

BIG BOOTS. BIG OPPORTUNITIES.

# MERCEDES

★  
TEXAS



development corporation

**mercedes**



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## About the DCM

The Development Corporation of Mercedes is a publicly funded non-profit corporation, which was established to create jobs in the City of Mercedes by attracting new industry and business as well as assisting existing companies expand.

The Development Corporation of Mercedes utilizes a number of incentive programs designed to make resources available for businesses looking to create new jobs in the community. All incentive plans are designed to provide the most effective assistance in a timely manner. The Development Corporation of Mercedes is committed to providing the services and products your company requires to make an informed decision about investing in Mercedes. The Development Corporation of Mercedes facilitates new business and expansions by providing:

- A database of properties and buildings
- Assistance with the site selection process
- Comprehensive data about the community
- Business start up resources
- Business planning services
- Business development seminars
- Incentives for creating jobs
- Assistance for job training
- Assistance with state and local programs

The Development Corporation of Mercedes is managed by a seven member volunteer board, which works closely with the City of Mercedes administration. This coordinated collaboration and function provides the necessary elements of a positive business environment in order to ensure the success of your business and our community. The Development Corporation of Mercedes is committed to supporting, encouraging and assisting sustainable economic growth in the City of Mercedes.

The Development Corporation of Mercedes recognizes that selecting the perfect location is critical for a business to thrive. With this understanding in mind, the Development Corporation has compiled all relevant data to assist businesses in selecting an ideal location. It has integrated workforce development, labor force, area demographics, proximity to international trade and financial incentive information into one document to facilitate a business decision to choose Mercedes.







# Business Overview

Mercedes is the premier retail hub of South Texas, as it is located at the center of international trade and commerce. Catering to a consumer base of 10 million within a 200 mile radius, Mercedes receives over 7 million visitors annually.

Mercedes has formalized a South Texas friendly attitude into a competitive business-friendly environment creating opportunities for growth and long term expansion. Due to an abundance of commercial and industrial space and a wide variety of environmental characteristics, the community can accommodate nearly any operation, large or small.

Behind the boom in retail is a large influx of visitors, specifically Mexican visitors and Winter Texans. Served by 9 international bridges and 3 airports, Mercedes welcomes tourists from Northern Mexico and Midwestern States year round. As part of the fastest growing MSA in Texas, the area provides a strong consumer base of 2.3 million within a 50 mile radius supported by a young population. In addition, collaboration among government, social groups, and businesses on issues dealing with quality of life and international trade have enabled Mercedes to retain its major industries and attract businesses. This unique partnership has led to its MSA being ranked the fastest growing in Texas and solidifies Mercedes as the prime location for business.

1st in Job Growth in the U.S.

2nd Fastest Growing MSA in Texas

2nd Lowest Cost of Living in the U.S.

4th in Job Creation and Retention in the U.S.

8th Fastest Growing MSA in the U.S.

# Labor

Texas has the second largest civilian workforce in the nation with 14.8 million workers and continues to grow. In the past 10 years, Texas has added 4.5 million new jobs. Mercedes has been part of this positive trend.

Mercedes is an ideal location for business which provides the benefit of a well trained population of over 153,000 within a 15 mile radius and over 500,000 residents within a 30 mile radius.

Employment in the MSA is forecasted to grow at an annual rate of approximately 3 percent over the next two years, a higher rate than the state average. The largest projected increases in jobs are expected to occur in the education and health services sector as a result of the area's high population growth. Education and health services employment is expected to grow at approximately 8 percent, these are the two most significant indicators of employment growth since nearly 70 percent of employers in the South Texas border region are either schools or hospitals. In addition, leisure and hospitality services employment are expected to grow at a rate of approximately 3 percent, as well as construction employment. Total employment growth rates in the MSA are expected to be supported by the positive spillovers from a well performing Mexican economy and population growth in the area.

## Mercedes Major Employers

- City Of Mercedes
- Cintas
- Mercedes ISD
- HEB Grocery
- South Texas ISD
- Magic Valley Electric Coop
- Rio Grande Valley Premium Outlets
- L&G Concrete
- Pro Build
- Rios of Mercedes

## MSA Major Employers

- Apex Primary Care
- Convergys Customer Care
- Doctor's Hospital at Renaissance
- Heath Care Unlimited Inc.
- HEB Grocery
- IPH Primary Home Care Inc.
- McAllen Hospitals LP
- Texas Visiting Nurse Services Ltd
- T-Mobile USA Inc.
- Wal-Mart Associates Inc.

## Industry Composition

- Agriculture 4.1%
- Construction 9.4%
- Manufacturing 7.4%
- Wholesale & Retail Trade 18.4%
- Transportation & Warehousing 5.0%
- Information 1.7%
- Finance 3.7%
- Health & Education 26.3%
- Arts & Entertainment 7.5%
- Professional 6.1%
- Public Administration 4.6%
- Other 5.7%





# Workforce Development

Mercedes' vibrant workforce is skilled in a wide variety of trades and is complemented by exceptional job training resources available in the area. Mercedes engages in an ongoing partnership with local colleges, workforce training centers and the Texas Workforce Commission to assist businesses in identifying and enrolling in appropriate training programs.

## South Texas College/Partnership For Community, Business And Industry Training

South Texas College (STC) provides training programs geared to meet local employment needs. Training Managers and Project Training Specialists are able to assess workforce requirements for a specific firm and design a program to fit the needs of that company. It also offers mandatory continuing education units to meet licensing requirements for certified professionals. In addition, Certificates of Completion are available for vocations, such as bookkeeping, automotive mechanics, electronic servicing, general office clerk, industrial maintenance mechanics, medical records clerk and nursing assistant.

## Workforce Solutions

WorkFORCE Solutions collaborates with businesses to locate and train the most qualified employees available. It has locations throughout the MSA that assist businesses in recruiting, screening potential employees and performing skills tests. WorkFORCE solutions staff can answer questions related to tax incentives for hiring certain target groups,



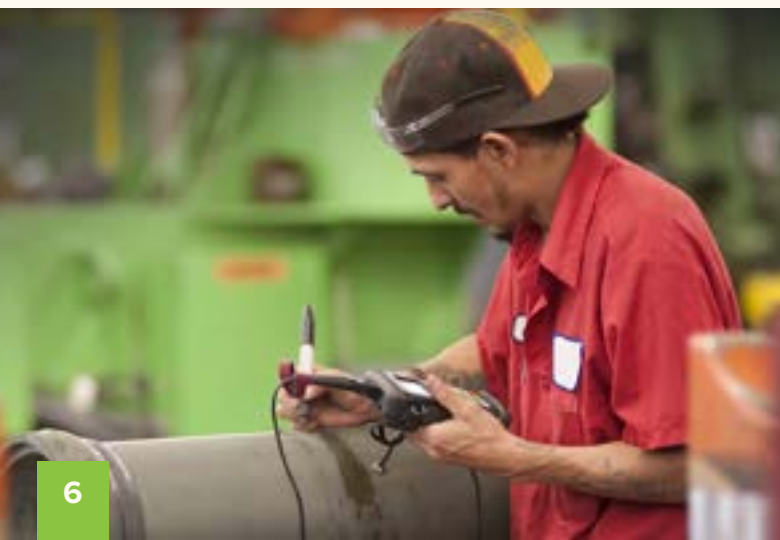
such as welfare recipients. It also offers on the job training, customized training, tax and labor law information.

## Skills Development Fund Program

The Texas Workforce Commission's Skills Development Fund Program assists businesses by financing the design and implementation of customized job training projects/courses. In partnership with a public community college, technical college or a higher education extension agency, the Skills Development Fund will assist in financing customized job training programs to fit the needs of Texas businesses. Courses are customized to fit the company's needs.

## Texas Manufacturing Assistance Center (TMAC)

TMAC is a manufacturing assistance center that specializes in providing expert assistance on appropriate usage of technologies and techniques. TMAC is part of a national network of manufacturing extension partnerships supported by the national institute of standards and technology. This interchangeable network puts a wealth of tools and technology at your disposal. TMAC's field staff specializes in manufacturing and industrial engineering. TMAC has provided services to a wide range of industries such as metalworking, food processing, electronics, plastics, apparel and more.



# Manufacturing

From hand-crafted boots to pure organic aloe vera products, Mercedes is home to some of the greatest manufacturing success stories in the Rio Grande Valley.

## "The Handmade Boot Capital"

Mercedes is often called the handmade boot capital of the Rio Grande Valley as it features two of the finest handmade boot makers in the state, if not the country. Mercedes boot makers have over 200 years of handmade boot making experience and have provided custom boots for the working man, heads of state and celebrities alike.

Rios of Mercedes Handmade Boots dates back to 1853 when the Rios family moved to Texas. Rios family boots are renowned for their excellent fit, appearance and durability. Although no longer operated by the Rios family, its current owners Trainor Evans and J.P. Moody still continue to produce boots using the Rios family tradition.

Camargo's Handmade Boots are made by the hands of Henry Camargo who considers himself an artist and lets his imagination fly, producing an assortment of unconventional designs on exotic skins with free-form stitching. Camargo has been commissioned by Willie Nelson and actor Patrick Duffy and is notable for his classic car designs and Texas icons such as the Dallas Cowboys and Lone Star beer logos.



## Aloe King

John W. Sigrist is the Aloe King. With over 45 years experience in growing, harvesting and distributing aloe vera, he and the company he formed have set the industry standard for quality and integrity. With an expertise in row crop farming, livestock breeding and operations and business management, Mr. Sigrist founded Southern Fields Aloe, Inc., in 1984.

Soon after he purchased Lady Love Farms and added an aloe vera processing company, manufacturing plant and marketing company to the Southern Fields Aloe group. Located in the tropical Rio Grande Valley of Southern Texas, Aloe King provides farm fresh aloe leaves, plants, natural and flavored juices, beverages and jelly, along with topical gels and lotions.

In addition, Aloe King produces both pharmaceutical and cosmetic grade aloe products. A full time chemist certifies the purity and quality of all products before shipping. Aloe King is certified by the US Department of Agriculture and the Texas Department of Health and the International Aloe Science Council.





# Shopper's Paradise

The Rio Grande Valley is known as a shopper's paradise, with top selling malls, retail outlets and specialty shops—and that's just on our side of the border. All kinds of Mexican handmade goods and souvenirs are waiting a short drive away from Mercedes, in Mexico. You can even park and walk across the Rio Grande River into fine Mexican shopping.

## Rio Grande Valley Premium Outlets®

With a shopping center unlike anything found in South Texas, Mercedes is at the top of the region's shopping destinations, with one of the largest outside malls in the State of Texas.

Rio Grande Valley Premium Outlets® offers a comprehensive mix of designer sportswear, fashions, shoes, housewares and furnishings, children's clothiers and other gifts and specialty items. All the top brands in fashion and home furnishings are available, including Adidas, Aeropostale, Armani Exchange, Boss, Brighton, Calvin Klein, Coach, Crocs, Express, GAP, Guess, H&M, Johnson & Murphy, Kate Spade, Lacoste, Michael Kors, Nike, OshKosh B'gosh, Pandora, Perry Ellis, Puma, Psycho Bunny, Tommy Hilfiger, Under Armour, Vans and plenty more.

With over 130 retailers and weather that allows enjoyable shopping year around, you should come see why people all over the State and deep into Mexico are coming to Mercedes to shop.



# Industrial Zones

One of the key components of Mercedes' strategy for future growth is to continue to respond to the changing demands of the manufacturing and retail sector.

Mercedes features 5 industrial zones that are provided with city water and sewer services to every lot, along with the streets and lighting needed to accommodate a diverse group of businesses. Mercedes' industrial zones cater to specific businesses that will complement each others services.

Tenants range in services from manufacturing to distribution.

**Mercedes Industrial Park**  
Expressway 83 and Mile 1 East

**Vogel Business Park**  
Expressway 83 and Mile 1/2 East

**Lonestar Shredding Industrial Zone**  
Expressway 83 and Mile 2 West

**Mid Valley Industrial Zone**  
Expressway 83 and Mile 2 West

**Mercedes Light Industrial Park**  
Expressway 83 and Michigan Ave.

Excellent thoroughfares combined with Mercedes' proximity to various international ports of entry are undoubtedly the reasons that Mercedes is considered the ultimate location for business. With the current \$80 million Texas DOT expansion and renovation of US Interstate 2 and 69, truck shipments will certainly see improved travel times and facilitate businesses' ability to stay close to their products and production line.

**Permitted Use**  
Permitted uses in Mercedes industrial zones include manufacturing centers, distribution, warehousing, research activities, service industries, professional offices and other uses permitted under Mercedes Light Industrial Zoning ordinances.

**Development Standards**  
Construction at each industrial zone is governed by Mercedes' Planning and Zoning Department (P&Z). Mercedes P&Z enforces the construction of safe, durable and high quality structures within the City of Mercedes by ensuring that each building meets architectural, landscaping and signage guidelines.

**Infrastructure**  
Industrial zones feature 60' asphalt and concrete streets designed for heavy traffic. Mercedes Public Works Department provides underground water, sanitary sewer and storm sewer lines. All facilities are designed to sustain industrial use. Natural gas, electrical and telecommunication lines are available and provided by private contractors.

**Lot Sizes**  
Lot sizes in Mercedes' 4 industrial zones vary and are designed to accommodate a wide variety of tenants. Lots are owned by the Development Corporation of Mercedes and by private owners. Lots vary in size from .5 acre to 20 acre tracts and vary in prices starting at \$1.00 a square foot. Lot prices vary depending on lot size, location, type of investment and size of workforce.





# Taxes & Utilities

Texas offers favorable tax rates as it was ranked second in the nation to have the lowest per capita state tax. Texas does not levy corporate income taxes and is one of the few states in the United States that follows this practice.

## Utilities

Service	Description	Contact
Water	Source: Rio Grande River & Reserve	City of Mercedes
	Well Maximum daily capacity 5.5 MGD	Public Works
	Maximum daily use 3.4 MGD	(956) 565-6147
	Size of mains 10 - 12 inch mains Pres-sure of mains 55 - 60 psig	
Sewer	Type of treatment plant: Oxidation	City of Mercedes
	Ditch Maximum capacity: 2.3 MGD	Public Works
	Present load: 11 MGD	(956) 565-6147
	Size of mains: 10 - 24 inch mains	
Electrical	Single and 3 Phase from 120/240 to 138,000 volts	AEP (877) 373-4858
		Magic Valley Electric Coop (866) 225-5683
Telecommunications	Local Dial Service	Spectrum
	ISDN & High Speed Internet (DSL)	(866) 874-2389
	Direct Long Distance Dialing Digital	
	Service Availability Fiber Optics	
Natural Gas	Transmission Line Service Area 12 in.	Texas Gas Service
	@ 500psi Average BTU per cubic foot 1,000 BTU/CF Distribution in pressure 45psi	(800) 700-2089

Solid Waste Disposal	Provided by private contractor once a week	Waste Management (956) 383-0519
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## Property Tax Rate per \$100 Valuation

City Of Mercedes	0.775
Hidalgo County	0.575
Mercedes ISD	1.345
South Texas ISD	0.0492
Drainage District #1	0.1179
South Texas College	0.0492

## State Taxes

State Franchise	Varies
State Corporate Income	0.00%
Personal Income	0.00%
Corporate Income	0.00%
Ad Valorem	0.00%

# Transportation

Mercedes is located in the center of the Rio Grande Valley and is 4 miles from the Progreso International Bridge. This proximity to an international port of entry in conjunction with air, rail and freight services places Mercedes in a strategic crossroads of international trade and commerce. This unique location enhances Mercedes’ appeal to manufacturing industries, suppliers, tourists, retail centers and many more industries.

## Highways

Mercedes is positioned along US Interstate 2 and is between US Interstate 69C and US Interstate 69E. US Interstate 2 provides access to the entire Rio Grande Valley and 9 nearby international bridges for international trade, while US Interstate 69C and 69E provide an easily accessible route linking the rest of the United States. Interstate 69 provides an additional route from Mexico to Canada and significantly improves national and international trade.

## Rail Service

Railroad services are provided by Rio Valley Switching Company. Rio Valley Switching Company services the entire Rio Grande Valley and is partnered with Union Pacific Railroad to maintain daily freight services. It provides freight services necessary to transport equipment and merchandise throughout the United States.

## Bus Lines

The greater Mercedes area has bus lines serving local, national, and international bus travel needs. Greyhound bus lines and Valley Transit Company have daily destinations throughout the Rio Grande Valley, Texas, United States, and International destinations in Mexico. Autobuses Adame provides daily bus service throughout central Texas, eastern United States, and Mexico. Tornado bus line provides daily bus services to central Texas, the eastern United States and Mexico. Valley Metro bus lines provide daily local transportation for intercity and Rio Grande Valley areas. International bus service is provided via McAllen Central Station.



## Sea Ports

The nearest seaport to Mercedes is the Port of Brownsville, which is 38 miles away providing a 42 foot deep channel. At the Port of Brownsville, the land transportation of Mexico is linked with the Inland Waterway System of the United States thereby providing an efficient form of transportation to facilitate the international movement of goods between Mexico and the United States.

## Airports

There are 3 international airports geared towards passenger and cargo aviation serving the greater Mercedes area and service a combined 845,000 passengers annually. These airports provide access to most major airports in the United States via American, Delta, United and Southwest airlines.

## International Ports of Entry

Mercedes is in a distinctive location that offers direct access to 9 international bridges. The proximity to these bridges is extremely beneficial to businesses involved with the North American Free Trade Agreement (NAFTA). These international bridges range in distance from 4 to 39 miles and are the Progreso, Veterans, B&M, Gateway, Anzalduas, Los Indios, Pharr/Reynosa, McAllen/Hidalgo and Donna International Bridges.







# Area Demographics

Mercedes is the fastest growing MSA in Texas and one of the fastest growing MSAs in the U.S., with a current population of 880,356. To date, the MSA has grown by more than 391,224 people since 1990, an 102% growth rate, or 5.1% annually.

Mercedes has grown by 17% since 2000, adding more than 2,800 people for a total population of 16,267. In addition, Hispanics are currently the largest and fastest growing minority group with 102.1 million as of January 1, 2022, 18.9 percent of the U.S. population.

With 91.9% of the MSA population being Hispanic, the MSA has the 15th largest Hispanic population in the U.S. and the Rio Grande Valley is the 6th largest Hispanic market in the U.S. Furthermore, the median age of Hispanics is 27.2 compared with the population as a whole at 29.8.

### Household Characteristics

The Mercedes Household Characteristics chart illustrates that 50% of the households in Mercedes are valued over \$84,000. The distribution of Mercedes household income depicts 26% of residents earn between \$50,000 and \$100,000 and 14% of residents earn between \$100,000 and \$200,000.

### Educational Attainment

Mercedes Educational Attainment chart for residents over 25 years of age portrays the importance of education in the Mercedes community. In Mercedes, 69.8% of the residents have a high school diploma and 13.8% have a bachelor's degree or higher.

### Ethnic Composition

The Ethnic Composition chart illustrates the Mercedes population is 92% Hispanic. This ethnic distribution is quite common in the Rio Grande Valley region and in cities along the Texas-Mexico border.

	Mercedes	MSA
<b>Ethnic Composition</b>		
Hispanic	92.3%	92.5%
White	7.3%	5.7%

<b>Age &amp; Gender Distribution</b>		
Under 19	32.6%	35.9%
20-29	12.5%	14.7%
30-39	11.4%	12.5%
40-49	15%	12.4%
50 & Older	28.5%	24.6%
Male	48%	49.2%
Female	52%	50.3%
Median Age	34	27.2

<b>Educational Attainment</b>		
High School Grad	2,199	159,988
Some College	2,736	115,338
Bachelor's Degree	846	66,601
Graduate's Degree	514	28,828

<b>Household Characteristics</b>		
Households	6,181	251,916
Median Home Value	\$84,100	\$94,600
Median Household Income	\$36,325	\$44,666
Average People per Household	3.23	3.4

# Education & Healthcare

### Education

Mercedes' education system is composed of: South Texas Independent School District and Mercedes Independent School District. South Texas Independent School District is a specialized school district that focuses its 4 magnet high schools on Business, Education, Medicine and Science Technology education.

It provides students with an excellent scholastic program and hands-on training in various professional careers giving students a head start on college education and careers in the fields of medicine and science. The District's student body is comprised of students from throughout the Rio Grande Valley area. South Texas ISD has received many national awards, been ranked by Newsweek magazine as the 21st best high school in the nation and 95% of its graduates continue their education at major universities and colleges.

Mercedes Independent School District's mission is to work together with the students, parents, teachers and administrators to develop excellence in education. Mercedes ISD recognizes that education is the key to a successful future and is dedicated to developing strong moral leaders for the 21st century.

By setting high standards, the school district plays a crucial role in preparing students to meet the challenges and demands of future high-tech, multi-cultural work places. Students have the opportunity to enroll in challenging and rigorous courses through the Advanced Placement (AP) program. The district offers Pre-AP and AP courses in every core subject and qualifying seniors are able to earn college credit through concurrent enrollment courses with local universities.

Mercedes ISD also has an early childhood development center that focuses on giving children a head start on education.

University of Texas RGV offers over 160 undergraduate degree programs ranging from engineering to health sciences. It offers 74 masters degrees in areas of health, business, education, communication and public administration. UTRGV also offers 12 doctoral programs.

South Texas College offers training programs designed to meet local employment needs. Certificates of Completion

offered include bookkeeping, automotive mechanics, industrial maintenance mechanics and nursing assistant. STC offers 90 degree and certificate programs and has a unique industrial start up program designed to reduce training costs of new or expanding industries.

Texas State Technical College offers technical training programs geared to meet the demands of local industry and retail needs. Certificates offered include clerical specialist, dental hygienist and nursing assistant.



### Healthcare

A wide variety of excellent healthcare services are available within the Mercedes area ranging from family practice clinics to full service hospitals. Knapp Medical Center (KMC) offers Mercedes a local specialized full service hospital and is considered one of the valley's most distinguished medical centers. KMC is committed to combining compassion and competence to patients, as well as implementing health education programs that focus on health maintenance and illness prevention. Knapp Medical Center is a 233 bed non-profit hospital that serves city and rural residents. KMC staff is composed of over 200 independent professional practitioner physicians, 1,000 general medical staff and provides volunteer opportunities to over 250 people. KMC provides a wide spectrum of first-rate services. Additionally, 10 other excellent health facilities are located within an 18 mile radius of Mercedes.

These area hospitals and centers have received Distinguished Hospital Awards for Excellence in Patient Safety and Clinical Excellence, have been ranked in the top 5% of clinical performance in the nation, and have received 5 star rankings in OB/GYN programs.



# Leisure

Mercedes provides many sports and recreation activities throughout the year. It is renowned for its annual livestock show and carnival, which provides live concerts and rodeo competitions.

Mercedes offers recreational activities through public golf courses, tennis courts and NBA D-league basketball games. Mercedes is home to the Rio Grande Valley Premium Outlets® for the avid shopper to enjoy, which features 130 designer outlet stores. The passionate shopper and tourist seeking more of an international flavor in their shopping and dining experience can take a quick afternoon trip to Progreso, Mexico and enjoy the many attractions that make Progreso, MX an exciting tourist destination.

## Rio Grande Valley Livestock Show

The Rio Grande Valley Livestock Show & Rodeo is a highly recognized event that draws over 220,000 people a year. Crowds from all over the Rio Grande Valley, the state of Texas and Mexico come to the 10th largest livestock show and rodeo in Texas to enjoy its many attractions and exhibits. The RGV Livestock Show & Rodeo was originally developed and its core service continues to be livestock education for area youth. The RGV Livestock Show & Rodeo provides over \$50,000 annually in scholarships to deserving 4-H and FFA students. However, it has expanded its activities and events since its inception in 1940 to include a carnival and its vast assortment of rides, petting zoo, car shows and live concerts. Among the many attractions it offers are barrel racing, bull riding, calf roping, steer wrestling and team roping.

The RGV Livestock Show & Rodeo fair grounds are also used for other exciting events, such as monster truck shows, the annual RGV boat and RV shows and thrilling live concerts.



## Golf

The historic Llano Grande Country Club is one of the oldest golf courses in the Rio Grande Valley. Built in 1925, the Llano Grande's many amenities include a historic club house, dining room, driving range, pro shop, club rentals, snack bar and a pro on staff. This par 72 golf course country club offers plenty of history as well as a challenging course to golfers of any level. This 18 hole golf course is landscaped with lush tropical foliage, bunkers, water hazards and stunning Bermuda fairways.

## Downtown District

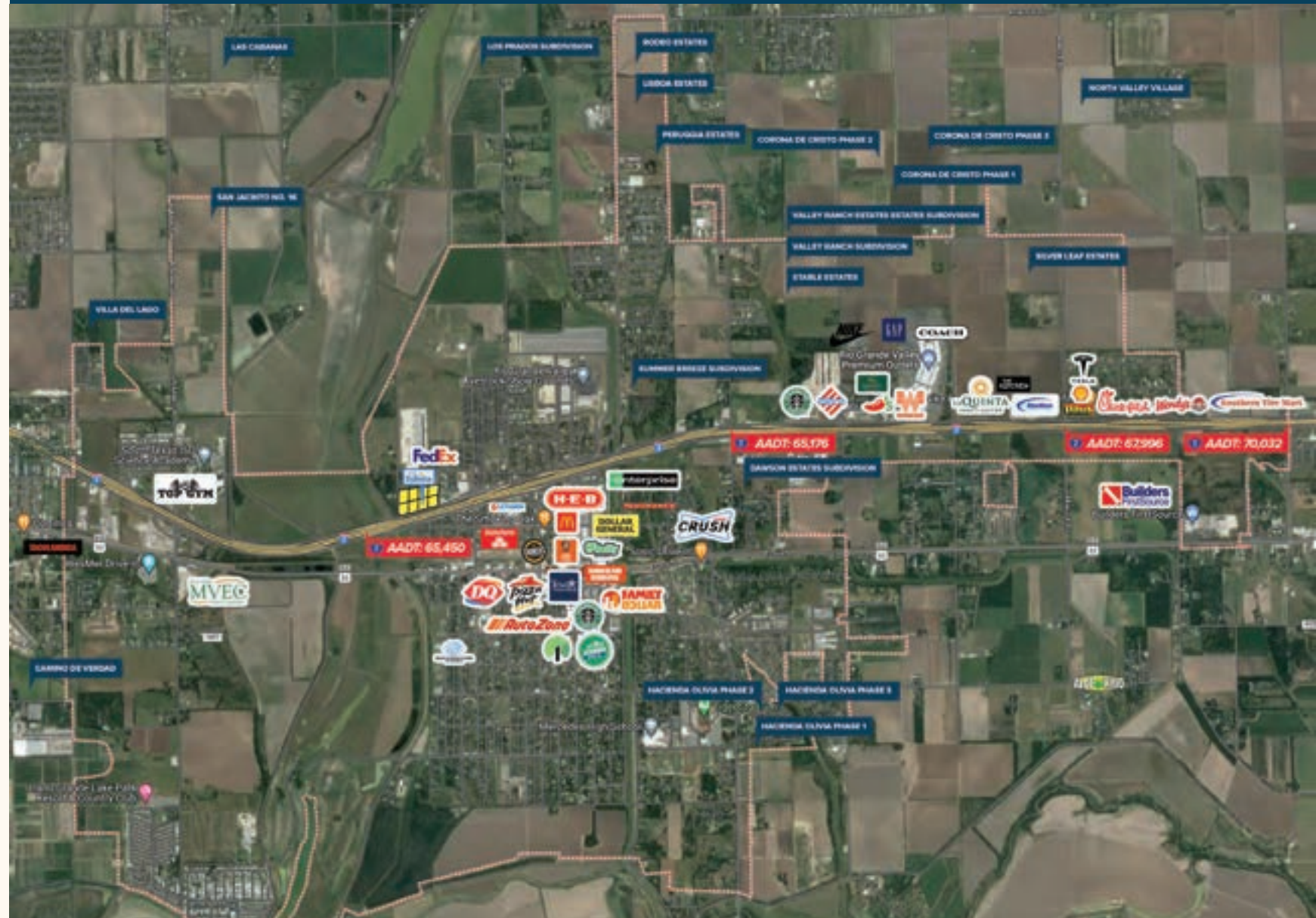
The commercial and social heart of any community is its downtown, where residents can live, work and entertain, the City of Mercedes strives to promote an environment that is vigorous and welcoming to businesses, visitors and residents. The Mercedes Downtown District offers more than 65 diverse businesses in one central location to accommodate the demands of everyday life. The Downtown District businesses cater to all aspects of an individual's lifestyle providing access to banking, insurance, automotive repair, home decor, medical services, shopping and restaurants.

## International Flavor

Within a matter of minutes from Mercedes and across the Progreso International Bridge, lies the Villa of Nuevo Progreso. This Mexican border town offers tourists a unique Mexican experience in shopping and dining. Its downtown area features an assortment of restaurants, grill and bars and artisan shops that make this small town an ideal place for tourists who might be weary of the larger border cities like Reynosa and Matamoros.



# Mercedes Texas City Retail Corridor



## Current Subdivision Property Development

**Camino de Verdad** 63 Lots / Multi-Family  
**Villa Del Lago** 42 Lots / Multi-Family  
**San Jacinto No. 16** 319 Lots / Single-Family  
**Las Cabañas** 73 Lots / Single-Family  
**Los Prados Phase 1** 48 Lots / Single-Family  
**Los Prados Phase 2** 84 Lots / Single-Family  
**Rodeo Estates** 207 Lots / Single-Family  
**Lisboa Estates** 169 Lots / Single-Family  
**Peruggia Estates** 111 Lots / Multi-Family

**Summer Breeze Subdivision** 60 Lots / 240 Units / Multi-Family  
**Valley Ranch Estates** 93 Lots / Single Family  
**Valley Ranch Estates Phase II** 92 Lots / Single Family  
**Stable Estates** 106 Lots / Multi-Family  
**Corona De Cristo Phase 1** 157 Lots / 405 Lots / Single-Family  
**Corona De Cristo Phase 2** 126 Lots / 405 Lots / Multi-Family  
**Corona De Cristo Phase 3** 135 Lots / 405 Lots / Single-Family  
**North Valley Village** 193 Lots / Single-Family  
**Silver Leaf Estates** 167 Lots / Single and Multi-Family



# Mercedes, Texas



## Available Commercial Properties

### DOWNTOWN PROPERTY

Address	Phone Number	Land Sq ft
1 229 S. Texas Ave.	956-878-4299	.4477 AC
2 321 S. Virginia	956-618-3201	.079 AC
3 102 N. Texas	956-451-0901	.18 AC

### BUSINESS 83 PROPERTY

1 Vermont & Business 83	956-720-4634	.76 AC
2 100 E. 2nd St	956-648-3423	.7188 AC
3 642 E. 2nd St.	210-504-1242	0.57 AC
4 Business 83 & Mile 1 E.	956-994-8900	50.50 AC
5 2679 E. Bus. 83	956-563-3702	12.38 AC

### EXPRESSWAY PROPERTY

1 Mile 1 1/2 E. & Interstate 2	956-607-2060	144.88 AC
2 Mile 2 E. & Mile 8 N.	956-607-2060	150 AC
3 2818 W. Expwy. 83	956-560-5378	0.774 AC
4 1990 W. Expwy. 83	956-502-0238	3.57 AC
5 Expressway 83 & Mile 1 W.	956-565-2230	2.29 AC
6 Expressway 83 & Michigan Ave.	956-5650-2230	.9129 AC
7 Mile 1 W.	956-565-2230	19.25 AC
8 Mile 1 W.	956-565-2230	29.77 AC
9 540 N. Texas	863-458-6300	.53 AC
10 544 N. Texas	863-458-6300	.20 AC
11 Baseline Rd.	956-631-1322	16.82 AC
12 Baseline Rd.	956-539-7317	23.27 AC
13 1730 E. Interstate 2	956-874-5483	2.32 AC
14 305 Vogel Dr.	956-565-2230	1.32 AC
15 330 Mile 1 E.	956-821-8001	1.95 AC
16 NWQ U.S. 83 & Mile 1 E.	956-720-7523	.88 AC
17 Sheri Drive & Interstate 2	956-622-1307	2.53 AC
18 NW Corner Mile 2 E. & Interstate 2	956-451-2983	1.66 AC
19 SW Corner Mile 2 E. & Interstate 2	956-536-8994	23.44 AC
20 SE Corner Mile 2 & Interstate 2	956-565-2230	124 AC
21 Mile 2 1/2 & Expwy. 83	956-789-4897	5.97 AC
22 Expressway 83 & Mile 2 1/2	956-683-7342	65 AC





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