

Invest In MERCEDDES .com

▶ Mercedes Industrial Zones

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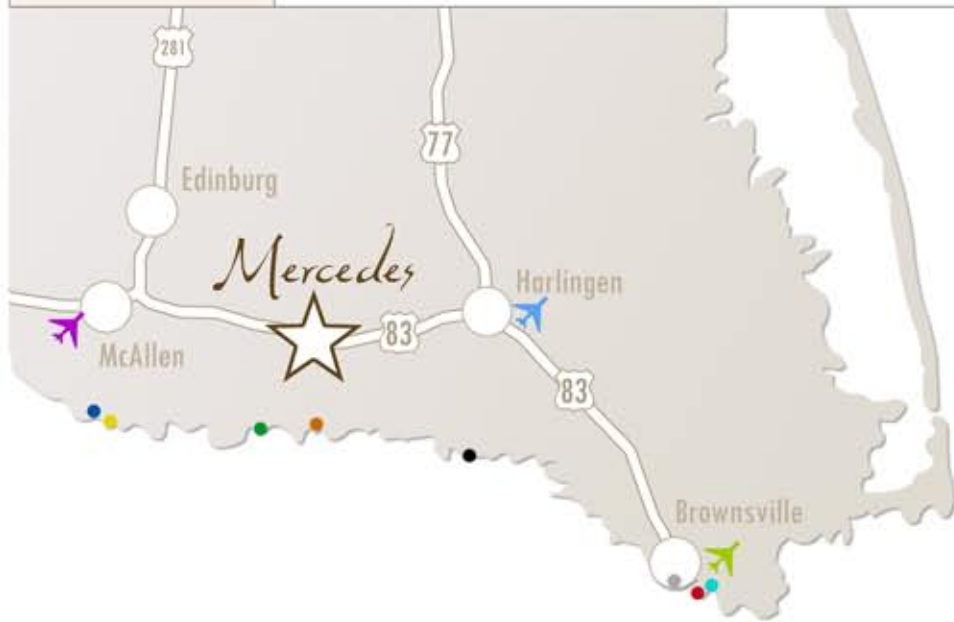


320 S. Ohio
Mercedes, Texas 78570
(956) 565-2230



Mercedes Industrial Zones

Invest in growth... invest in Mercedes



Distance to International Bridges	
Progresso International Bridge	4 miles
Donna International Bridge	8 miles
Los Indio's International Bridge	19 miles
Pharr/Reynosa International Bridge	19 miles
McAllen/Hidalgo International Bridge	27 miles
B & M International Bridge	36 miles
Gateway International Bridge	37 miles
Brownsville International Bridge	39 miles
Distance to Airports	
Valley International Airport	14 miles
McAllen/Miller International Airport	20 miles
Brownsville/South Padre Island International Airport	37 miles

► Advantage

One of the key components of Mercedes' strategy for future growth is to continue to respond to the changing demands of the manufacturing sector. Mercedes offers a large young workforce, established and experienced industries and a great availability of land. These elements provide any manufacturer or distribution center with the necessary resources to expand along the Texas-Mexico border, serving the maquiladora industry and US consumer market. Excellent thoroughfares combined with Mercedes' proximity to various international ports of entry are undoubtedly the reason that Mercedes is considered the definitive location for business. With recent improvements and expansion of US Expressway 83, truck shipments will certainly see improved travel times and facilitate a firm's ability to monitor production and product distribution efficiently.

► Location

Geographically centered in the Rio Grande Valley, the City of Mercedes is part of the fastest growing MSA in Texas and at the crossroads of international commerce with 8 international bridges within 40 miles. Positioned on US Expressway 83, Mercedes provides quick access to US Highway 77 and US Highway 281 (proposed I-69 Corridor and Trans Texas Corridor). US Highway 281 and US Highway 77 connect Mercedes with I-37 and I-35. The proposed I-69 corridor will extend from Mexico City to Canada. These routes support the Mercedes Industrial Zones as the ideal locations for distribution and logistics and as the gateway for NAFTA. In addition, the Rio Grande Valley Switching Company services the Mercedes Industrial Zones and collaborates with the Union Pacific Railroad to transport goods and materials to destination points throughout the United States. Only 39 miles from Mercedes, the Port of Brownsville provides a 42 foot deep channel for transportation by sea. Cargo can also be transported by air via Fed Ex, BAX Global, DHL, American Airlines, Southwest Airlines, Delta Airlines or Continental Airlines located at any of the 3 international airports in the Mercedes area.

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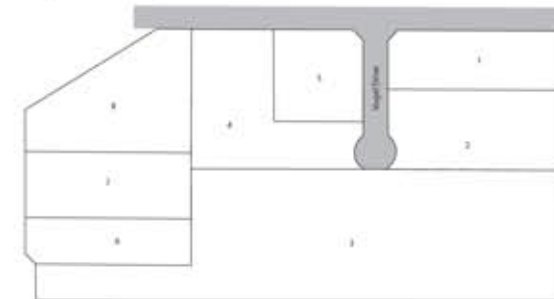
Mercedes features 4 industrial zones totaling 58.74 acres of fully developed land. Each industrial zone has direct access to US Expressway 83 and US Highway 281. In addition, these industrial zones provide city water and sewer facilities to every lot, along with 60' asphalt and concrete streets and lighting needed to accommodate a diverse group of businesses. Currently, zone tenants range in services from manufacturing to light industrial to distribution. Permitted uses in the Mercedes industrial zones include manufacturing centers, distribution, warehousing, research activities, service industries, professional offices, and other uses permitted under Mercedes' light industrial zoning ordinances. Construction at each industrial zone is governed by the Mercedes Planning and Zoning Department. The Mercedes Planning and Zoning Department 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. Lot sizes in Mercedes' 4 industrial zones vary in size from .5 acre to 5 acre tracts. For more information on any one of the industrial zones or sites, visit investinmercedes.com.

► Mercedes Industrial Zone Utilities

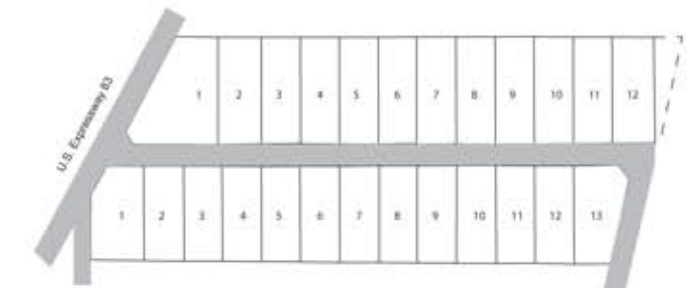
Service	Description	Contact
Water	Source: Rio Grande River and Reserve Well Maximum daily system capacity: 3.5 MGD Maximum daily use: 2.8 MGD Size of mains: 10 to 12 inch mains Pressure of mains: 55 to 60 psig	City of Mercedes Public Works 956-565-6147
Sewer	Type of treatment plant: Oxidation Ditch Maximum capacity: 2.3 MGD Present load: 1.1 MGD Size of mains: 10 to 24 inch mains	City of Mercedes Public Works 956-565-6147
Electrical	Single & 3 phase from 120/240 to 138,000 volts	Central Power & Light 956-585-1643
Telecommunications	ISDN & High speed internet (DSL) Digital service availability, Fiber Optics	Southwestern Bell 956-686-8266
Natural Gas	Transmission line serving area: 12 in. @ 500 psi Average BTU per cubic foot: 1,000 BTU/CF Distribution line pressure: 45 psi	Southern Union Gas 800-700-2089
Solid Waste Disposal	Trash collection	Waste Management 956-383-0519

► Mercedes Industrial Zones

Vogel
Industrial Zone
Expressway 83 & Mile 1/2 East



Mid Valley Warehouse
Industrial Zone
Expressway 83 & Mile 1/2 West



Mercedes
Industrial Zone
Expressway 83 & Mile 1 East



Mercedes
Industrial Zone No. 2
Expressway 83 & Mile 2 West

