



Los Fresnos Community Development Corporation (LFCDC)
A Texas 4B EDC, April 7th 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 MARCH, 2025	__6__ - per month
New or expanding commercial business permits submitted (-New)	__1__ - this month
Total new residential brick homes construction plans and permits submitted	__19__ - this month
Total wood frames homes construction plans and permits submitted	__2__ - this month
Total duplexes construction plans and permits (duplexes __0__ or __0__ apts.)	__0__ - this month
LFCDC Business matching grants inquiries.	__3__ - this month

(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 2nd largest employers and primary property tax paying site in the city. See attached.

Active Headcount

Employees in Payroll 777	Contractors 0	Interns 0	Volunteers 2	Total 779	Average Length of Service for Employee 3.9 years
------------------------------------	-------------------------	---------------------	------------------------	---------------------	--

LFCDC Sponsored Promotion and expanding the city Brand:

🇺🇸 **Earth Day 2025 this Saturday, April 12th 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

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

Employer	2023			2014		
	<u>Employees</u>	<u>Rank</u>	<u>Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Employment</u>
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%
Total	<u>3,402</u>		<u>100.00%</u>	<u>2,375</u>		<u>100.00%</u>

Source:

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the Fiscal Year Ended September 30, 2023

Prepared by

FINANCE DIRECTOR