



**Los Fresnos Community Development Corporation (LFCDC)**  
**A Texas 4B EDC, April 7<sup>th</sup> Board Meeting Report**  
**By Desi Martinez, assisted by CDC Intern, & Chamber & City Permits**



**Economic Development:**

**Businesses and area residents looking for sites, information, or technical assistance:**

Small BIZ inquiries and home sites in <b>MARCH, 2025</b>	<b><u>  6  </u> - per month</b>
New or expanding commercial business permits submitted (-New)	<b><u>  1  </u> - this month</b>
Total new residential brick homes construction plans and permits submitted	<b><u> 19 </u> - this month</b>
Total wood frames homes construction plans and permits submitted	<b><u>  2 </u> - this month</b>
Total duplexes construction plans and permits ( <b>duplexes <u>  0  </u> or <u>  0  </u> apts.</b> )	<b><u>  0 </u> - this month</b>
LFCDC Business matching grants inquiries.	<b><u>  3 </u> - this month</b>

*(Note: Information above from Los Fresnos Permits Office.)*

**LFCDC R&D and business outreach:**

- **Next Decade LNG at the Port of Brownsville** requested information on “hotels and residential developments in Los Fresnos”. A LFCDC housing available inventory survey is underway. A draft of the findings was provided the city manager for him to complete or add any additional new developments information. A flyer with contact information should be mailed to major companies HR Personnel Offices to have available for any new hires. This type of info should also be included as a link in the City, LFCDC and Chamber websites and social media.

**Hotel:** Los Fresnos Inn. 43 rooms in total available for rent by reservation. 10 rooms have 1 bed; 33 rooms have 2 beds.

**Apartments:**

- ❖ Paseo Pointe Apartments on corner of Whipple Road and Evergreen Boulevard: 6 each 2 BDRM apartments available, 8 each 3 BDRM apartments available for rent.
- ❖ The Village at the Lakes on east TX Highway 100: 2 each - 2 BDRM with 1 1/2 BATHS available in April for rent.
- ❖ Delgado Apartments on south FM 1847: 40 apartments with 1 BDRM units are 100% occupied. -0- available for rent.

**Condos:**

- ❖ Condos on North Arroyo Boulevard for sale: All 2 BDRMS with 2 ½ BATHS. Currently in **Phase 1**, 4 sold and 4 available for sale. **Phase 2** is adding 13 more units and estimated to be available in July. **Phase 3** is adding 10 more units and is estimated to be ready in September. Pre-sales are available.

**Quad-plex Apartments:**

- ❖ The Villas 4-Plexes on Evergreen Boulevard: Currently there are 9 lots, 1 lot has 2 duplexes (2BDRM with 2 Bath) to be ready for May 1st. The remaining 8 will have the same characteristics and will be ready by September.

**RV's, Mobile Home, and Mini-Home Parks:**

- ❖ Palmdale RV Resort on west Texas Highway 100: Pending survey info.
- ❖ Sierra RV Park on east Texas Highway 100: Pending survey info.

**New Single Family Homes Available or Under Construction:**

- ❖ Ocelot Development and Encino Crossing Subdivision next to the Los Fresnos city hall – Pending survey info.
- ❖ Valle Alto East residential subdivision located on Evergreen and Whipple Roads available –Pending survey info.

**Local realtors and development companies are listed on the Los Fresnos Destination Maps Brochure.**

- SW Keys Shelter on east TX Highway 100 appears to be closed. In January 2025 the company reported 777 permanent jobs with 3-shifts and year-round shelter operation. There is no confirmation of the shut down or future complex redevelopment plans. This site is the 2<sup>nd</sup> largest employers and primary property tax paying site in the city. See attached.

**Active Headcount**

Employees in Payroll <b>777</b>	Contractors <b>0</b>	Interns <b>0</b>	Volunteers <b>2</b>	Total <b>779</b>	Average Length of Service for Employee <b>3.9 years</b>
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**LFCDC Sponsored Promotion and expanding the city Brand:**

🇺🇸 **Earth Day 2025 this Saturday, April 12<sup>th</sup> from 9 AM to 12 PM.**

**(Contact the LFCDC Office at #956-233-6182 or call me at #956-778-8929 or email [desiandlu1@yahoo.com](mailto:desiandlu1@yahoo.com))**

**City of Los Fresnos, Texas  
Principal Employers  
Current year and Ten Years Ago**

<b>Employer</b>	<b>2023</b>			<b>2014</b>		
	<b><u>Employees</u></b>	<b><u>Rank</u></b>	<b>Percentage</b>	<b><u>Employees</u></b>	<b><u>Rank</u></b>	<b>Percentage</b>
			<b>of Total City</b>			<b>of Total City</b>
			<b><u>Employment</u></b>			<b><u>Employment</u></b>
Los Fresnos CISD	1,840	1	42.04%	1,795	1	75.58%
Southwest Key	824	2	18.83%			
Amazing Grace Primary Home Care	240	3	5.48%			
Walmart	210	4	4.80%			
Whataburger	66	5	1.51%			
City of Los Fresnos	72	6	1.64%	51	4	2.15%
Pederson Construction	45	7	1.03%	52	5	2.19%
McDonalds	40	8	0.91%	65	3	
Stars Drive-In	50	9	1.14%			
Dairy Queen	15	10	0.34%			
International Educational Services				287	2	12.08%
Lopez Supermarket				24	8	1.01%
Stripes				28	7	1.18%
Los Fresnos Construction				30	6	1.26%
Julia's Restaurant				23	9	0.97%
Little Light House Children				20	10	0.84%
<b>Total</b>	<b>3,402</b>		<b>100.00%</b>	<b>2,375</b>		<b>100.00%</b>

**Source:**

**ANNUAL COMPREHENSIVE FINANCIAL REPORT**

**For the Fiscal Year Ended September 30, 2023**

**Prepared by**

**FINANCE DIRECTOR**