-making.

**Property Search**

We promote industrial properties to connect with potential tenants or buyers interested in establishing their business in the country.

**News**

The most complete information related to new investments, inaugurations, park expansions, and industrial companies in Mexico.

**Why Pro Mexico Industry?**

We have **valuable state information** Demographic Profile, Strategic Location, Labor Force, Connectivity, Industrial Parks, Economic Profiles, Quality of Life, and more information for decision makers.

Explore the opportunities with **Pro México Industry**, your gateway to unlocking foreign direct investment potential in Mexico.



Explore the opportunities with **Pro Mexico Industry**, your gateway to unlocking foreign direct investment potential in Mexico.

[www.promexicoindustry.com](http://www.promexicoindustry.com)

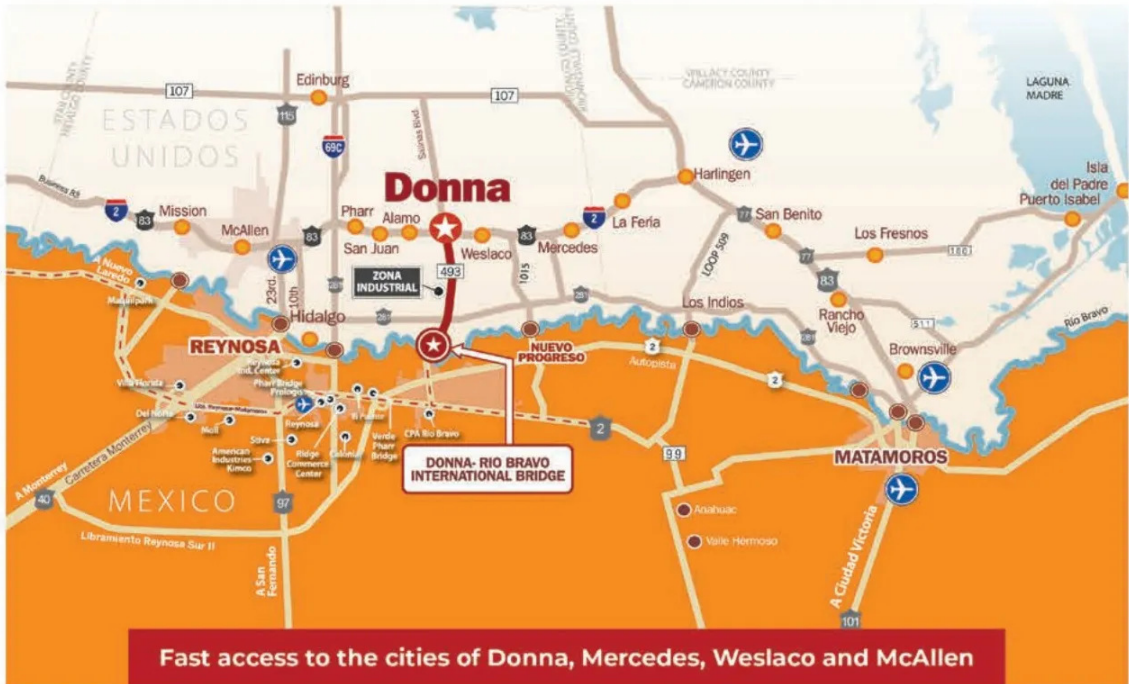




# Donna - Río Bravo International Bridge

**NOW OPEN FOR BUSINESS**

**Empty Commercial Trucks** crossing  
from **USA** to **México**



Tel: (956) 464 3314  
Fax: (956) 464 9923  
[www.cityofdonna.org](http://www.cityofdonna.org)

LOCATION



MID-VALLEY INTERNATIONAL INDUSTRIAL PARK

WESLACO EDC | www.weslacoedc.com

**CONTACT**  
Steven Valdez  
svaldez@weslacoedc.com

**TELEPHONE**  
USA (956)969-0838

**AREA**  
146 Acres  
59.08 Hectares

**PARK ADDRESS**  
1015 FM and Mile 9  
Weslaco, TX. 78599

- 1. GLAZER'S BEER AND BEVERAGE  
Beer distribution
- 2. INTERNATIONAL DISTRIBUTION CENTER  
Distribution center



MID-VALLEY INDUSTRIAL PARK

WESLACO EDC | www.weslacoedc.com

**CONTACT**  
Steven Valdez  
svaldez@weslacoedc.com

**PARK ADDRESS**  
VO-TECH DR.  
Weslaco, TX. 78596

**AREA**  
760 Acres  
307.5 Hectares

**TELEPHONE**  
USA (956)969-0838

- 1. DANHIL CONTAINERS  
Manufacturer of corrugated fiberboard boxes
- 2. BORDER PATROL WESLACO  
District office
- 3. FRESNIUS KIDNEY CARE  
Healthcare company
- 4. CASTICO  
Manufacturers
- 5. DESIGN & DEVELOPMENT INSTITUTION  
Institute educative
- 6. FRONTIER COMMUNICATIONS  
Communications
- 7. TATEMADA  
Food manufacturer
- 8. JOHNSON CONTROLS INC  
Warehouse for equipment and electronics
- 9. WESLACO WATER TREATMENT PLANT  
Water treatment plant
- 10. MID VALLEY AIRPORT  
City airport
- 11. NATIONAL GUARD ARMY  
Government building
- 12. PREMIER HIGH SCHOOL  
Education center
- 13. BAR S FOODS  
Food manufacturer
- 14. MOTION INDUSTRIES  
Industrial equipment supplier
- 15. TRANE AIR CONDITIONER  
HVAC contractor
- 16. PURE ENERGY  
Solar provider
- 17. IMAGEFIRST HEALTHCARE LAUNDRY  
Laundry service
- 18. CARSTAR  
Auto body & collision repair
- 19. ABC PEST CONTROL HOME & COMMERCIAL SERVICES  
Fumigation and pest control company
- 20. VALLEY STRIPING CORP  
Concrete contractor
- 21. INVICTA FITNESS AND ATHLETIC TRAINING, LLC  
Fitness and athletic training
- 22. LIFE SAFER IGNITION INTERLOCK  
Safety equipment supplier
- 23. SWEETWATER HOME SOLUTIONS  
Water softening equipment supplier
- 24. CITY CHURCH RGV  
Church

- 25. STX SNACK TIME  
Vending machine supplier
- 26. CASCADE OAK INVESTMENTS  
Investments service
- 27. US CUSTOMS & BORDER PROTECTION  
Government building
- 28. FOUR SEASONS BLDG. PRODUCTS  
Building products manufacturer
- 29. LA ESPONJITA HAND WASH CAR WASH  
Car Wash
- 30. GV SOLID TRANSPORTATION  
Transportation
- 31. LONESTAR SOLAR SERVICES  
Solar provider
- 32. MEDIQUIP  
Medical equipment provider
- 33. MCKENSSON  
Pharmaceutical company
- 34. OLD SCH. POWER GYM  
Fitness and athletic training
- 35. IMS FLOORING  
Flooring store
- 36. AUTO CHLOR  
Cleaning solutions
- 37. CLEVER FOODS  
Food manufacturing
- 38. MULTITENANT  
A. 99 trade lic  
B. Sky high rentals  
C. D. tronics
- 39. TRIMINEX  
Fumigation and pest control company
- 40. EDCOS FIRE PROTECTION  
Fire protection equipment supplier
- 41. PIONEER HI BRED AGFRA LLC  
Seed provider

- 49. SOUTHEASTERN FREIGHT LINES  
Freight Lines
- 50. TEXAS WOODS SUPPLY  
Building materials supplier
- 51. JR. INC  
Furniture distribution
- 52. MULTITENANT  
A. Pharmacia  
B. Erus energy  
C. Mission foods
- 53. DISH  
Communications
- 54. WESLACO PUBLIC FACILITIES  
Warehouse
- 55. CILOGISTIC COTTON STORAGE/ROBINSON FRESH  
Import export for produce

- 56. WISD WAREHOUSE  
Warehouse
- 57. DCOMM  
Communications
- 58. CILOGISTIC COTTON STORAGE/DISTRIBUTION  
Cotton distribution
- 59. MID VALLEY TRUCK AND TRAILER REPAIR  
Trailer repair shop
- 60. ANDERSON COLUMBIA  
Engineering company
- 61. HIDALGO COUNTY WATER DETENTION POND  
Detention pond
- 62. COLIMEX  
Produce manufacturing and distribution

- 63. CILOGISTIC COTTON STORAGE/DISTRIBUTION  
Cotton distribution
- 64. LIQUID ENVIRONMENTAL SOLUTIONS  
Waste management service
- 65. WISD TRANSPORTATION/MAINTENANCE  
Transportation for school district
- 66. L&W BUILDING SUPPLY  
Building materials supplier
- 67. BIMBO BAKERY - SARA LEE USA  
Wholesale bakery
- 68. SOUTHERN TIRE MART  
Tire shop





# WESLACO, TX

## Industrial Land for Sale



*Centrally Located*  
**IN SOUTH TEXAS**

### *Mid Valley International Industrial Park*



**122 BUILDABLE ACRES**  
4 Acres to 13 Acres Lots Available



**OVERWEIGHT CORRIDOR**  
Mexican Legal Weight Limit or 125,000 lbs  
FM 1015 Progreso International Bridge to Mile 9 North



**UTILITIES PRESENT**  
Water, Sewer, Electricity, Gas, & Fiber Optic



**INCENTIVES AVAILABLE**  
City and State Incentives



**SHOVEL READY**  
Oversized Infrastructure & Utilities



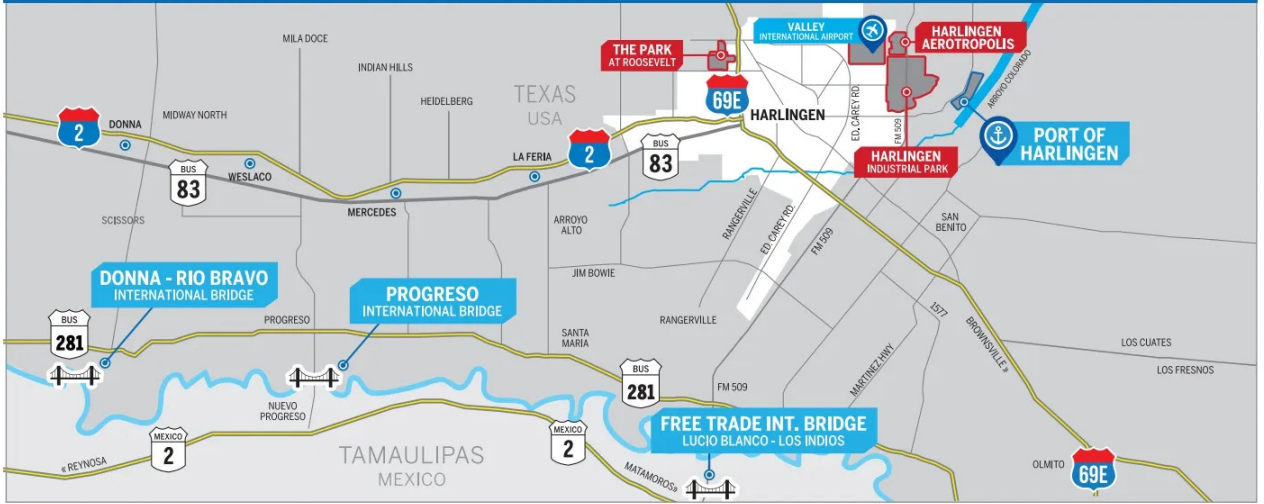
**CONNECTION TO NORTH MEXICO  
ECONOMIC CORRIDOR**  
10 minutes to the International Bridge



Economic Development Corporation of Weslaco  
(956) 969-0838 | [info@weslacoedc.com](mailto:info@weslacoedc.com)



# USA - HARLINGEN INDUSTRIAL PARKS



## HARLINGEN INDUSTRIAL PARK

HARLINGEN EDC | [www.harlingenedc.org](http://www.harlingenedc.org)

### CONTACT

Beverly Ticer Loftus  
bloftus@harlingenedc.com

### PARK ADDRESS

E. Harrison Ave. and FM 509  
Harlingen, TX. 78550

### TELEPHONE

USA (956) 216.5081

### AREA

247 Acres  
40.5 Hectares

### 1. HARLINGEN EMERGENCY OPERATION CENTER

Emergency center

### 2. FOX VALLEY MOLDING

Plastic molding

### 3. TEXAS GAS SERVICES

Natural gas provider

### 4. PEPPERIDGE FARM

Food distribution

### 5. MULTITENANT

A.D.S.A

B. STERCICLE

### 6. MULTITENANT BUILDING

A. TEXAS THREAD TECHNOLOGY

B. PARI OLEFINS

### 7. BTS BROADBAND TELECOM

Communication service

### 8. WESTERN FOOD GROUP

Food service

### 9. GENERATIONS MEDICAL

Medical equipment & supplies

### 10. MULTITENANT BUILDING

A. WRIGHT ARMS

B. PAISANO MECHANIC SHOP

C. LOGISTICS IN GAS & OIL

### 11. MEXICAN SNACKS

Snack maker

### 12. I.T.D. PRECISION STAMPINGS

Metal stamping

### 13. WOODCRAFT OF TEXAS INC

Pallet manufacturer

### 14. KAPALUA MARINE, FUEL & LUBES

Fuel distribution center

### 15. HONEST ABE ROOFING

Roofing sales and services

### 16. MULTITENANT BUILDING

A. LYDIA CHANNEL SERVICES

### 17. EQUIPMENT SHARE

Equipment rental

### 18. MULTITENANT BUILDING

A. CUMMINS DIESEL

### 19. IXION AUTOMATION

Robotic engineering

### 20. P&I SUPPLY COMPANY

Industrial Contractor Supplies

### 21. KOLKHORST PETROLEUM

Petroleum retail

### 22. TEXAS ELITE HAULING SERVICES

Expert junk & demolition services

### 23. DERKSEN

Portable shed manufacturer

### 24. VALLEY INT. COLD STORAGE

Cold storage and repacking

### 25. ADTECH

Metal stampings & assemblies

### 26. ASPHALT PRODUCTS INC.

Asphalt coating & protection products

### 27. SPARKLETT'S WATER

Water bottling

### 28. EMERSON AUTOMATION

Fuel distribution center

### 29. ALOE LABORATORIES

Manufacturer of natural products

### 30. KENAN ADVANTAGE GROUP

Bulk commodity transport

### 31. TEXAS PLATING & POLISHING

Metal finishing

### 32. TRAILBOSS ENTERPRISES

Logistic services/Transportation

### 33. KEY PERFORMANCE

Fuel supplier

### 34. WILBERT

Burial vaults

### 35. PENN ALUMINUM INT.

Precision aluminum tubing

### 36. CARDONE INDUSTRIES

Manufacturer of auto parts

### 37. BUILDING UNITS

B. GOGO INTERNATIONAL Drywall installation

C. CHERRY COATING Commercial Industrial paint

D. Storage

### 38. BUILDING UNITS

A. GYM

B. ARCO Medical Supplier

C. J&J Rope Training

D. Storage



### 39. ANGELS COOLING LLC

Air Conditioning Services

### 40. PLANTD MATERIALS

Recycled building materials

### 41. DENTAL SCHOOL

Dental Assistant Training

### 42. ALSICO UNIFORMS

Uniforms supplier

## HARLINGEN AEROTROPOLIS

HARLINGEN EDC | [www.harlingenedc.org](http://www.harlingenedc.org)

### CONTACT

Beverly Ticer Loftus  
bloftus@harlingenedc.com

### PARK ADDRESS

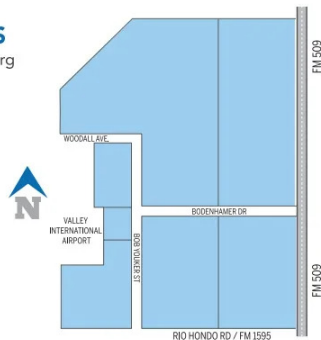
FM 509 and FM 1595  
Harlingen, TX. 78550

### TELEPHONE

USA (956) 216.5081

### AREA

408 Acres  
144.2 Hectares



## THE PARK AT ROOSEVELT

HARLINGEN EDC | [www.harlingenedc.org](http://www.harlingenedc.org)

### CONTACT

Beverly Ticer Loftus  
bloftus@harlingenedc.com

### PARK ADDRESS

69 E and Primera Rd.  
Harlingen, TX. 78552

### TELEPHONE

USA (956) 216.5081

### AREA

62 Acres  
25 Hectares







# A **Great Place** for **Business**

## REASONS TO EXPAND IN HARLINGEN

- **Free Trade International Bridge** at Los Indios
- Full Service **US Customs Inspection Facilities**
- Major **Interstate Highways**
- Union Pacific **Railroad line**
- **Port of Harlingen**
- **International Airport** with NAFTA CargoPort
- **3 Industrial Parks** strategically located

### » INDUSTRIAL PARKS

#### **Harlingen Aerotropolis**

- 480+/- Acres of shovel ready certified land
- Close proximity to the Airport
- 5 minutes from Port

#### **Harlingen Industrial Park**

- 66+/- acres of land
- Established industrial Park
- 5 minutes from the Airport and Port
- 13 miles from International Bridge at Los Indios

#### **The Park at Roosevelt**


- 62+/- Acres of land
- Close proximity to Interstate 69E
- 10 minutes from the Airport

### » CONTACT US

 956 216 5081  [harlingenedc.com](http://harlingenedc.com)

 2424 Boxwood St Suite 125, Harlingen, TX  
United States 78550

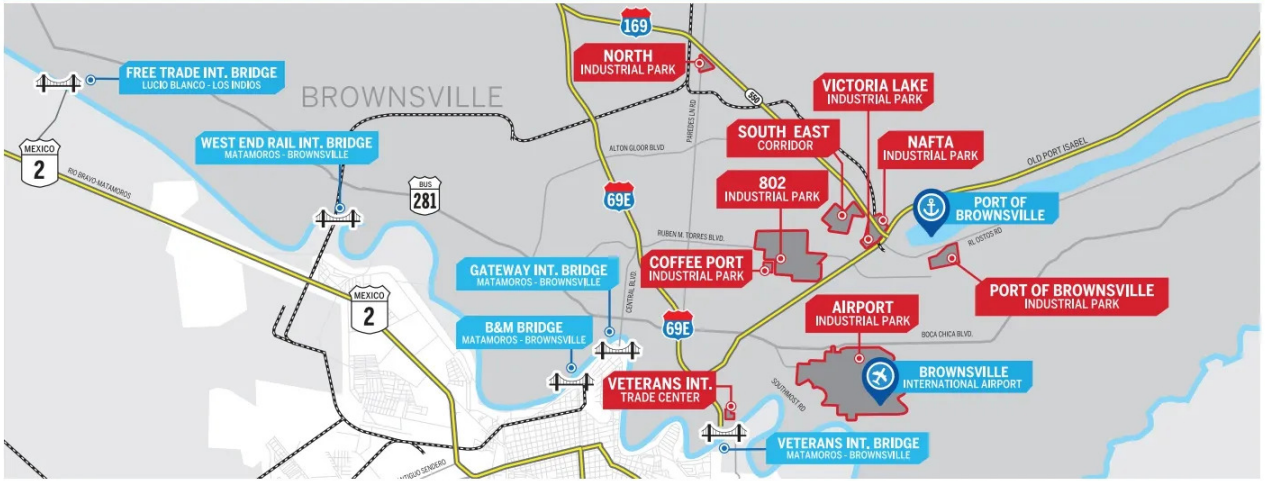
 Orlando Campos

 [ocampos@harlingenedc.com](mailto:ocampos@harlingenedc.com)



 **HARLINGEN**  
Economic Development Corporation

# USA - BROWNSVILLE INDUSTRIAL PARKS



## NAFTA INDUSTRIAL PARK

BROWNSVILLE EDC

### CONTACT

Jerry Briones  
jbriones@greaterbrownsville.com

### TELEPHONE

USA (956) 561.4133  
USA (956) 431.7049

### PARK ADDRESS

NAFTA Parkway  
Brownsville, Texas

### AREA

105 Acres  
42.4 Hectares

### 1. INTEVA PRODUCTS

Supplier of the automotive industry

### 2. INTERCOASTAL SALVAGE

Recycling center

### 3. LARSEN TELLA LLC

Manufacturer of precision metal stampings

### 4. SA RECYCLING

Metal recycling

### 5. NOVA LINK

Industrial services

### 6. PARKER & COMPANY

Customs brokerage agency

### 7. ILSCO

Connectors

### 8. STANDARD TEXTILE

Solution provider in textile markets

### 9. DURA AUTOMOTIVE SYSTEMS

Automotive component manufacturer

### 10. PRO TRANS

Logistics and innovation solutions

### 11. LOVE'S TRAVEL STOP

Truck gas and scale station



## SOUTH EAST CORRIDOR

BROWNSVILLE EDC

### CONTACT

Jerry Briones  
jbriones@greaterbrownsville.com

### TELEPHONE

USA (956) 561.4133  
USA (956) 431.7049

### PARK ADDRESS

14th St.  
Brownsville, TX.

### AREA

71.48 Acres  
28.8 Hectares

### 1. MODERN AGENTS FORWARDING

Merchandise clearance service

### 2. AMERICA DISPATCH INC

Freight forwarding

### 3. BROWNSVILLE BUSINESS PARK

Office

### 4. PEP TECH

Advance Metal Cutting

### 5. FLEET PRIDE HEAVY DUTY PARTS

Truck parts

### 6. RICH PRODUCTS

Food processing

### 7. NUGADIESEL

Truck parts supplier

### 8. GOBAR SYSTEMS INC

Metal manufacturing

### 9. NATIONAL ELECTRIC COIL

Generator manufacturer

### 10. RAIL PRODUCTS INTERNATIONAL

Rail supplier

### 11. CENTRAL PLUMBING

Plumbing and electric

### 12. MORRISON SUPPLY

Plumbing products supplier



## PORT OF BROWNSVILLE INDUSTRIAL PARK

PORT OF BROWNSVILLE | www.portofbrownsville.com

### TELEPHONE

USA (956) 831.4592

### PARK ADDRESS

Ostos Rd.  
Brownsville, Tx.

### AREA

118 Acres  
44.7 Hectares



## VICTORIA LAKE INDUSTRIAL PARK

BROWNSVILLE EDC

### CONTACT

Jerry Briones  
jbriones@greaterbrownsville.com

### PARK ADDRESS

International Blvd. and  
511 Rd. Brownsville, Tx.

### TELEPHONE

USA (956) 561.4133  
USA (956) 431.7049

### AREA

33.1 Acres  
13.4 Hectares

### 1. GB LOGISTICS

Logistic services

### 2. INTERNATIONAL DISPATCH

Logistic services

### 3. INTERIORS BY CPM DESIGN

Interior designer

### 4. A. D. WELDING

Welding services

### 5. QFC INDUSTRIES INC.

Ironmongery shop



## VETERANS INTERNATIONAL TRADE CENTER

BROWNSVILLE EDC

### PARK ADDRESS

Courage St.  
Brownsville, Tx.

### AREA

27.32 Acres  
11.05 Hectares

### 1. FEDEX

Logistic center

### 2. OHMITE LOGISTICS

Logistic services

### 3. AMERICAN SHIP

Logistic services

### 4. AVANT LOGISTICS

Logistic services

### 5. NAVCO LOGISTICS

Logistic services





# Built for Growing Business

**118-ACRE**  
SHOVEL-READY BUSINESS PARK

As the only deep-water seaport directly on the U.S.-Mexico border, the Port of Brownsville is the ideal location for growing your business.



## SUITED FOR MANUFACTURING & LOGISTICS



**17 LOTS AVAILABLE**  
ALL UTILITIES IN PLACE



**FOREIGN TRADE ZONE #62**  
DESIGNATED SITE



**DIRECT ACCESS TO**  
**USMCA CORRIDOR**



**CONNECTIVITY TO 3**  
**CLASS 1 RAILROADS**



**24/7 SECURED**  
**FACILITIES**



**DIRECT ACCESS TO**  
**OVERWEIGHT CORRIDOR**

**PORT OF**  
**BROWNSVILLE**  
the port that works

**CONTACT US**  
1000 Foust Road Brownsville, TX 78521  
+1 (956) 831-4592  
portofbrownsville.com



## 802 INDUSTRIAL PARK

BROWNSVILLE EDC

**CONTACT**  
Jerry Briones  
jbriones@greaterbrownsville.com

**TELEPHONE**  
USA (956) 561.4133  
USA (956) 431.7049

**PARK ADDRESS**  
Ruben M. Torres Blvd.  
Brownsville, TX.

**AREA**  
445 Acres  
180 Hectares

- CARTER**  
Warehouse
- MOORE SUPPLY CO.**  
Distributor of plumbing products
- GENERAL TRANSMISSIONS**  
Outdoor power equipment
- CARRIER ENTERPRISE**  
Industrial supplier
- MOORE SUPPLY**  
Plumbing wholesale distributor
- ALAMO IRON WORKS**  
Industrial supplier
- FERTI-ORGANIC**  
Farm products
- MYCSA AG**  
Inputs for agriculture
- BERRY POOL & SUPPLY**  
Pool service
- AGUAWORKS PIPE & SUPPLY**  
Water and wastewater utility construction
- ORC INDUSTRIES**  
Textile industry
- HESSEN LOGISTICS**  
Logistic services
- GRANITE & MARBLE PREMIER**  
Granite & marble
- MULTITENANT**  
A. GOODMAN AMANA  
B. CRAWFORD ELECTRIC
- REGAL REXNORD**  
Warehouse distribution center
- U.S. FORWARDING AGENCY**  
Import / Export agency
- GLOBAL TRADE FRONTIER**  
Logistic services
- SOUTHWEST KEY**  
Government services

- SIGOSA STEEL**  
Steel manufacturer
- TEXAS WOOD SUPPLY**  
Construction
- MPWR**  
Electronic services
- ROSER & J COWEN**  
Logistical Services
- ROSER & J COWEN**  
Logistical Services
- MULTITENANT**  
A. LTS  
B. ALBEA
- ALVARADO HUERTA INT. SOL.**  
Logistic services
- MARTEX FIBER**  
Recycling and processing of various materials
- CARSTAR**  
Auto body repair
- COWEN**  
Warehouse equipment
- POLYTECH**  
Automotive solutions
- INTERNATIONAL WORLD TRANSPORT**  
Freight forwarding company
- GONZALEZ TILE**  
Warehouse
- PHOENIX DOOR SYSTEM**  
Fiber glass door manufacturing
- VALLIEY INTERNATIONAL COMMERCE**  
Logistic services
- METRO ELECTRIC INC**  
Commercial electrical contractor
- RIO GRANDE TOOL**  
Tool & die
- RANA LABORATORIES**  
Outpatient clinic

- S&M TRANSPORT**  
Transportation services
- TERRY RAY**  
Construction Inc.
- SIGOSA STEEL**  
Warehouse distribution center
- TRIMAC TRANSPORTATION**  
Logistic services
- JOHNSTONE SUPPLY**  
Repair services
- TRANSPORTES SAL-VE**  
Transportation services
- QUIPCO GLOBAL INC**  
Industrial equipment supplier
- CLEANERS**  
Services
- DSI SEWING**  
Equipment for the sewing industry
- DELCSA INDUSTRIES**  
Metal fabrication
- MEDINA FORWARDING**  
Custom broker
- WHAREHOUSE**
- H. SAENZ JR. INC.**  
Custom agent
- CITY OF BROWNSVILLE PUBLIC WORKS**  
Offices
- VALLEY TRUCKING**  
Freight transport company
- TITO AUTO TRANSPORT**  
Freight transport service
- FORWARDING SERVICES**  
Warehouse
- TRICAR**  
Maquila & logistics
- CARTER**  
Warehouse

- DSV**  
Global transport and logistics
- AMERICAN TRUCK**  
Transport company
- ECLIPSE LOGISTICS**  
Freight transport company
- CORE MOLDING TECHNOLOGY**  
Warehouse distribution center
- PARKER AND COMPANY**  
Freight transport service
- LOERA CUSTOMS BROKERAGE**  
Custom Broker
- CONTEC**  
Logistic services
- IMPEX FORWARDING AGENCY**  
Warehouse
- BALLESTEROS STEEL**  
Metal & building supplies
- FASTENAL**  
Industrial supplier



## AIRPORT INDUSTRIAL PARK

BROWNSVILLE EDC

**PARK ADDRESS**  
Billy Mitchell Blvd.  
Brownsville, TX. 78521

**AREA**  
324.36 Acres  
131.26 Hectares

**AREA**  
324.36 Acres  
131.26 Hectares

- TEAM LOGIC IT**  
Provides IT service
- VALLEY STEEL CONSTRUCTION INC.**  
Metal construction
- TRICO I**  
Premium windshield wiper products
- FISHER DYNAMICS**  
Metalworking
- THE WELDING SCHOOL**  
Academy
- UPS SERVICES PACKING I**  
Logistic services
- SANDVIK**  
Heating technology
- GRANT**  
Automotive parts

- SANDVIK**  
Heating technology
- LITTLE FARM FROZEN FOODS**  
Distribution center
- COURT RESIDENTIAL TREATMENT**  
Offices
- INTERNATIONAL DIELECTRIC**  
Manufacturer
- SPACEV**  
Aerospace company
- ASC**  
Medical
- PORTAGE PLASTICS CORP.**  
Manufacturing thermoforming company
- CYPRESS**  
Electronics manufacturer

- STARKEY HEARING TECHNOLOGIES**  
Hearing technology manufacturer
- STANDARD MOLD USA**  
Plastic injection molding company
- RICHS**  
Food supply company
- TRU-TONE FINISHING INC.**  
Coatings & ecoting
- VAREL**  
Warehouse
- GREYHOUND**  
Refurbishment plant
- TRICO II**  
Premium windshield wiper products
- SAINT-GOBAIN ABRASIVES, INC.**  
Abrasives manufactory
- GRANT PRODUCTS INT.**  
Steering wheels



## NORTH INDUSTRIAL PARK

BROWNSVILLE EDC

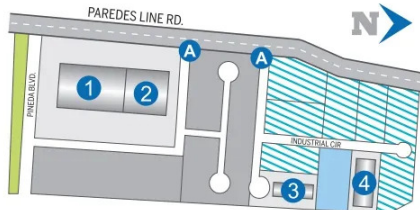
**CONTACT**  
Jerry Briones  
jbriones@greaterbrownsville.com

**TELEPHONE**  
USA (956) 561.4133  
USA (956) 431.7049

**PARK ADDRESS**  
Paredes Line Road  
Brownsville, TX, 78526

**AREA**  
180 Acres  
72.84 Hectares

- TRICO**  
Warehouse distribution center
- CREATIVE LIQUID COATING, INC.**  
Paints and coating
- SPELLMAN ELECTRONICS**  
Electronic products
- EXEL BOBBIN**  
Custom injection molding



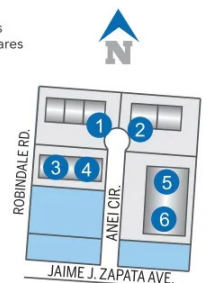
## COFFEE PORT INDUSTRIAL PARK

BROWNSVILLE EDC

**PARK ADDRESS**  
Anei Circle,  
Brownsville, TX, 78526

**AREA**  
31.48 Acres  
12.74 Hectares

- SUPRAJIT**  
Distribution center
- MVP PLASTICS**  
Auto parts manufacturer
- C & J LOGISTICAL SERVICES**  
Logistics
- UNIQUE CANDIES**  
Distribution center
- SATA USA**  
Metal Precision Manufacturing
- THERMO FISHER SCIENTIFIC**  
Scientific instrumentation supplier





# GREATER BROWNSVILLE

## 730 acres *of opportunity.*

In **Brownsville, Texas**, we have business expansion opportunities fueled by our **five methods of transportation.**



ROAD

### 3 International Bridges

- Veterans International Bridge
- Gateway International
- Brownsville & Matamoros Express International Bridge



RAIL

### Port of Brownsville

- Bridge System
- Foreign Trade Zone 62
- Overweight Corridor



RIVER



RUNWAY

### International Rail Connectivity

**Brownsville South Padre Island International Airport**



ROCKET

**Are you ready to grow?**

**Eleazar Rodriguez, Director of Industrial Parks Development**

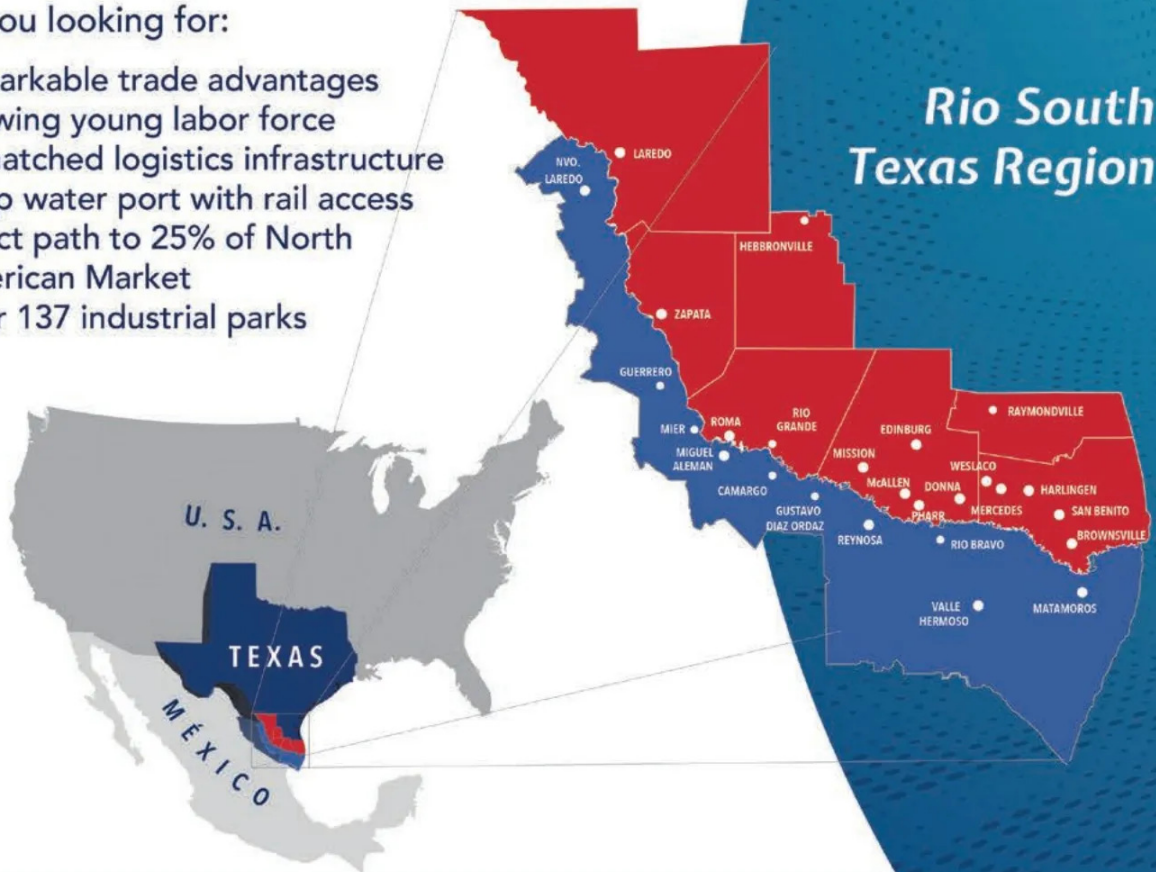
Cell: 956-551-2319 | Office: 956-561-4133 | email: [erodriguez@greaterbrownsville.com](mailto:erodriguez@greaterbrownsville.com)

# Where **TWO NATIONS** flourish as **ONE REGION**

No other single location can supply what Rio South Texas offers as one region: The best of the U.S. and the best of Mexico, allowing your enterprise to leverage an incomparable wealth of North American assets.

Are you looking for:

- Remarkable trade advantages
- Growing young labor force
- Unmatched logistics infrastructure
- Deep water port with rail access
- Direct path to 25% of North American Market
- Over 137 industrial parks



**COSTEP**  
Council for South Texas  
Economic Progress

costep.org f in X

CONTACT:

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