



Sharyland Business Park

MISSION / McALLEN, TEXAS

SITE SIZE: 900 acres

- PROJECT TYPE: Multiuse community
- LAND USES: Industrial, commercial, residential, hotel, retail, open space
- PARTNERS/CLIENTS: Hunt Realty Investments, Inc.
- PROJECT LAUNCHED: 1991



SHARYLAND PLANTATION



PROJECT DESCRIPTION

Originally operated as a working farm, Sharyland Plantation was acquired by Hunt Oil Company in 1973. Starting in 1991, Woodbine worked with Hunt representatives to develop a master plan for the Sharyland Business Park, including commercial, office/tech, rail-served and non-rail-served industrial uses. Hunt continues to develop and market Sharyland Plantation, which is linked to Mexico via the new Anzalduas International Bridge.

Sharyland Business Park offers stringent development standards and a location in a Foreign Trade Zone that is only 60 miles from the deep-water Port of Brownsville. Sharyland is just across the Rio Grande from a 16,000-acre development owned by Grupo Rio San Juan, a leading Mexican company that offers planning, installation and development of high-tech manufacturing plants.

LOCATION / ACCESSIBILITY

Sharyland is accessed via FM 1016, the first major east-west corridor north of the Rio Grande, and Shary Road.

- 7 miles from Miller International Airport in McAllen
- 5 miles from U.S.-Mexico border
- 10 minutes from Reynosa, Mexico
- Directly connected to Grupo Rio San Juan's business park via Anzalduas International Bridge

PROJECT HIGHLIGHTS

- 1973 Hunt entity buys Sharyland Plantation.
- 1991 Woodbine begins work on infrastructure development for a 900-acre business park.
- 1993 North American Free Trade Agreement is signed.
- 1998 Hunt Valley Development breaks ground at Sharyland; within 10 years, 500 acres are under development offering more than 4 million square feet of Class A Industrial space.
- 2009 Completion and opening of Anzalduas International Bridge.

LAND USES (Business park)

	<u>Land use plan</u>
<i>Rail-served light industrial</i>	249 acres
<i>Non rail-served light industrial</i>	185 acres
<i>Office/Tech/Showroom</i>	194 acres
<i>Commercial</i>	22 acres
<i>Streets, rail and open space</i>	<u>250 acres</u>
<i>Total</i>	900 acres

PLANNING TEAM

CIVIL ENGINEER	Half Associates, Inc.	Dallas
DEVELOPMENT/CONSULTANT	Woodbine Development Corporation	Dallas
LAND PLANNERS	Peckham-Young, Inc. (now The Sage Group, Inc.)	Southlake, Texas
	TBG Partners, Inc.	Austin, Texas

MUNICIPALITY / TAXING JURISDICTIONS

City of Mission & City of McAllen, Hidalgo County, Sharyland Independent School District

ZONING

Currently mixed-use, light industrial and agribusiness

UTILITIES

WATER	City of McAllen, City of Mission
SEWER	City of McAllen, City of Mission
ELECTRICITY	Sharyland Utilities
NATURAL GAS	Southern Union Gas Company
TELEPHONE	SBC

PROJECT OWNERSHIP / SPONSORSHIP

Hunt Valley Industrial I, L.P.

