



MAJESTIC INTERNATIONAL TRADE PORT

PHASE I DELIVERING Q4 '25

Intersection of Military Highway & San Juan Road, Pharr, Texas 78589



Please Contact:

CBRE

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MAJESTIC INTERNATIONAL TRADE PORT

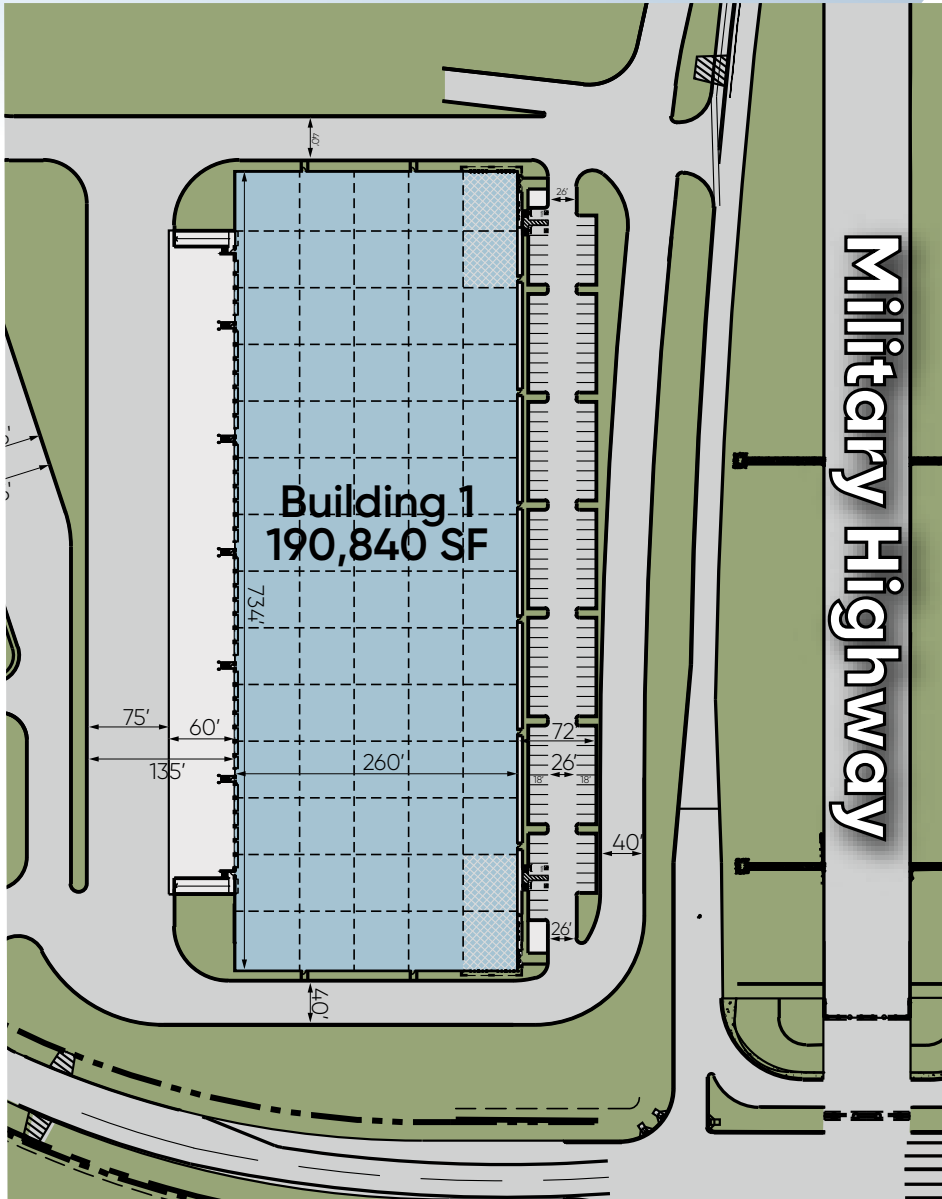
NORTH FACING VIEW





MAJESTIC INTERNATIONAL TRADE PORT

BUILDING 1: 190,840 SF



32'

Clear
Height

38

Dock High
Doors

128

Auto
Parking

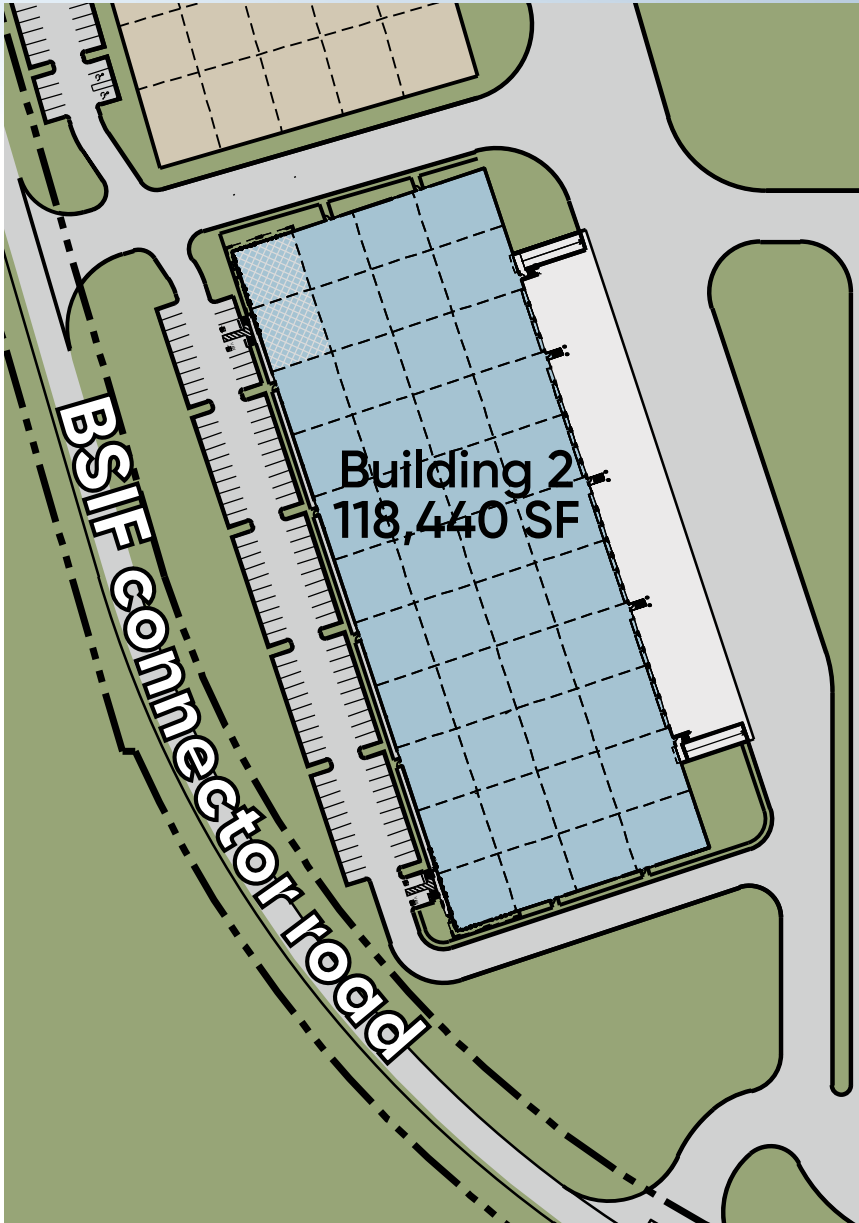
BUILDING 1 SPECS

Total Size	190,840 SF
Bay Spacing:	50' x 52' (Typical)
Auto Parking:	128
Fire Sprinkler System:	ESFR
Loading:	38 Dock High Doors 2 Ground Level Ramps



MAJESTIC INTERNATIONAL TRADE PORT

BUILDING 2: 118,440 SF



32'

Clear
Height

25

Dock High
Doors

98

Auto
Parking

BUILDING 2 SPECS

Total Size	118,440 SF
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Bay Spacing:	50' x 52' (Typical)
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Auto Parking	98
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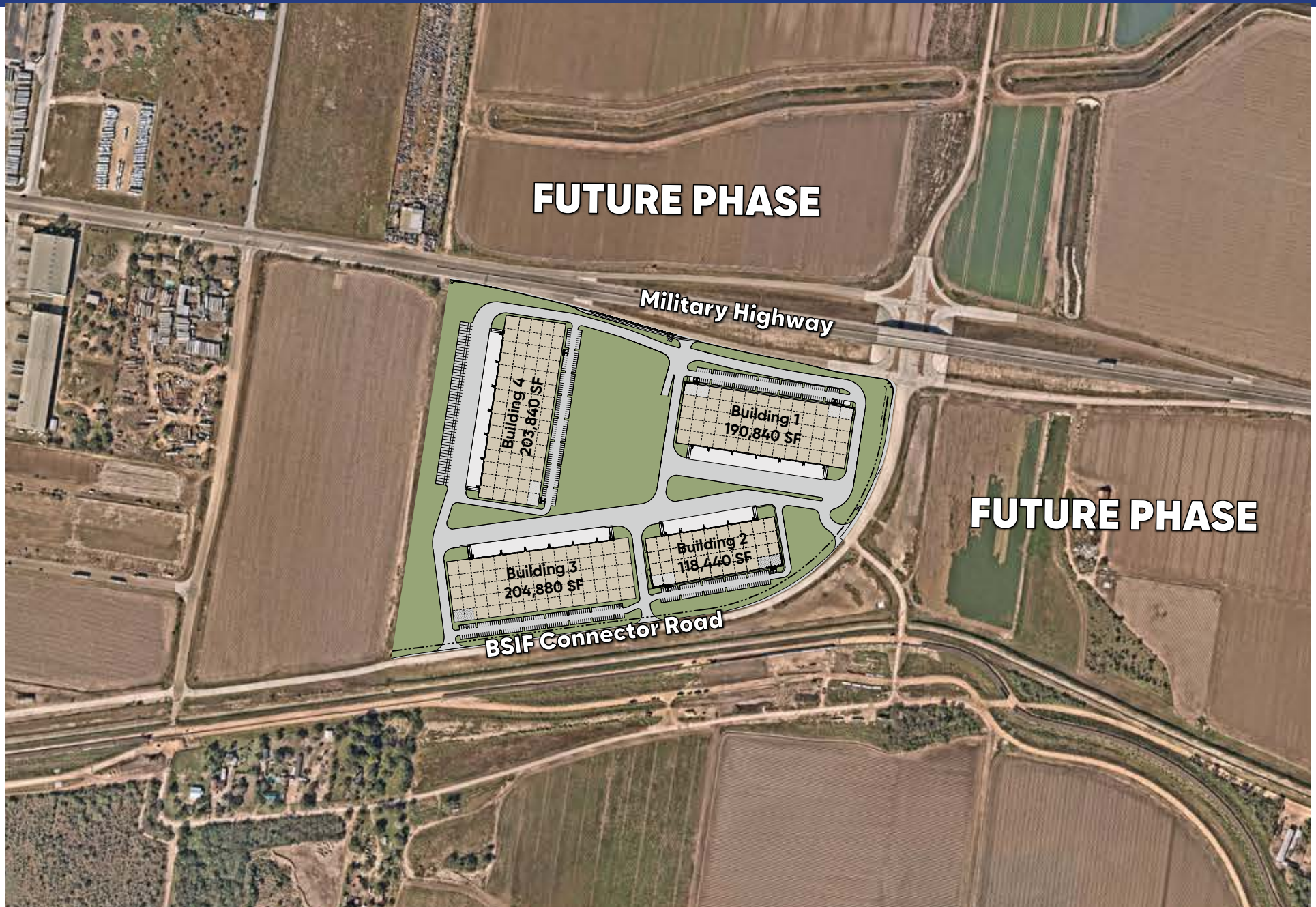
Fire Sprinkler System:	ESFR
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Loading:	25 Dock High Doors 2 Ground Level Ramps
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MAJESTIC INTERNATIONAL TRADE PORT

SITE LAYOUT





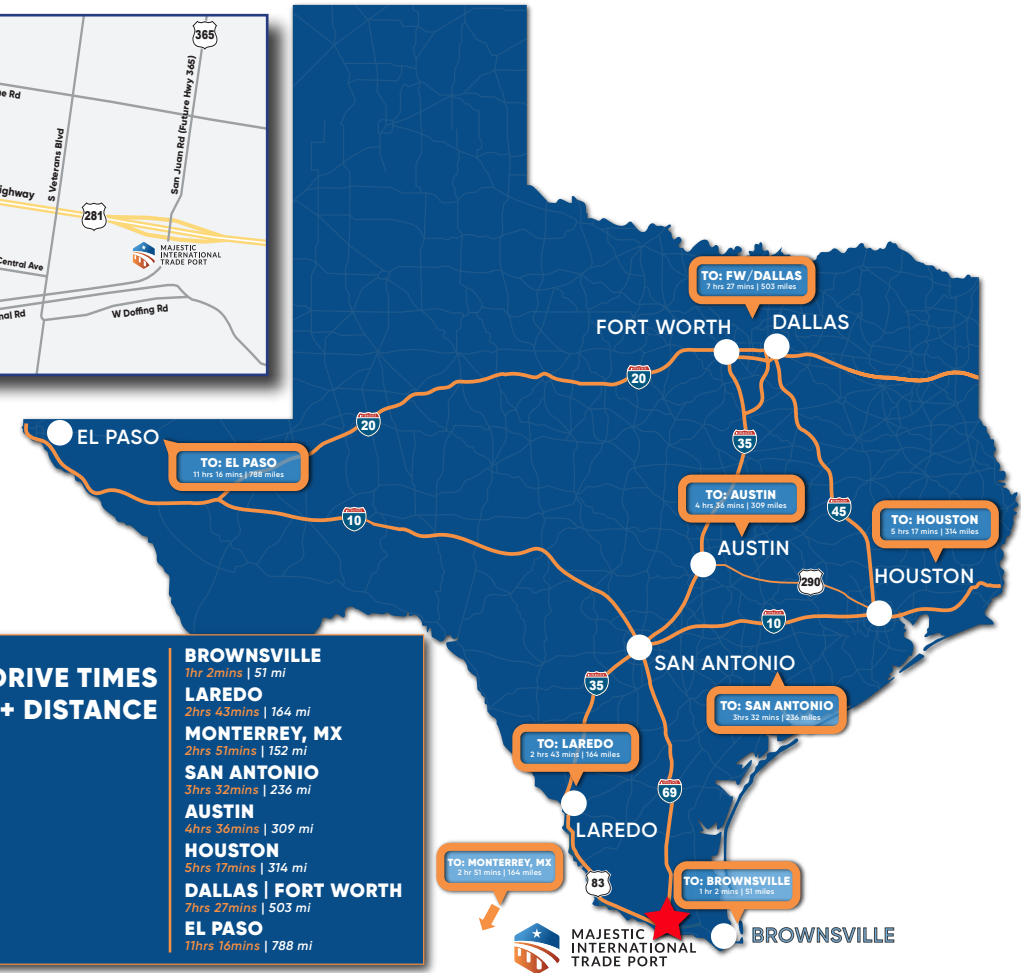
MAJESTIC INTERNATIONAL TRADE PORT

LOCATION FEATURES

- A 600-Acre Master Planned Industrial Park sitting at the focal point of international trade in Pharr, Texas. Users can be accommodated from 50,000 square feet up to more than 1M square feet.
- MITP has direct access to the newly revamped US Port of Entry as well as the soon-to-be-expanded US/Mexico Bridge. This provides a direct connection to Reynosa, Tamaulipas, Mexico, and thriving manufacturing hubs of over 1 million people.
- MITP Phase I and the entire 600-acre park benefit from the direct and confluent access from Reynosa and Monterrey through these newly developed access ports from Mexico into the U.S. port of entry.



DRIVE TIMES + DISTANCE	
BROWNSVILLE	1hr 2mins 51 mi
LAREDO	2hrs 43mins 164 mi
MONTERREY, MX	2hrs 51mins 152 mi
SAN ANTONIO	3hrs 32mins 236 mi
AUSTIN	4hrs 36mins 309 mi
HOUSTON	5hrs 17mins 314 mi
DALLAS FORT WORTH	7hrs 27mins 503 mi
EL PASO	11hrs 16mins 788 mi



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