



# 4<sup>TH</sup> QUARTER INVENTORY BOOK

RESIDENTIAL COMMERCIAL LAND



 956-631-1273

 [cantuconstruction.com](http://cantuconstruction.com)

 5221 N McColl McAllen Texas



## A Little Bit About Us

In the late 1960's a skilled craftsman made his way to McAllen, Texas from a tiny Mexican border town. Not long after his arrival, Guadalupe Cantu built and sold a small home in the Mission, Texas area. It would be the first of many homes built by a man whose name became synonymous with quality construction.

Then, in 1978, Guadalupe's son, Alonzo, began working for his dad. From the start, it was obvious that he had the same penchant for high-quality construction. After graduating from the University of Houston with a degree in finance, Alonzo assumed complete responsibility for Cantu Construction. Alonzo made a conscious decision to become a builder, like his father.

"I like construction, and I like to build and create," Alonzo said "Our designs are based on places we've seen when we travel, the architecture books we read, our customers' visions, and on our own innovations."

In the beginning, a pick-up truck served as Alonzo's office. Today, Alonzo's employees work out of Cantu Construction's corporate office and manage an ever-expanding number of subcontractors who employ several hundred workers.

The philosophy of Cantu Construction is diversification and industry leadership, which has kept the company going strong, even during tough economic times. Alonzo and his team have taken the South Texas building industry to the next level by bringing the newest architectural designs, construction techniques, and materials into the Rio Grande Valley.

**"Quality and service set us apart," Alonzo said.**

Under his direction, Cantu Construction has expanded its services to include the entire real estate spectrum, from land acquisition and development to the design and construction of thousands of fine homes, medical centers, banks, and commercial plazas. The company's commitment to versatile construction and development has resulted in its success and growth.

**At Cantu Construction, we don't build structures, We build our customers' dreams.**

### Residential

Cantu Construction residential communities offer prestige and richly rewarding lifestyles. Our master-planned communities include the design of great exteriors with a variety of elevation treatments that harmonize into impressive, architecturally controlled streetscapes. Our spectacular landscape designs will simply take your breath away.

- Land Development
- Lots for Sale
- Residential Builders
- Custom Home Builders

### Commercial

Cantu Construction's commercial projects offer the highest value to our customers and community with quality, innovation, safety and service. We build commercial projects that improve our clients' quality of business and build structures to allow them to grow their business. Banks, hospitals, clinics, professional offices, and retail plazas are projects we've managed efficiently by engaging with our clients and subcontractors.

- Land Development
- Land for Sale
- Commercial Builders
- Office Space for Sale or Lease
- Retail Space for Sale or Lease

## Residential Properties

Cantu Construction residential properties are located near hospitals, shopping centers, and restaurants.

Villas  
at  
Del Lago



## Commercial Properties

Cantu Construction commercial properties are located in the busiest streets in McAllen 10th St., and Nolana, near or off the Expressway 83.



Lone Star Plaza

STAR POINT PLAZA



STAR POINT PLAZA II

## The Monitor's 2019, 2020, 2022, 2023, 2025 Readers Choice Award

Thank you!  
for choosing us as your  
Favorite Construction Company



5221 North McCol Road, McAllen, Texas 78504

(956) 631-1273 • [www.cantuconstruction.com](http://www.cantuconstruction.com) • [sales@cantuconstruction.com](mailto:sales@cantuconstruction.com)

*"I like construction, and I like to build and create; our designs are based on places we've seen when we travel, the architecture books we read, our customers' vision, and on our own innovations."*

*Alonzo Cantu*



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## Del Lago



## Villas at Del Lago



## Bougainvillea

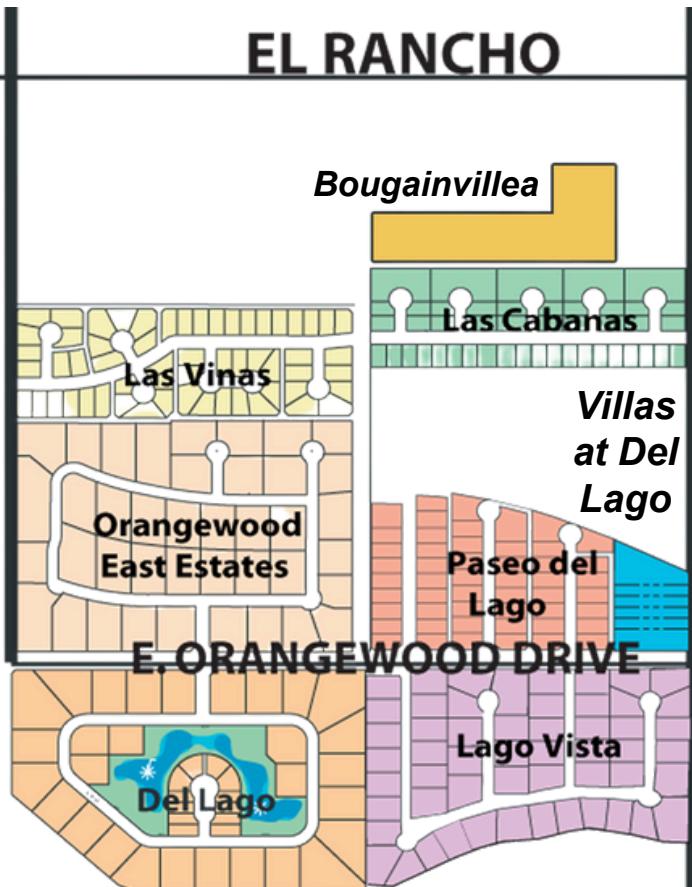


Cantu Construction's Villa Hermosa Masterplanned Community, transformed and enhanced the landscape of Southeast McAllen. Cantu Construction and Development Company along with other prominent builders, offer new homes in over 180 acres of exclusive neighborhoods.

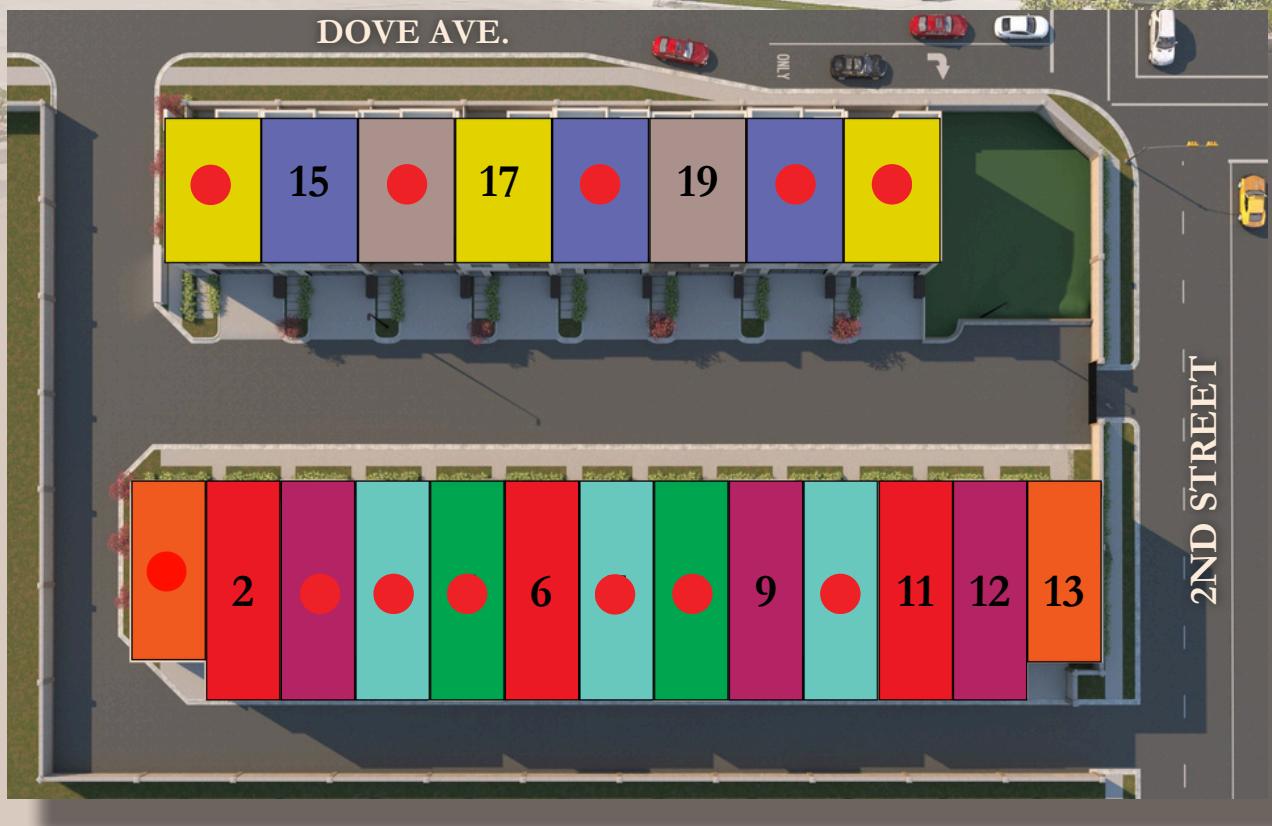
This truly unique master-planned community of Villa Hermosa caters to the lifestyles and taste of each resident with a variety of homes from luxurious lakeside estate-sized homes to smaller, elegant, maintenance-free garden homes. Enjoy the convenience of its location only minutes away from major shopping malls, McAllen's airport, hospitals and work centers. Villa Hermosa combines superior home design and quality craftsmanship with the landscaped beauty of a planned community to create the most ideal place to live.



S. MCCOLL



S. JACKSON



TYPE 3



TYPE 8



TYPE 3-A



TYPE 9



TYPE 5



TYPE 10



TYPE 5-A



TYPE 11



First Floor



Second Floor

- Next to 2nd Street Hike & Bike Trail
- Walking distance to DHR Health
- Next to North McAllen Shopping
- 10 minute drive to UTRGV

**CANTU**  
CONSTRUCTION & DEVELOPMENT COMPANY

956-631-1273



## 228 Canary Ave.

1,460 sq. ft. Living Area  
2,013 sq. ft. Total Area

Two-Story  
Bedrooms: 3  
Bathrooms: 2.5

Features: 2 Car Garage, Open  
Concept, Formal Living,  
Walk In Closets, Loft, Patio





First Floor



Second Floor



## 203 Canary Ave.

1,740 sq. ft. Living Area  
2,202 sq. ft. Total Area

Two-Story  
Bedrooms: 3  
Bathrooms: 2.5

Features: 2 Car Garage, Open  
Concept, Formal Living,  
Walk In Closets, Loft, Patio





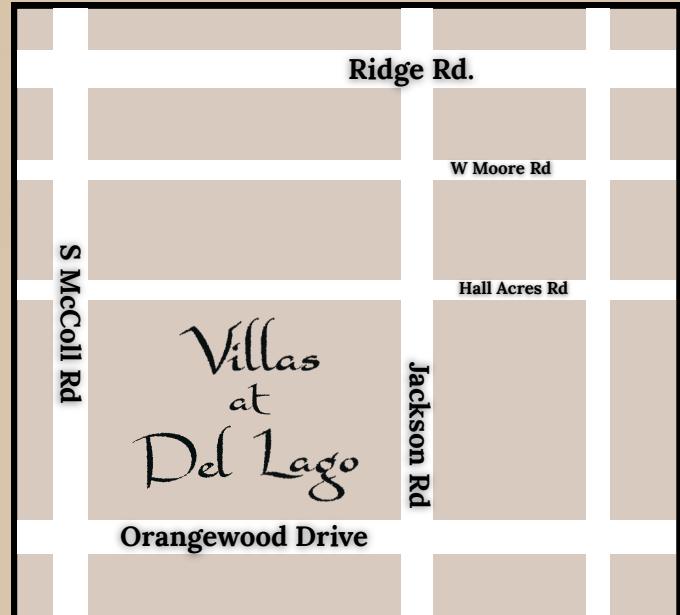
# Villas at Del Lago

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3931 S. M St.  
McAllen, TX 78503

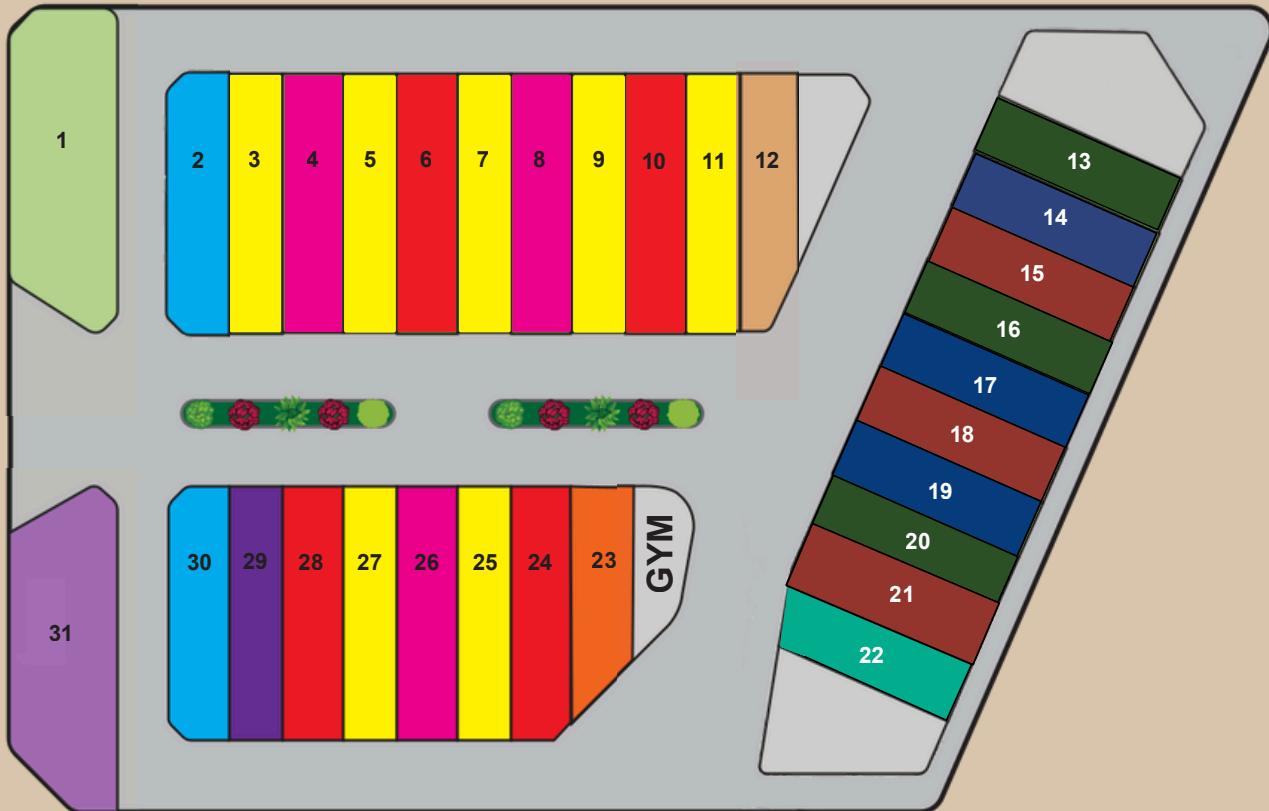


at *Villa Hermosa*  
MASTER PLANNED COMMUNITY



# Reserve Now

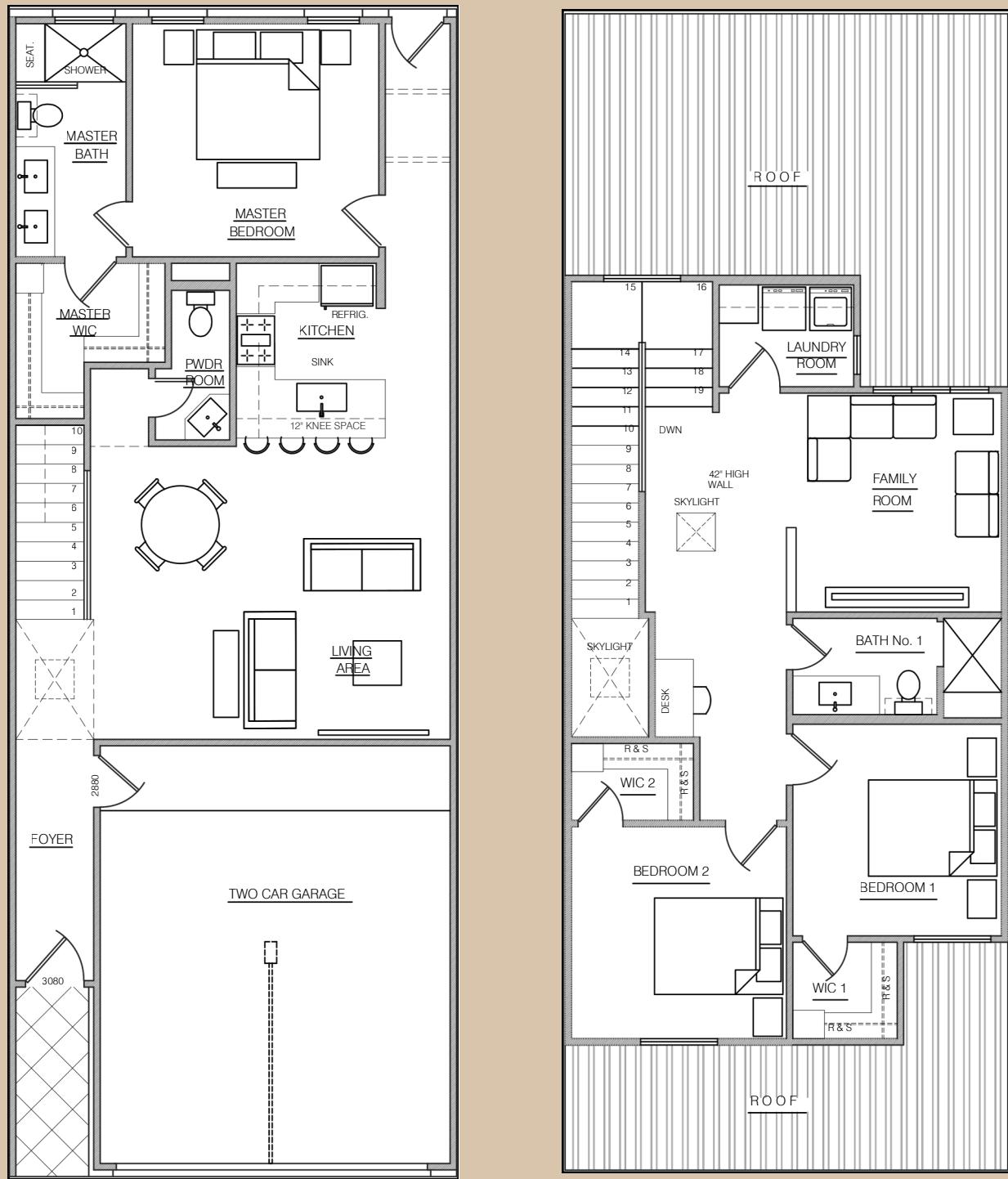
3931 S. M St. McAllen TX, 78503



## Floor Plans

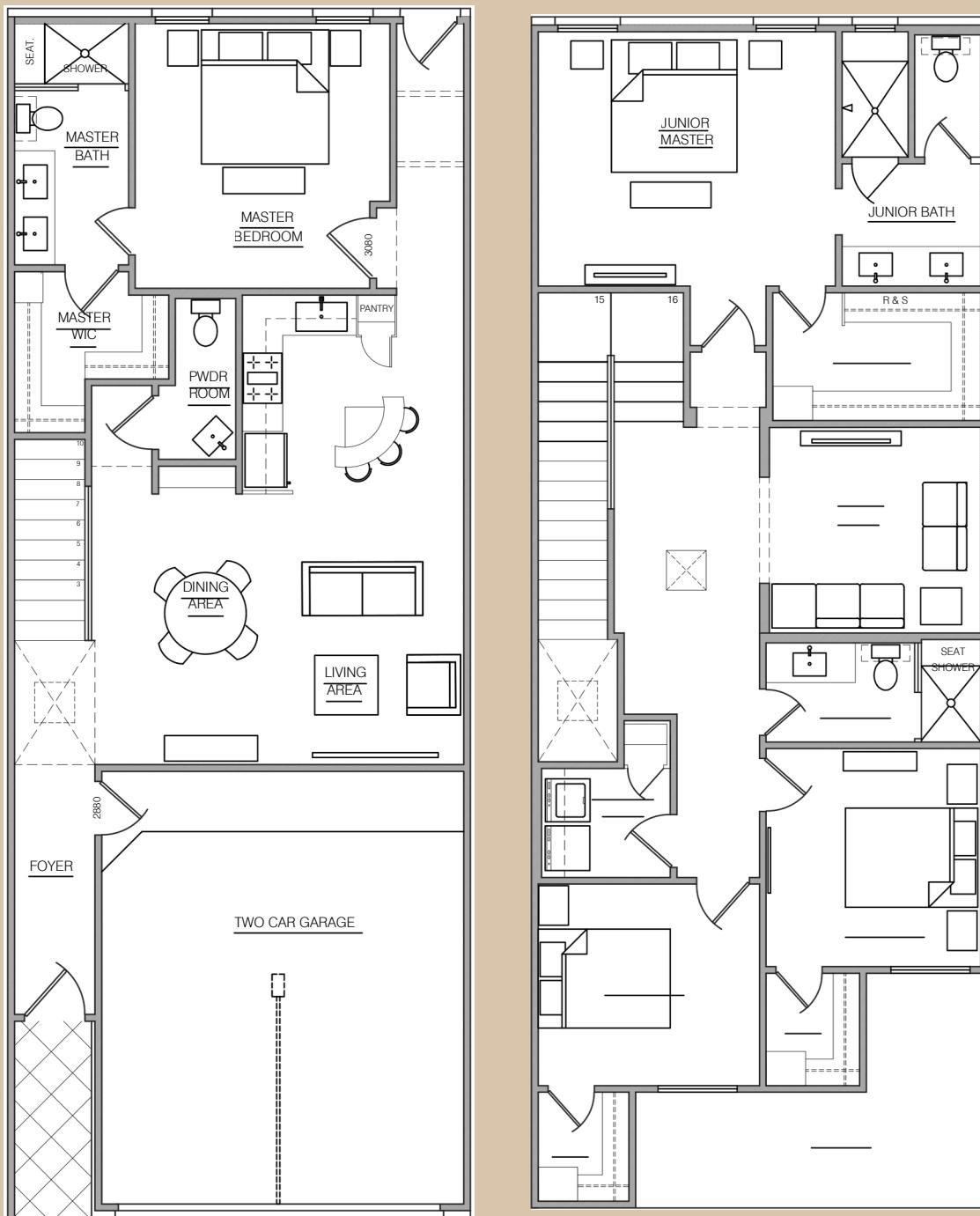
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<span style="background-color: #003366; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Type B	<span style="background-color: #0080C0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Type H
<span style="background-color: #009999; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Type C	<span style="background-color: #FF6600; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Type I
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<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Type E	<span style="background-color: #99FF99; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Type K
<span style="background-color: #FF0000; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Type F	<span style="background-color: #9966CC; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Type L
<span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Type M		

# Type A



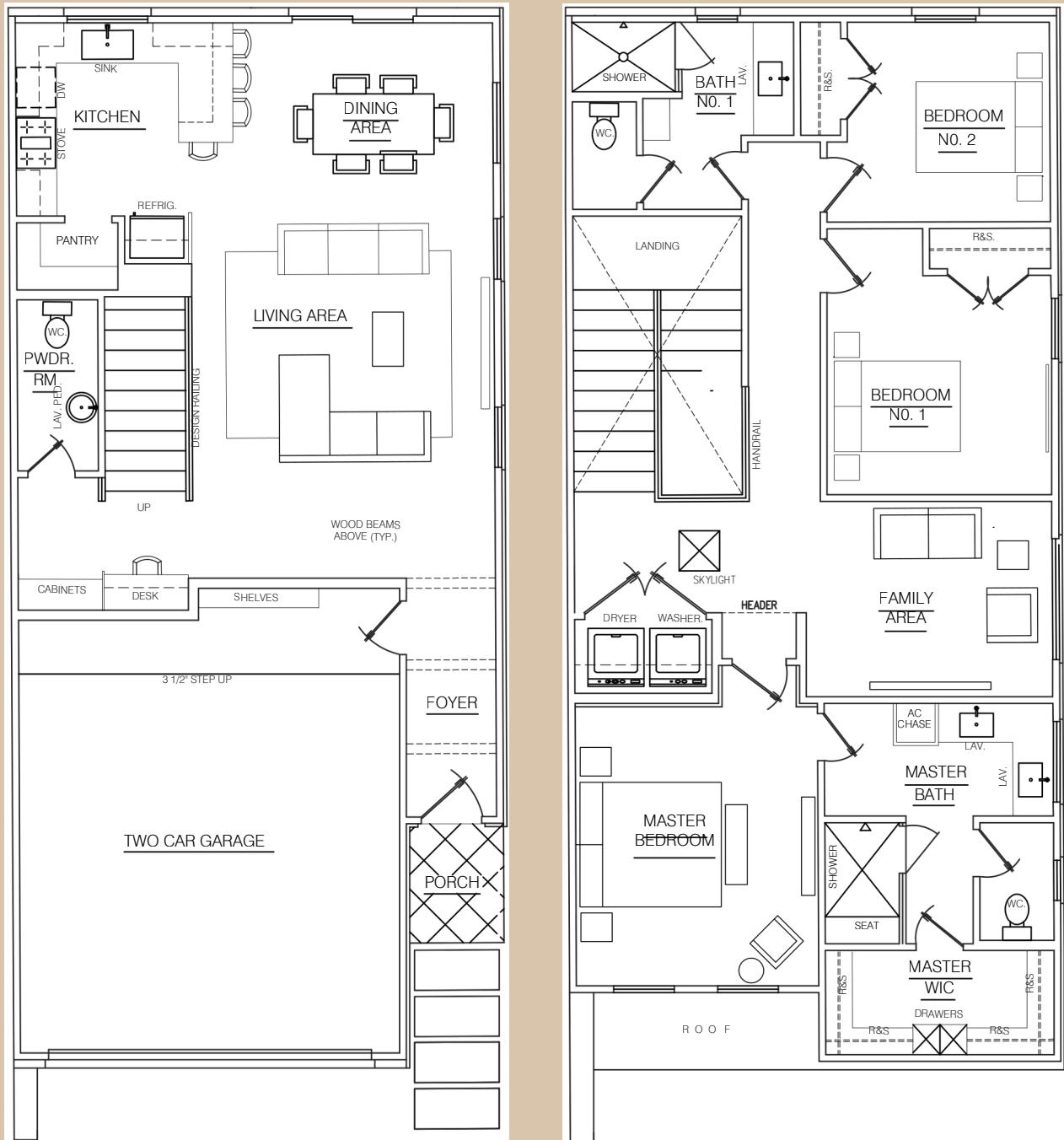
- 2 Story Townhome
- 3 Bedrooms
- 2 1/2 Baths
- 2 Car Garage

# Type B



- 2 Story Townhome
- 4 Bedrooms
- 3 1/2 Baths
- 2 Car Garage

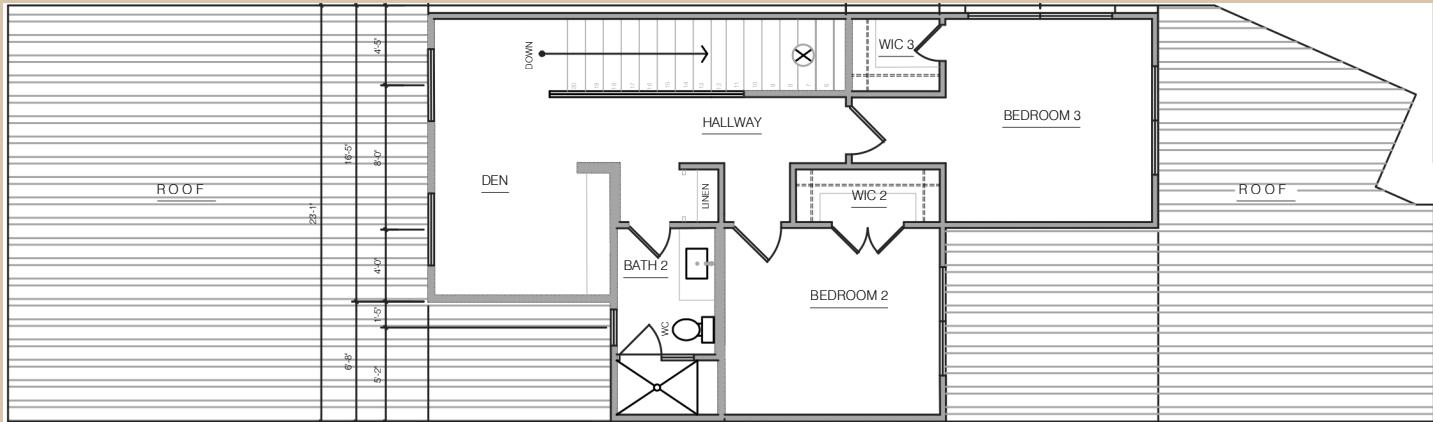
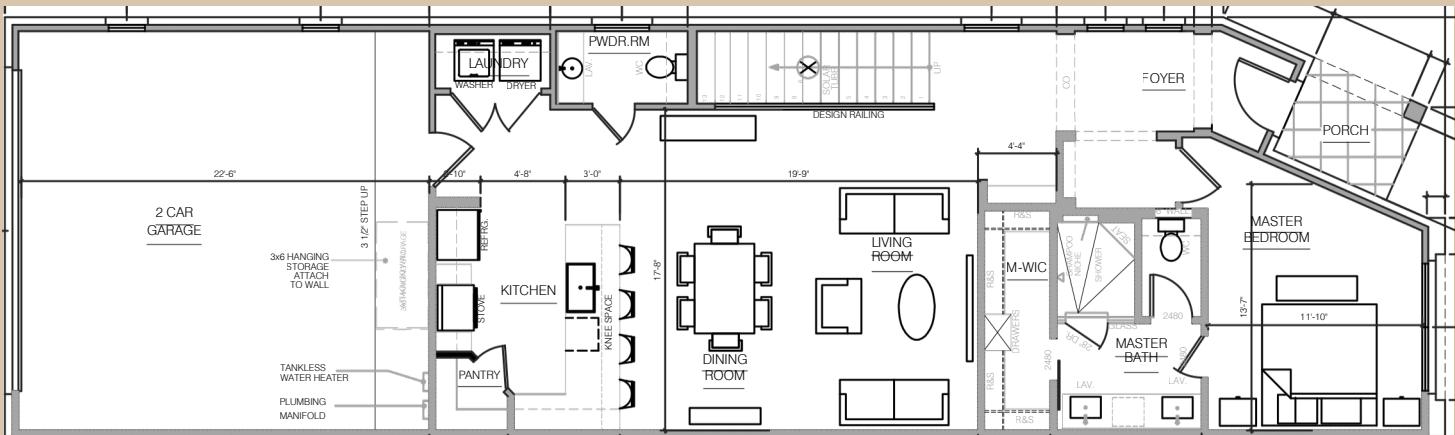
# Type C



- 2 Story Townhome
- 3 Bedrooms
- 2 1/2 Baths
- 2 Car Garage

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# Type D



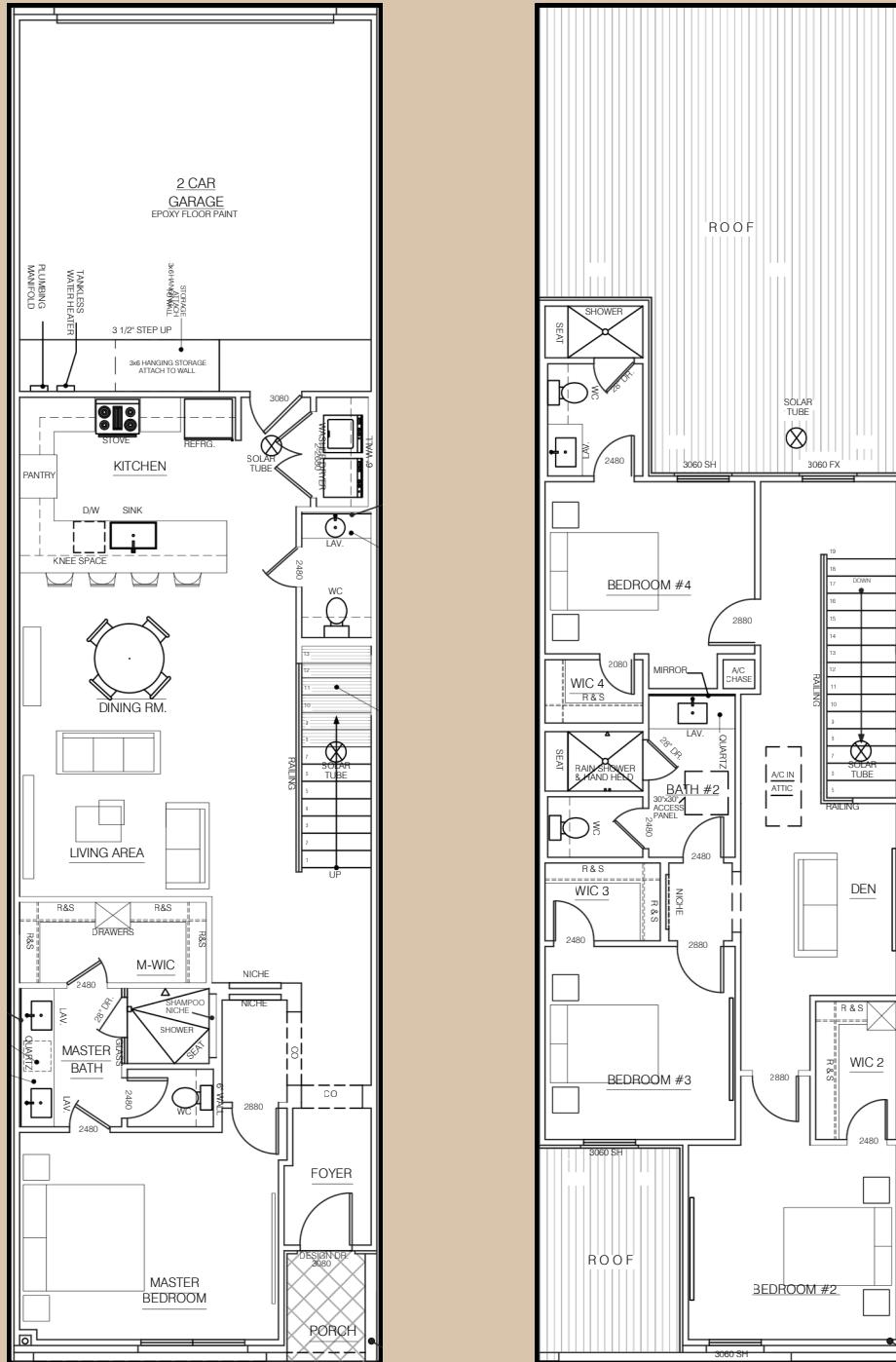
- 2 Story Townhome
- 3 Bedrooms
- 2 1/2 Baths
- 2 Car Garage

at *Villa Hermosa*  
MASTER PLANNED COMMUNITY 

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The logo for Cantu Construction & Development Company. It features the word "CANTU" in large, bold, blue capital letters. A red outline of a house is positioned above the letter "U". Below "CANTU", the words "CONSTRUCTION & DEVELOPMENT COMPANY" are written in a smaller, black, sans-serif font.

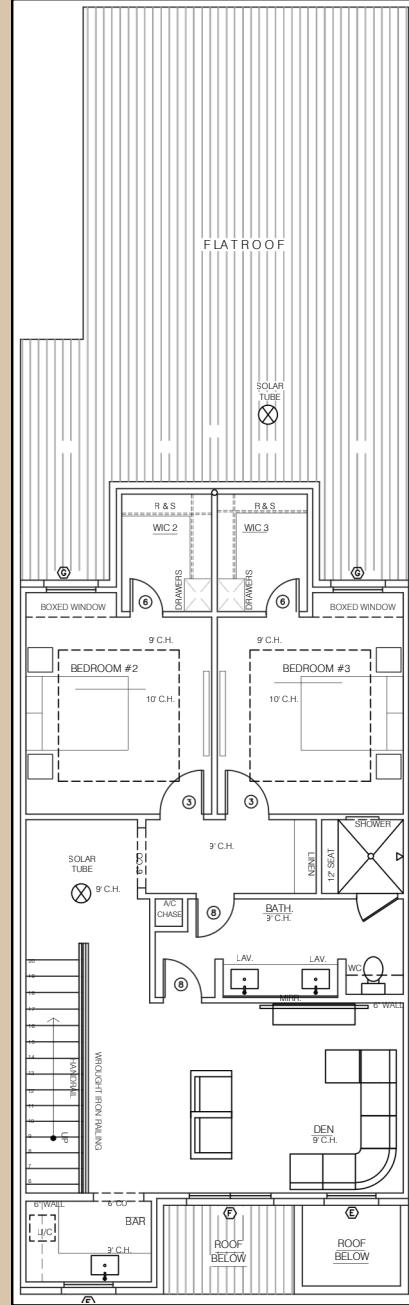
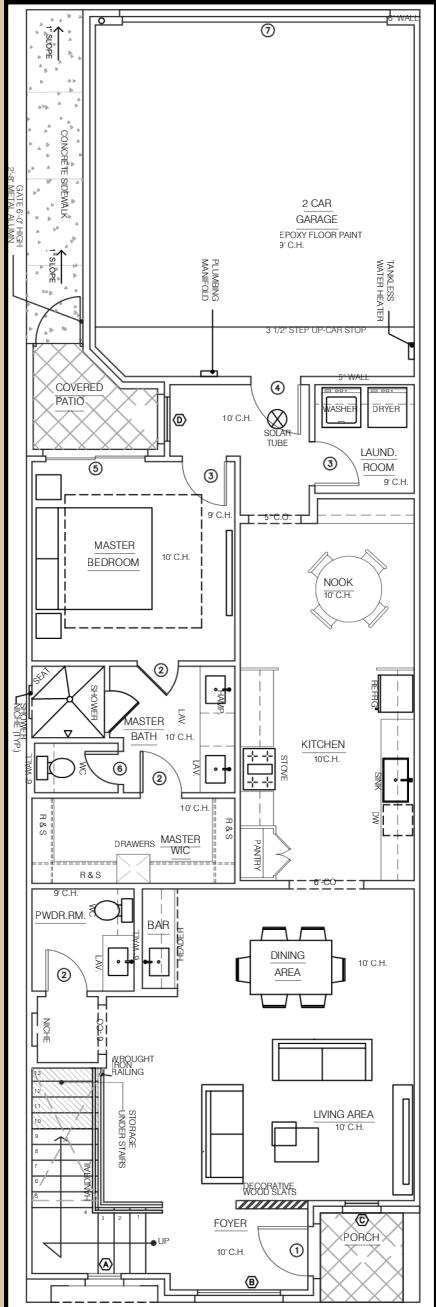
# Type E



- 2 Story Townhome
- 4 Bedrooms
- 3 1/2 Baths
- 2 Car Garage

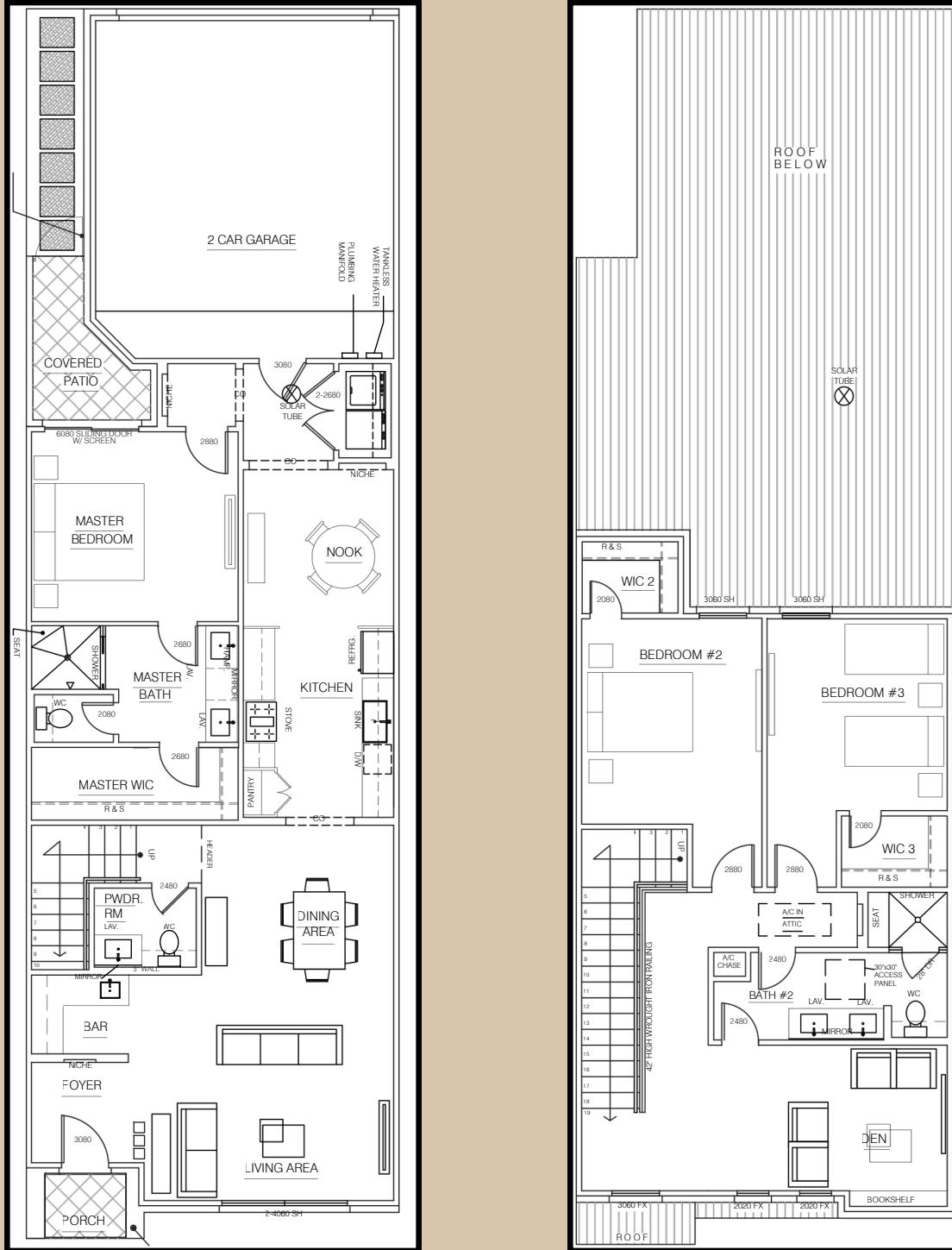
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# Type F



- 2 Story Townhome
- 3 Bedrooms
- 2 1/2 Baths
- 2 Car Garage

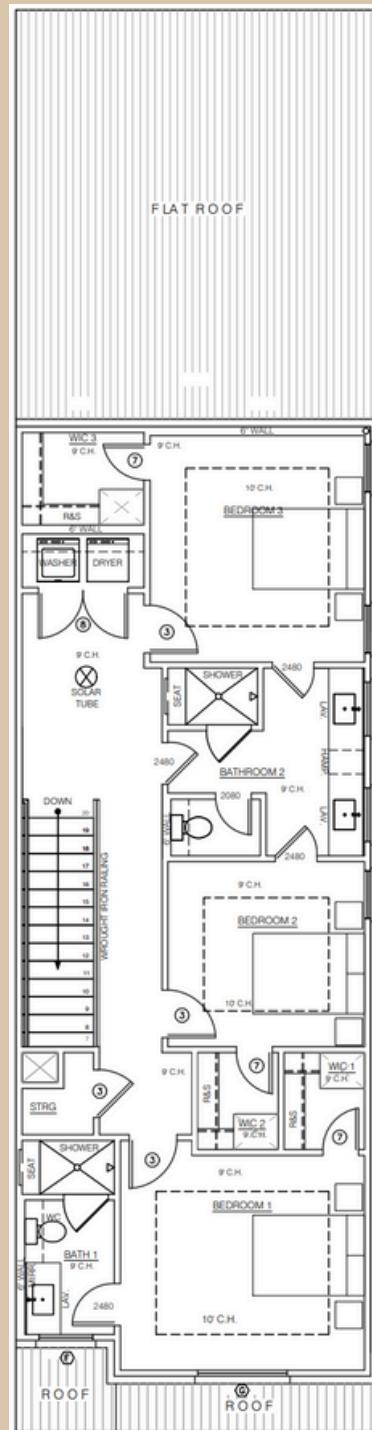
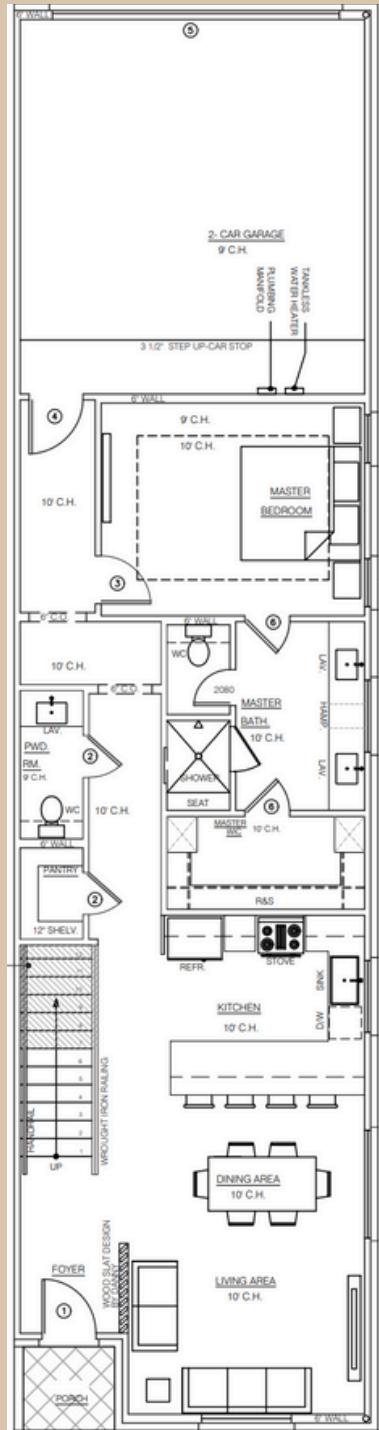
# Type G



- 2 Story Townhome
- 3 Bedrooms
- 2 1/2 Baths
- 2 Car Garage

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# Type H

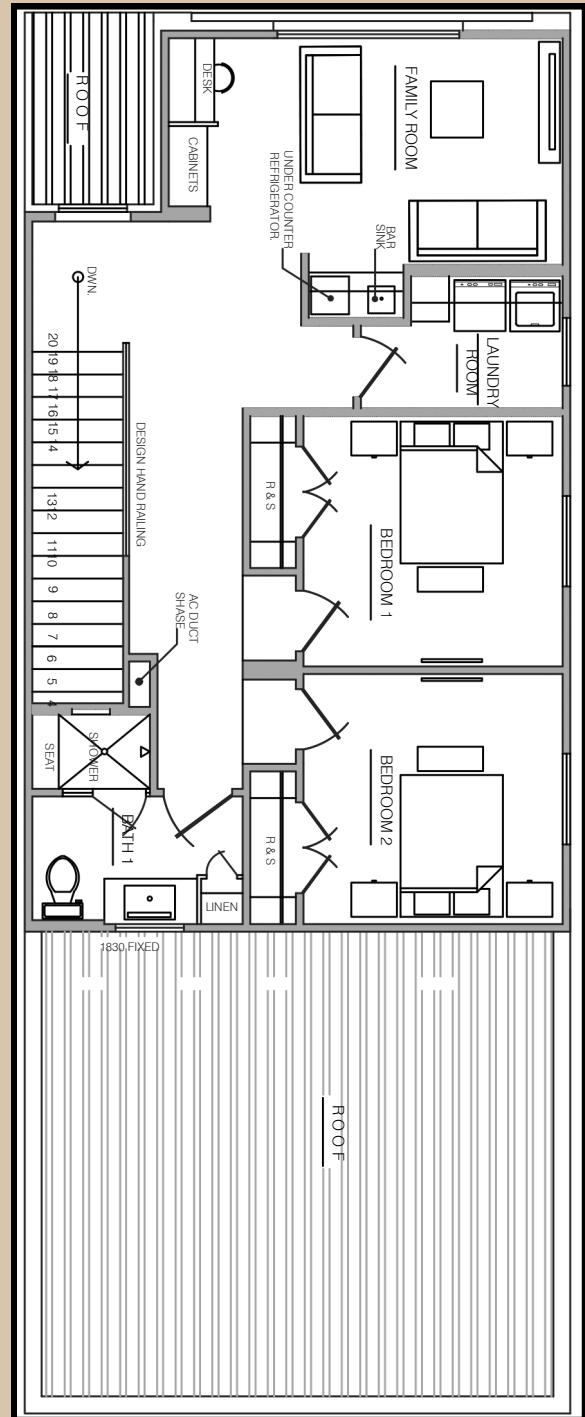
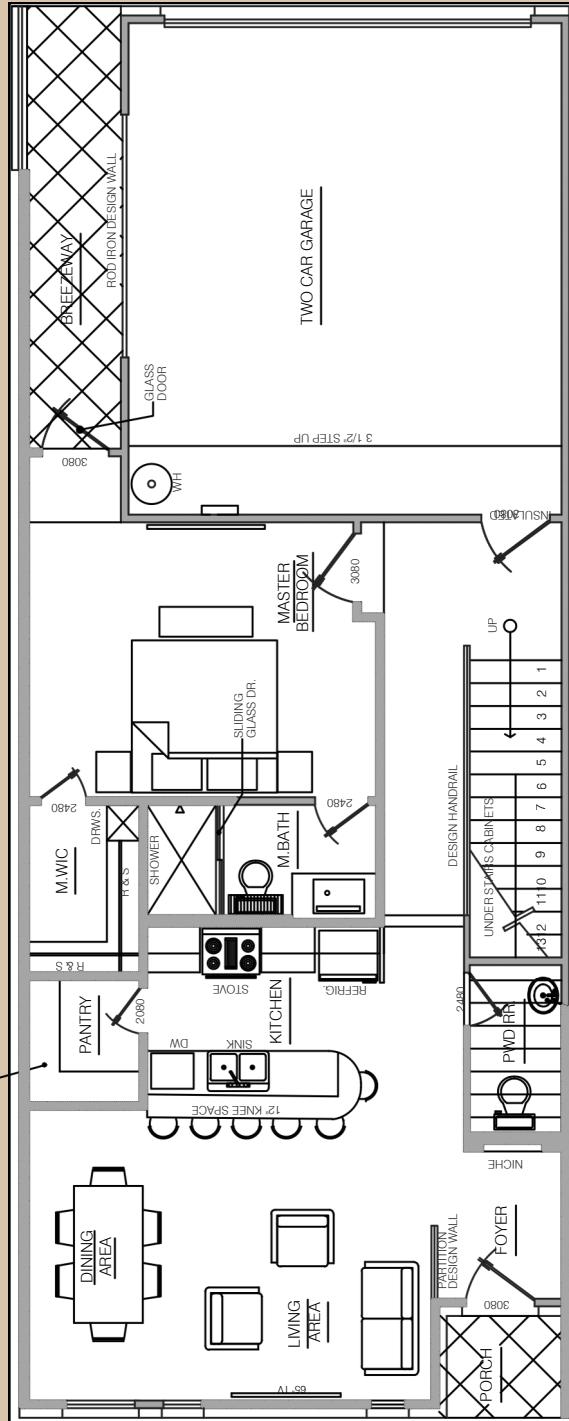


- 2 Story Townhome
- 4 Bedrooms
- 3 1/2 Baths
- 2 Car Garage

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# Type I

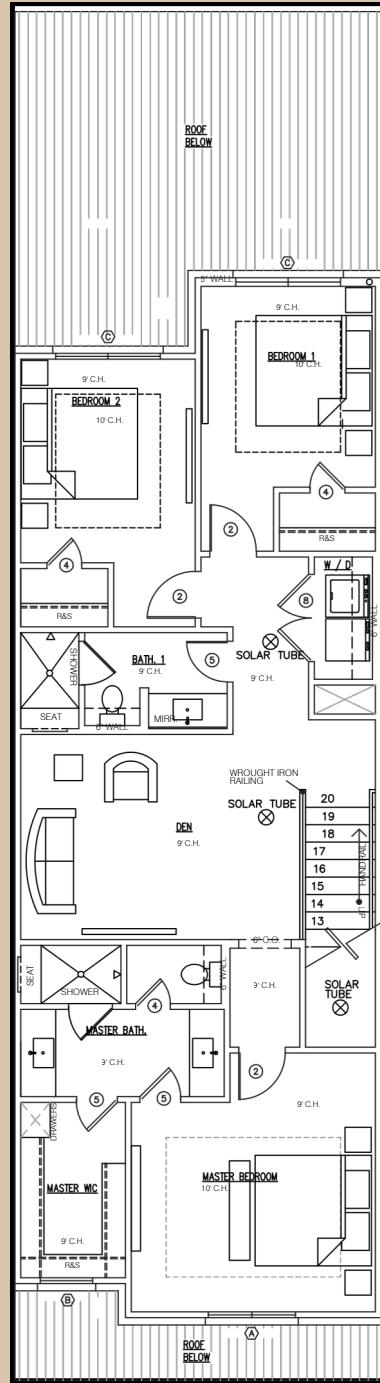
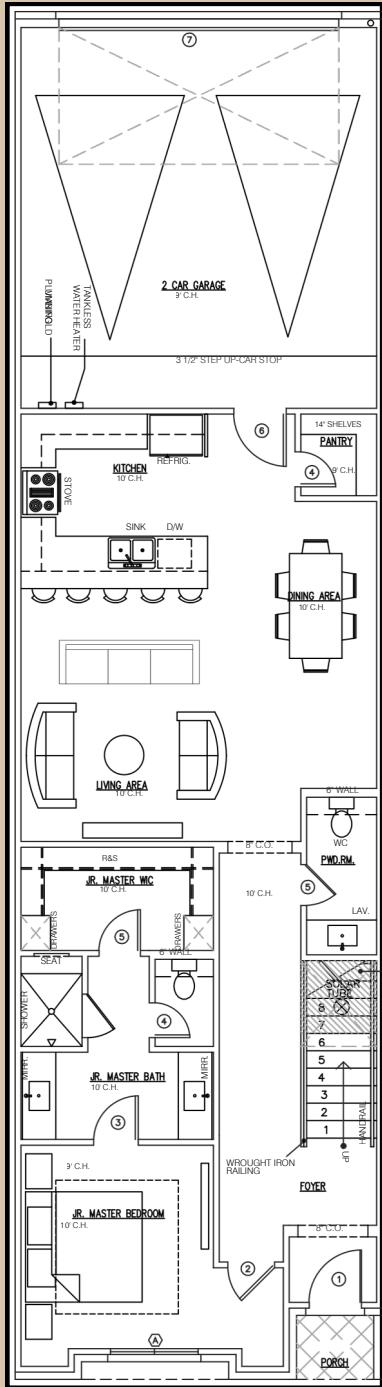


- 2 Story Townhome
- 3 Bedrooms
- 2 1/2 Baths
- 2 Car Garage

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# Type J

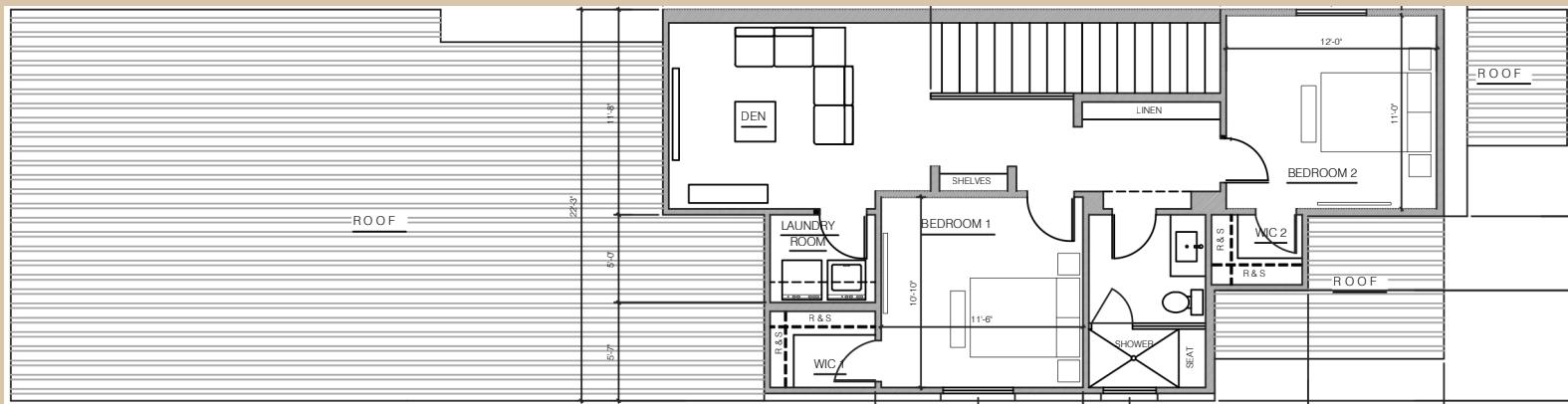
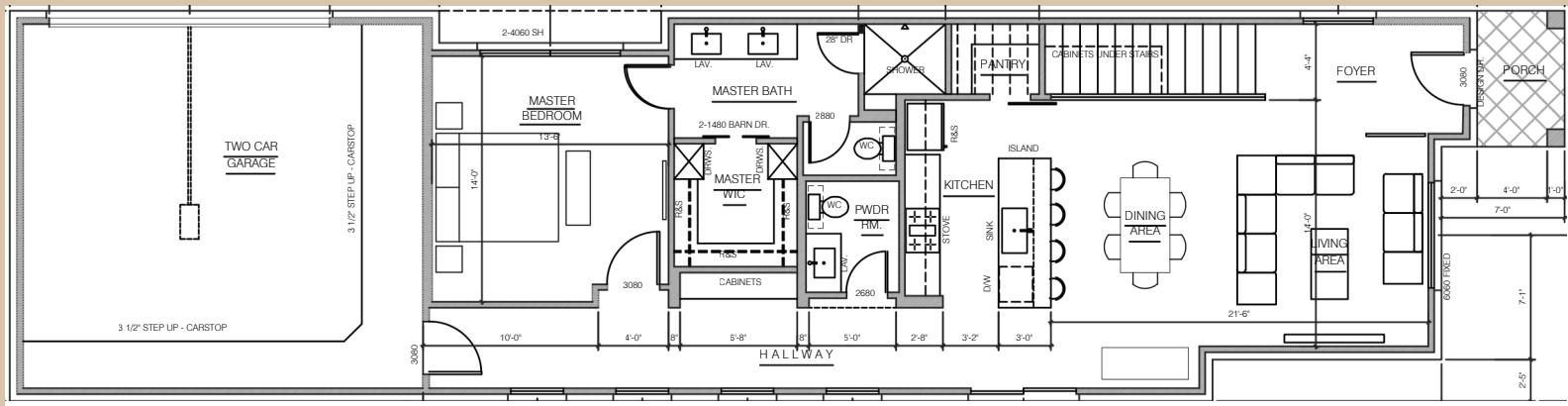


- 2 Story Townhome
- 4 Bedrooms
- 3 1/2 Baths
- 2 Car Garage

at *Villa Hermosa*  
MASTER PLANNED COMMUNITY 

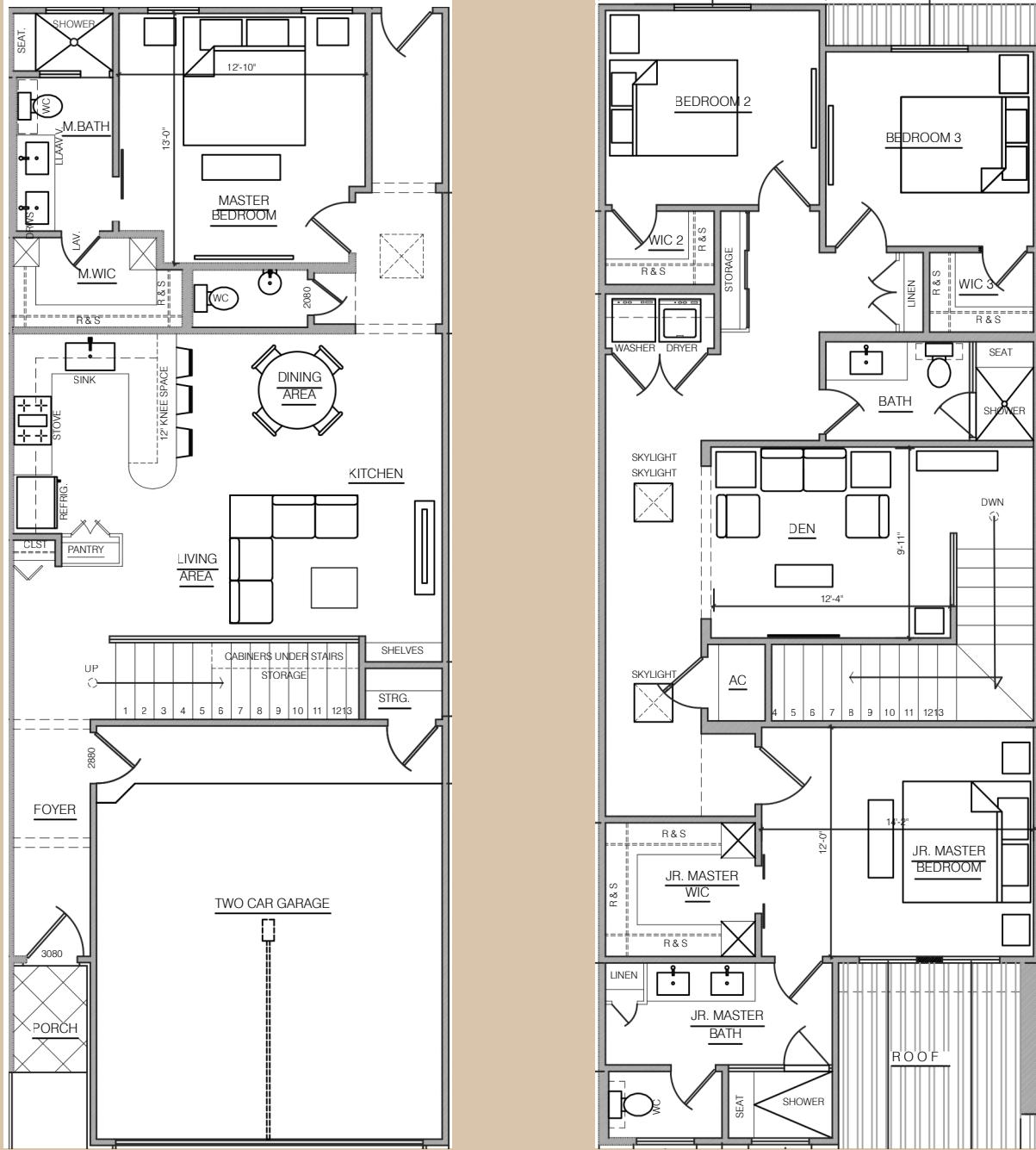
**956-631-1273**  
**[www.cantuconstruction.com](http://www.cantuconstruction.com)**

# Type K



- 2 Story Townhome
- 3 Bedrooms
- 2 1/2 Baths
- 2 Car Garage

# Type M



- 2 Story Townhome
- 4 Bedrooms
- 3 1/2 Baths
- 2 Car Garage

at *Villa Hermosa*  
MASTER PLANNED COMMUNITY 

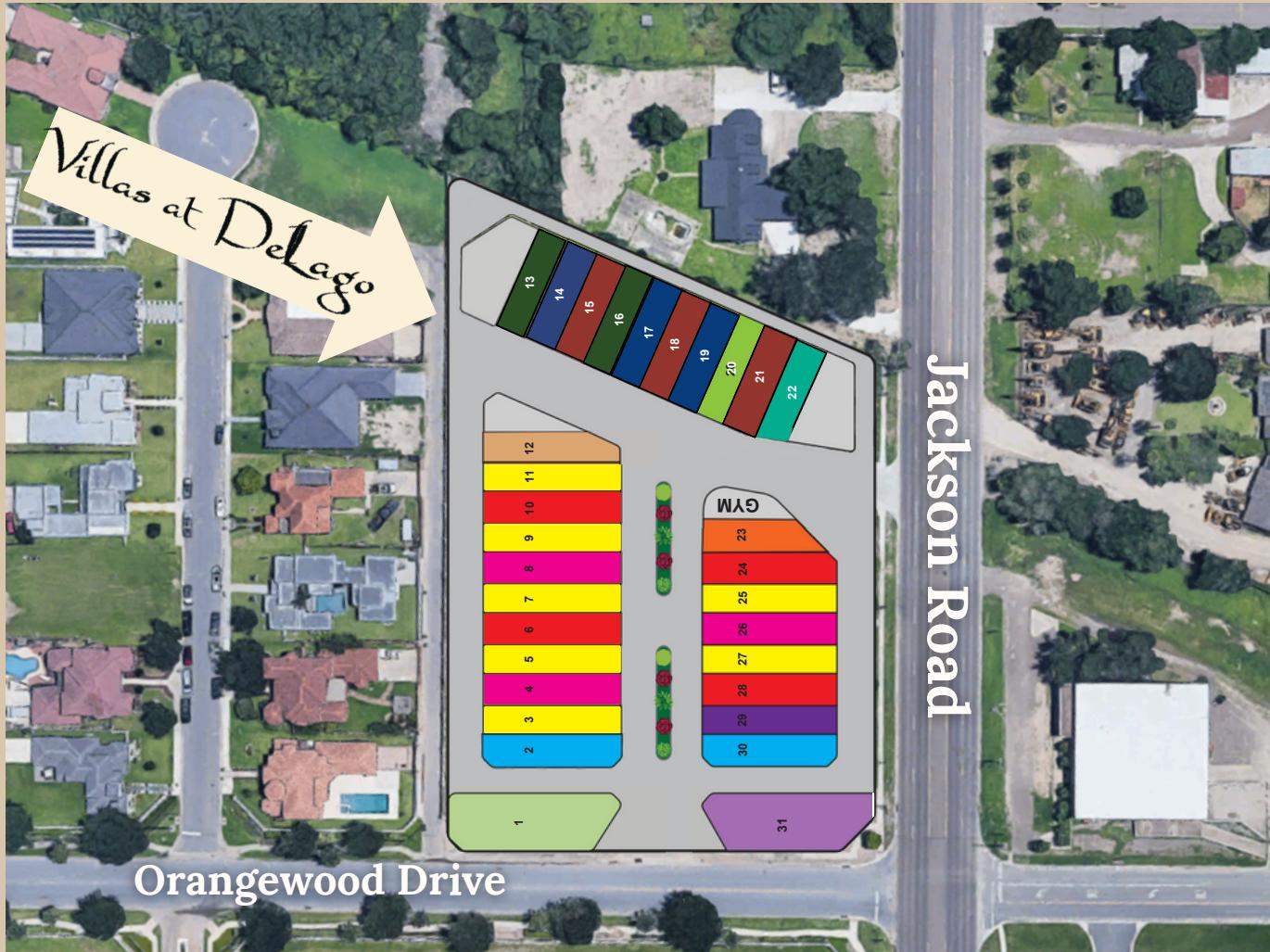
956-631-1273  
[www.cantuconstruction.com](http://www.cantuconstruction.com)

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# Neighborhood Overview

3931 S. M St. McAllen TX, 78503



# Uptown PLAZA

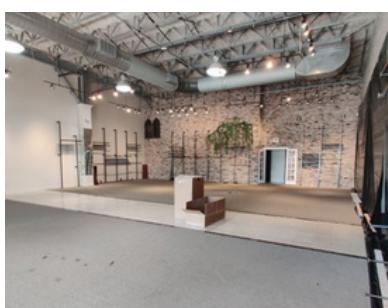
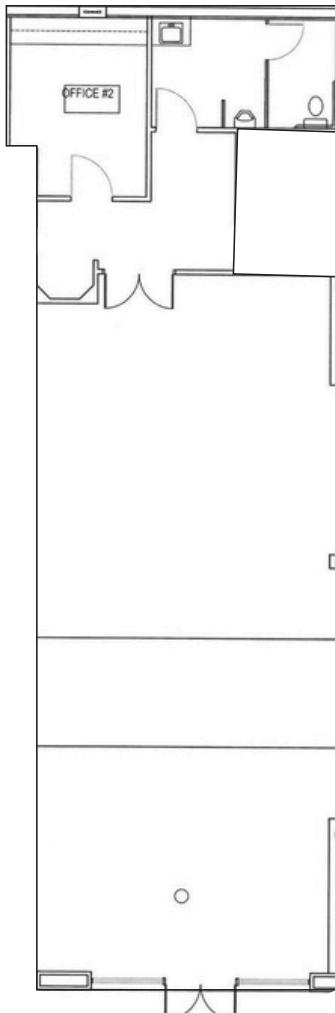
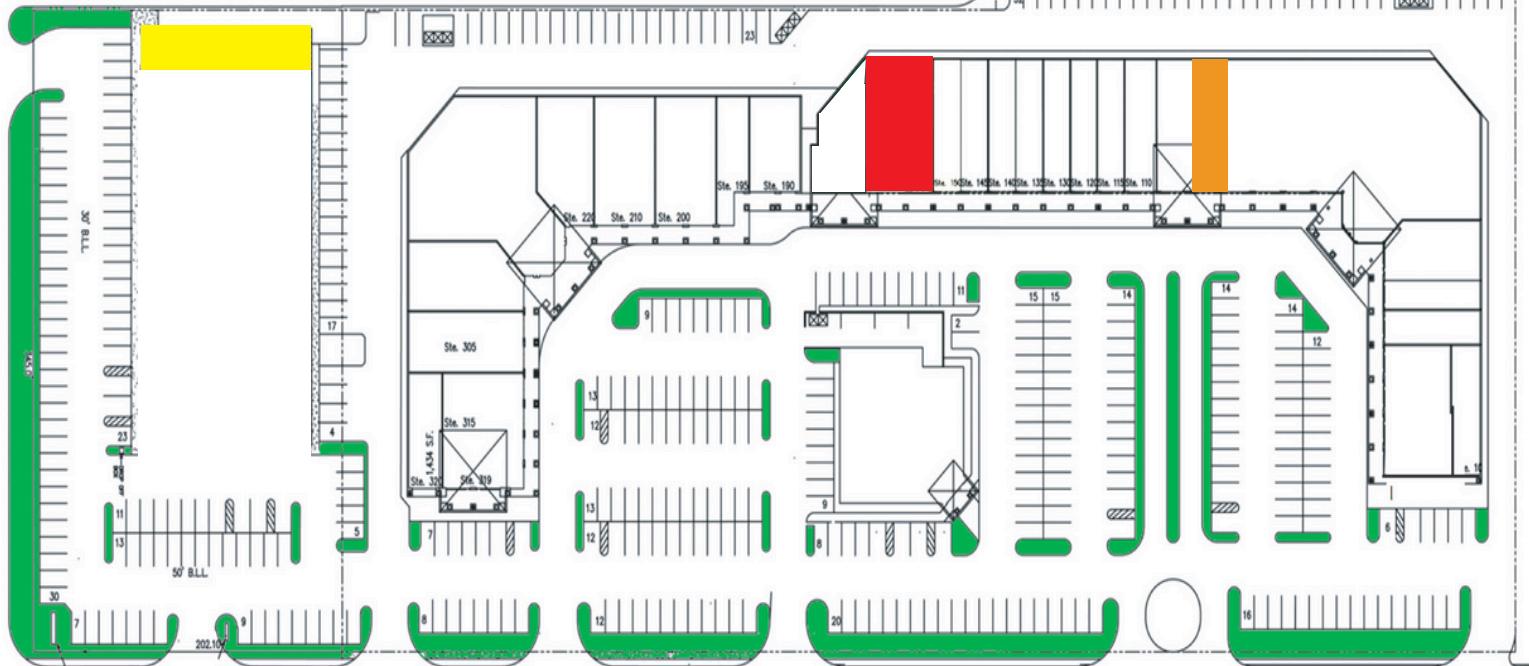
**RETAIL AND PROFESSIONAL OFFICES**

4500 NORTH 10TH STREET  
McAllen, Texas

#### FOR LEASE SUITE 90

**4500 N. 10th St, McAllen TX, 78504**

20' ALLEY



**Lease: \$ 1.50/SF   Term: 3yr. min.**

UNIT	SF +/-	PRICE / MONTH
90	+/- 1,411	\$2,116.50

This suite features a spacious open area for retail or display. 1 office and 1 restroom

#### Features

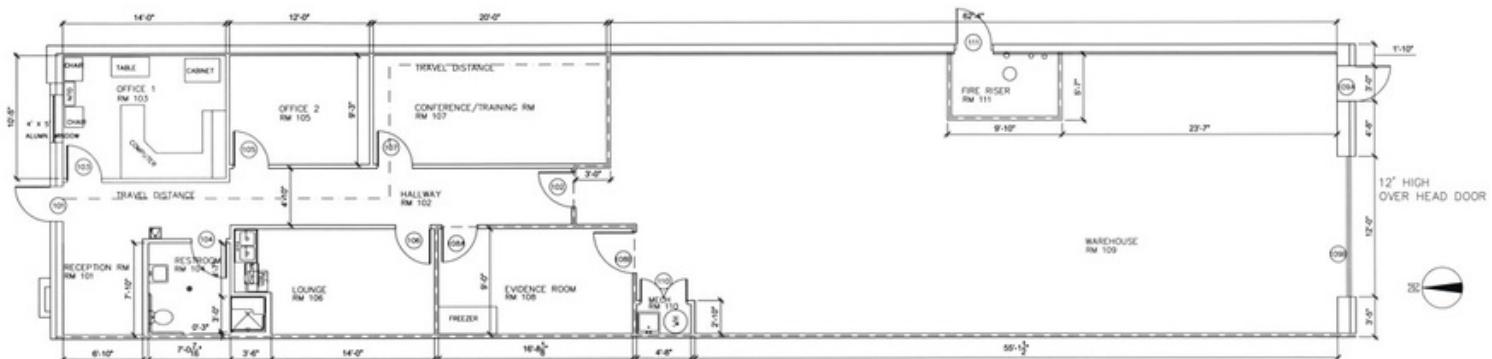
- Ample Parking
- Private Parking for Tenants
- Move in Ready Suites
- Built to Suit Suites
- High Traffic Along North 10th Street
- Covered sidewalks
- Architectural signage
- Near Restaurants, Professional Offices and Banks

# COMMERCIAL PROPERTY

RETAIL CENTER

UPTOWN PLAZA - RETAIL AND PROFESSIONAL OFFICES

FOR LEASE SUITE 430  
4500 N. 10th St, McAllen TX, 78504



Term: 3yr. min.

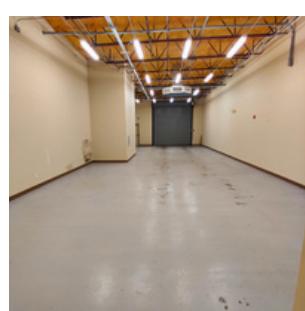
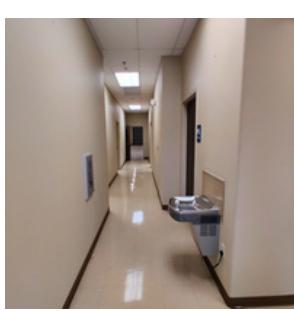
SF +/-

PRICE / MONTH

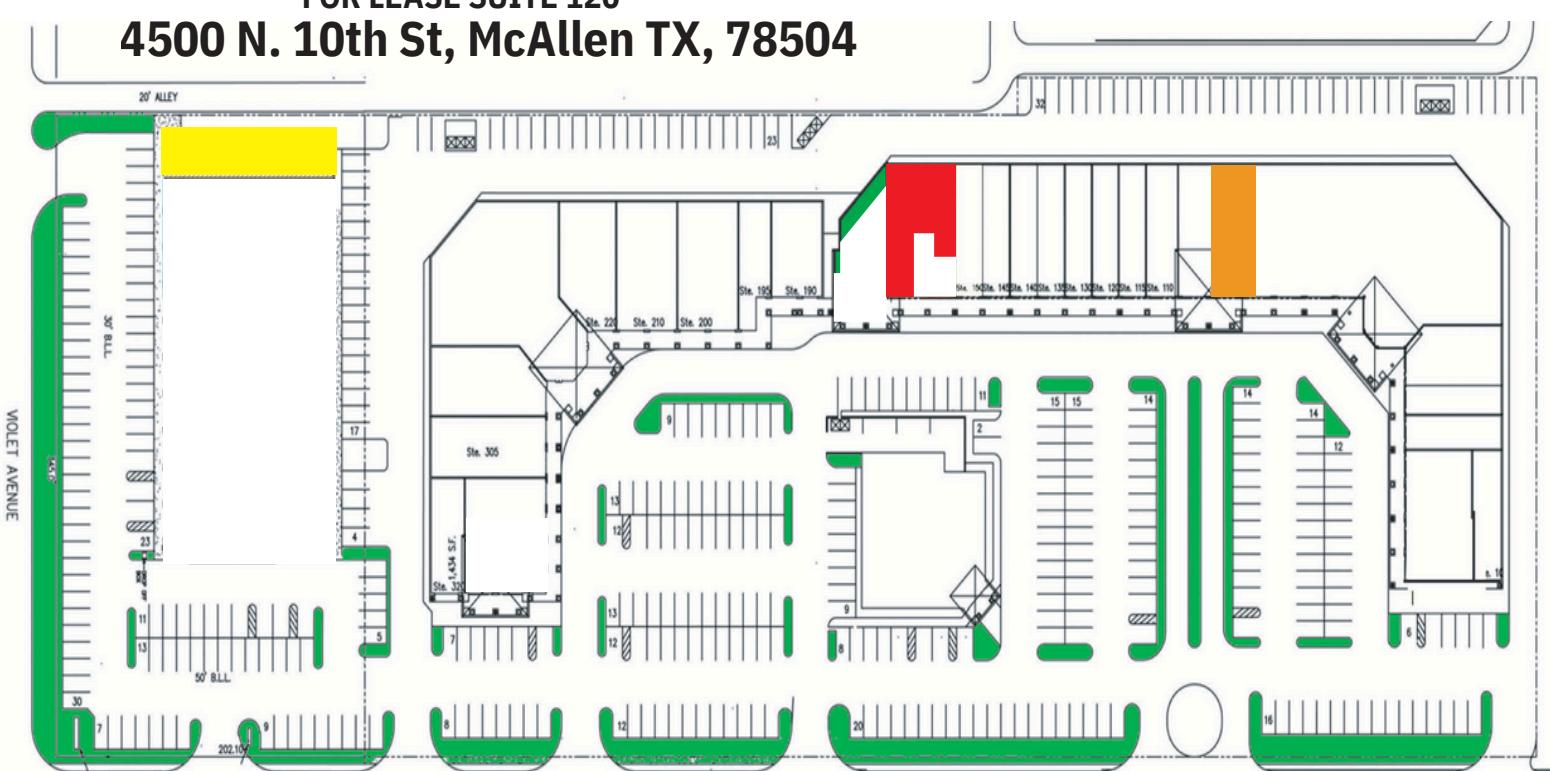
+/-. 2,597

\$3,896

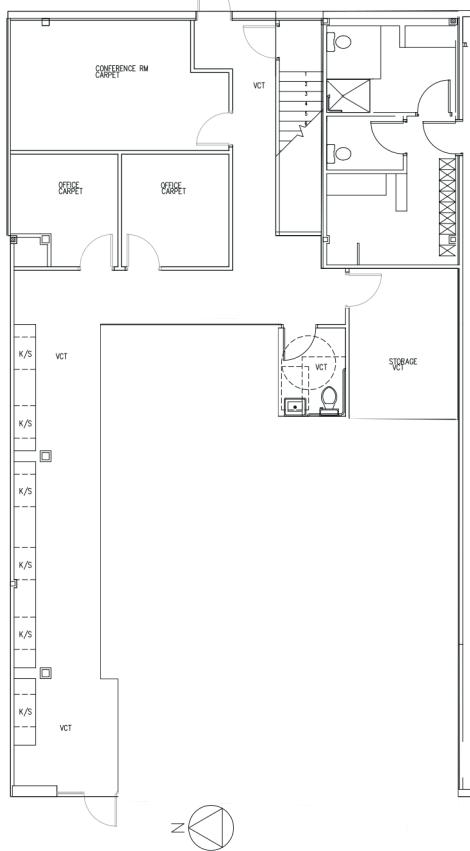
- Office and Warehouse
- 4 Offices
- 1 Conference Room
- 1 Breakroom
- 1 Restroom
- 1 Spacious Warehouse With Roll Up Door



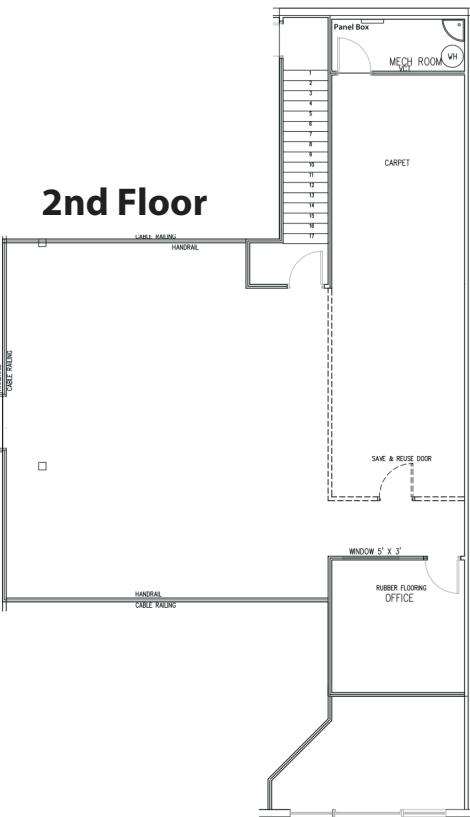
**FOR LEASE SUITE 120**  
**4500 N. 10th St, McAllen TX, 78504**



#### 1st Floor



#### 2nd Floor



**Lease: \$ 1.50/SF** **Term: 3yr. min.**

<b>UNIT</b>	<b>SF +/-</b>	<b>PRICE / MONTH</b>
<span style="background-color: red; color: white; padding: 2px;">160</span>	<span style="background-color: red; color: white; padding: 2px;">+/- 3,318</span>	<span style="background-color: red; color: white; padding: 2px;">\$ 4,977</span>

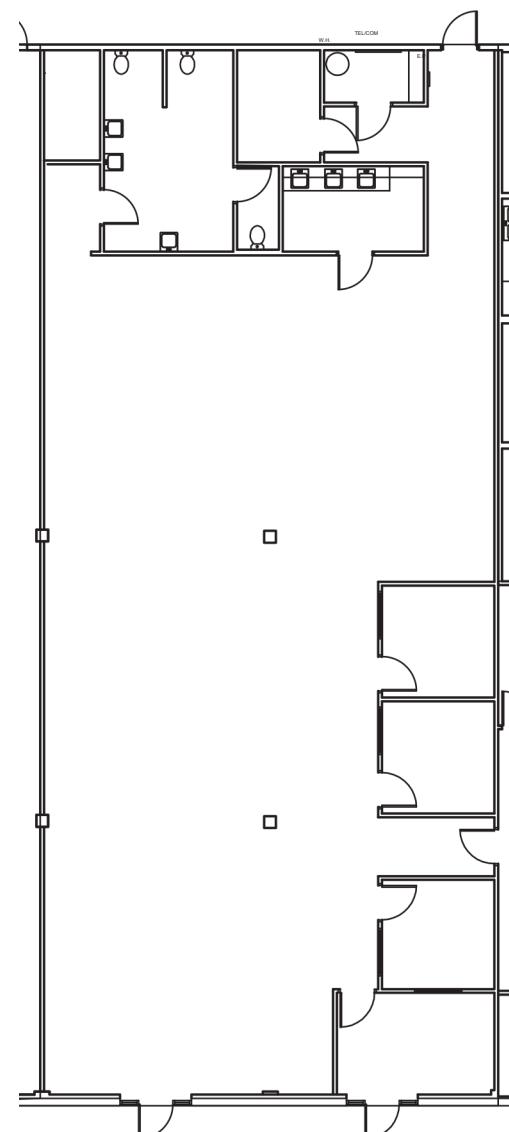
This suite features a spacious open area and multiple offices. The upstairs is open.

### Features

- Ample Parking
- Private Parking for Tenants
- Move in Ready Suites
- Built to Suit Suites
- High Traffic Along North 10th Street
- Covered sidewalks
- Architectural signage
- Near Restaurants, Professional Offices and Banks



## 1210 W. Expressway 83, Suite 4 & 5 Pharr TX



### Property Information:

**Rate:** \$1.40

**Lease:** \$5,186.00

**Lease Term:** 3 year min.

**Unit SF:** 3,704.8 SF

**Property Type:** Office Space

**Built out as:** Built to suit

**Other:** Any changes requested by tenant will be provided with a quote.

**Description:** Unit 4 & 5 shell, provides the opportunity for future tenant to build to suit. This spacious unit currently consists of an open concept area, with 4 private offices, kitchen area, and bathrooms. Previously an Adult Day Care, this unit can be lease all or partial

### Highlights:

- Great visibility off the Expressway 83
- Close to major restaurants
- Close to major shopping centers
- Built to suit

**Plaza Description:** MAS building is located in Pharr, between Jackson Rd and Sugar Rd., Professional office space with great location and visibility off the Expressway 83.





## 505 Angelita Dr. Weslaco TX

**Property Information:** Rate: \$1.50

**Lease:** All or part

**Lease Term:** 3 year min.

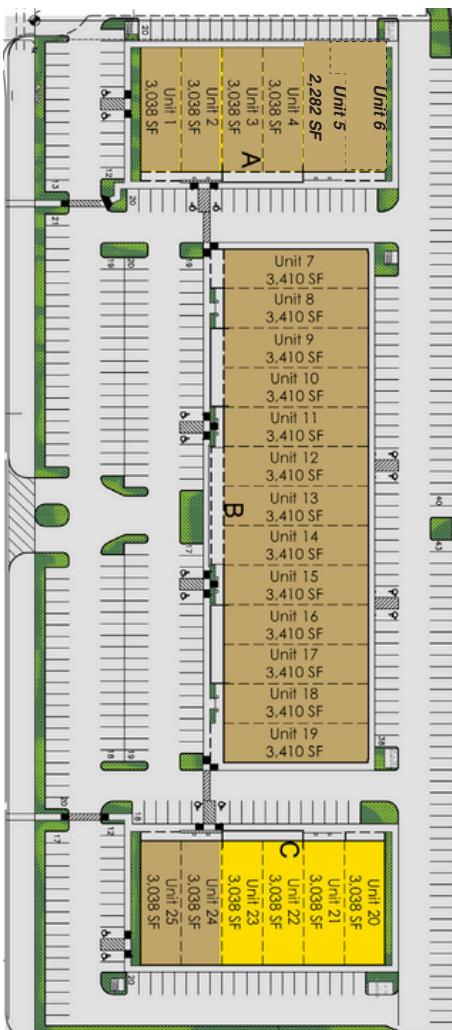
**Unit 20-23 SF:** 3,038 SF each unit

**Property Type:** Medical/Office Space

**Built out as:** Shells

**For Lease or For Sale**

**AMISTAD**  
Professional Plaza



**Plaza Description:** The medical and professional three building plaza is located off the Expressway 83 in Weslaco, Tx. Amistad Plaza offers office space ready to build to suit. Finish-out your office to best suit your needs.

**Description:**

Shells for sale.

**Unit 20 Approx.:** 3,038 SF

**Unit 21 Approx.:** 3,038 SF

**Unit 22 Approx.:** 3,038 SF

**Unit 23 Approx.:** 3,038 SF

**Highlights:**

- Office Space for sale
- Office Space for lease
- Built to Suit
- High Traffic Along Expressway 83
- Near Restaurants, Shopping Centers, Banks and Court House

**Shell price:** \$92.0/SF

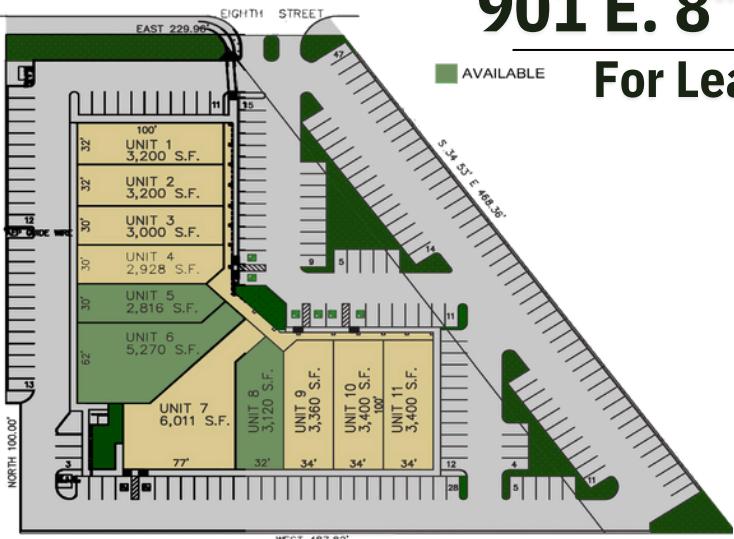




# 901 E. 8<sup>th</sup> St Weslaco TX

For Lease or For Sale

**Mid Valley**  
Professional and Medical Plaza



**Property Information:** Rate: \$1.50

NNN 0.32 SQFT.

**Lease:** All or part

**Lease Term:** 3 year min.

**Unit 5 SF Approx.:** 2,816 SF

**Unit 6 SF Approx.:** 5,720 SF

**Unit 8 SF Approx.:** 3,120 SF

**Property Type:** Medical/Office Space

**Built out as:** Shells

**Other:** Built to suit.

## Plaza Description:

The Professional and Medical Plaza is ideally located across Knapp Medical Center, making it a great location for a medical office with proximity to hospital and Expressway 83 in Weslaco. Available units allow tenants to get creative and build to suit.

## Description:

Shells for sale.

**Unit 5 Approx.:** 2,816 SF

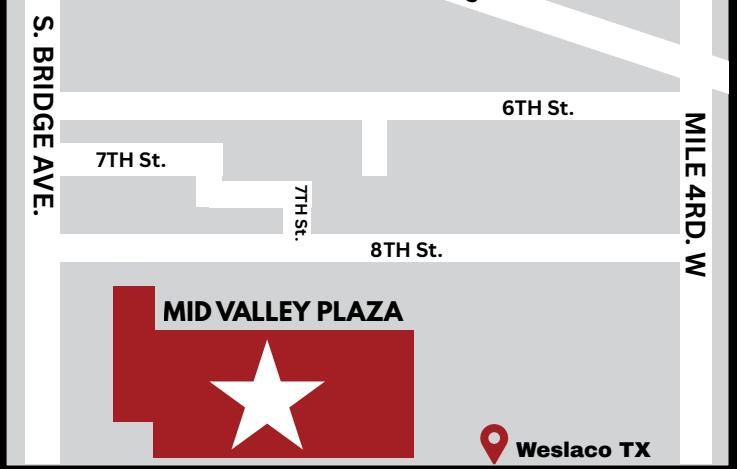
**Unit 6 Approx.:** 5,720 SF

**Unit 8 Approx.:** 3,120 SF

**Shell price:** \$92.00/SF

## Highlights:

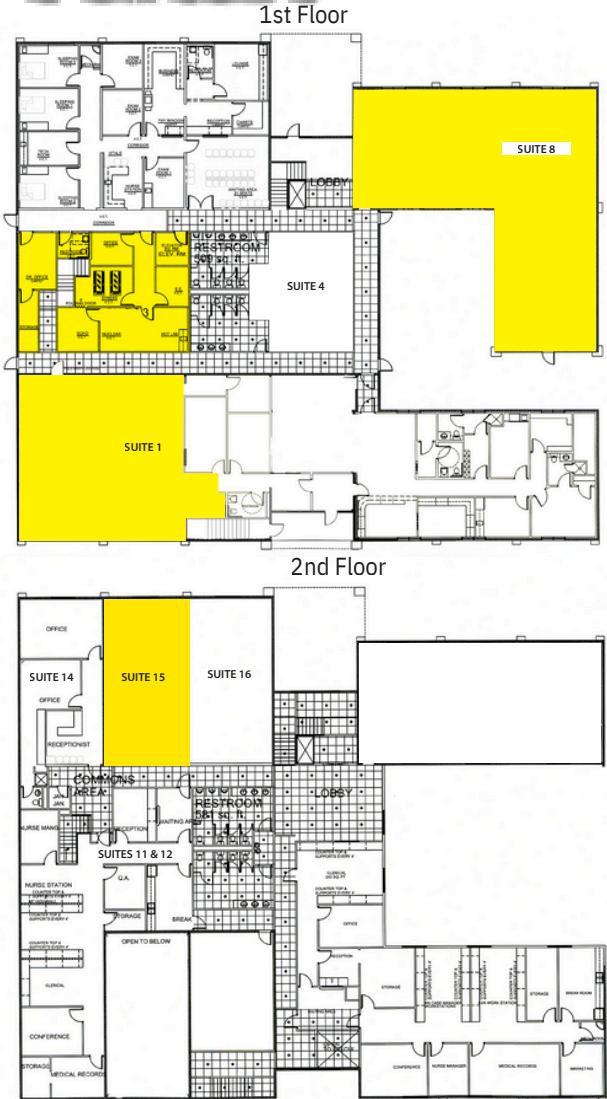
- Office Space for sale
- Office Space for lease
- Built to Suit
- Near Expressway 83
- Ample Parking for Clients
- Across Knapp Medical Center
- Near Restaurants, Shopping Centers, Banks and Court House





# STAR POINT PLAZA

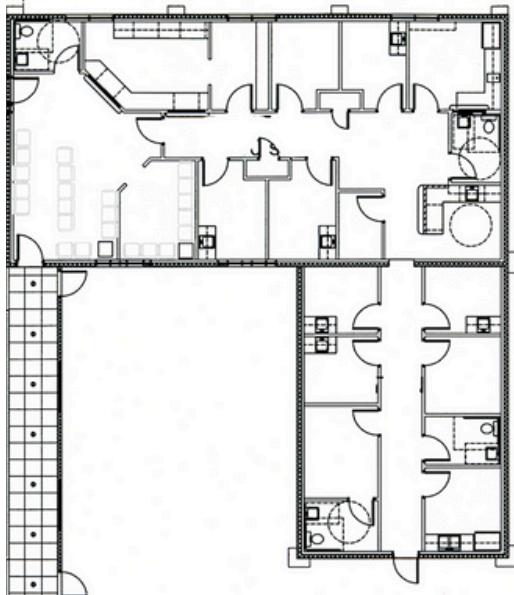
1821 Sesame St. Harlingen, TX





## 1821 Sesame St. Harlingen, TX

### Suite 8



#### Property Information:

**Rate:** \$1.40

**Lease:** \$3,759

**Lease Term:** 3 year min.

**Unit SF Approx.:** 2,685 SF

**Property Type:** Medical Space

**Built out as:** Medical Space

**Other:** Any changes requested by tenant will be provided with a quote.

**Plaza Description:** The professional and Medical Plaza is a prime location for any business. Located minutes away from the Expressway in Harlingen; near shopping centers, restaurants, hospitals, and other businesses. The two story plaza is home to a variety of medical practices and professional offices. New tenants can take advantage of the available move in ready suites or of suites that are built to suit.

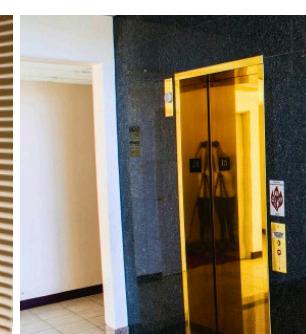
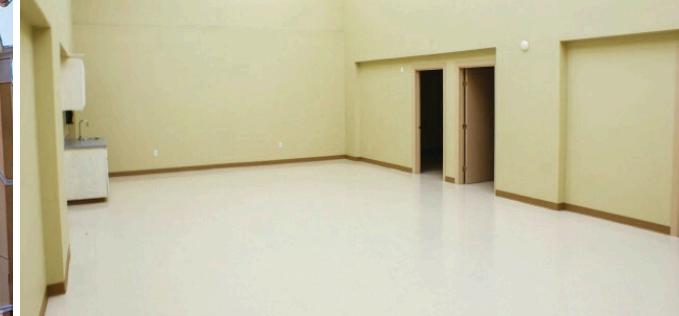
#### Highlights:

- Ample Parking for Clients
- Move in Ready
- Built to Suit Available
- Near Restaurants, Shopping Centers, Banks, and Hospitals
- Elevator/Stairs
- No Triple Net
- High Traffic Along Expressway

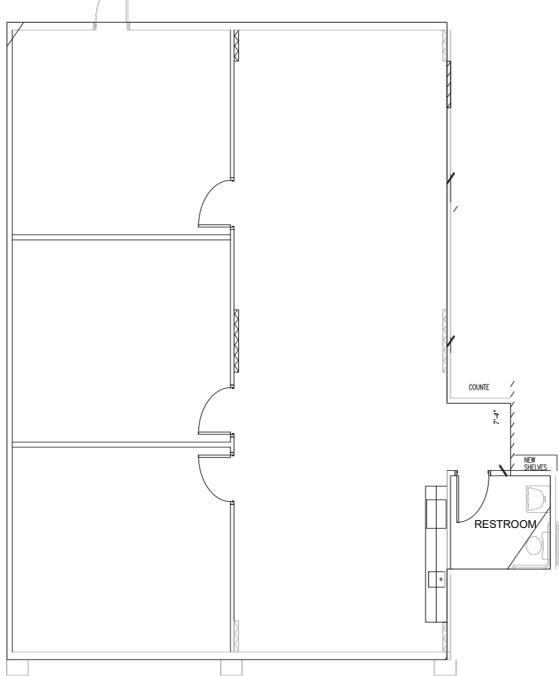
#### Description :

Move-in ready suite 8 is ideal for tenant looking for medical office with a receptionist, 6 exam rooms, 4 restrooms, lab, nurses station and private doctors office.





## 1821 Sesame St. Harlingen, TX Suite 1



### Property Information:

**Rate:** \$1.40

**Lease:** \$2,483

**Lease Term:** 3 year min.

**Unit SF Approx.:** 1,774 SF

**Property Type:** Office/Medical Space

**Built out as:** Office Space

**Other:** Any changes requested by tenant will be provided with a quote.

**Plaza Description:** The Professional and Medical Plaza is a prime location for any business. Located minutes away from the Expressway in Harlingen; near shopping centers, restaurants, hospitals and other businesses. The two story plaza is home to a variety of medical practices and professional offices. New tenants can take advantage of the available move in ready suites or of suites that are built to suit.

### Description:

Suite 1 consists of a large open concept area that can be modified to allocate a reception and waiting area, it also provides future tenant with 3 private offices. Conveniently located on the first floor of Star Point I.

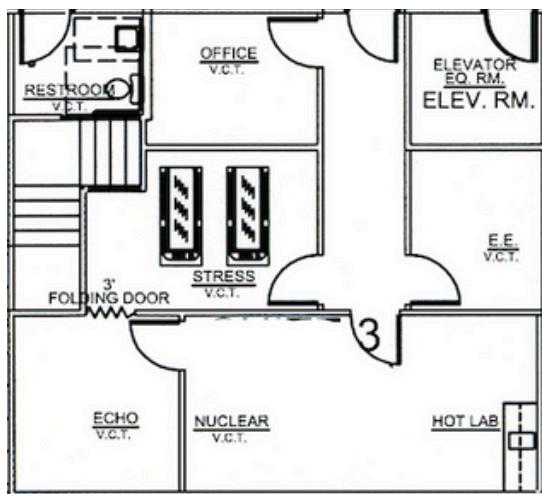
### Highlights:

- Ample Parking for Clients
- Move in Ready
- Built to Suit Available
- Near Restaurants, Shopping Centers, Banks, and Hospitals
- Elevator/Stairs
- No Triple Net
- High Traffic Along Expressway





## 1821 Sesame St. Harlingen, TX Suite 3



### Property Information:

**Rate:** \$1.40

**Lease:** \$1,739

**Lease Term:** 3 year min.

**Unit SF Approx.:** 1,242 SF

**Property Type:** Office/Medical Space

**Built out as:** Office Space

**Other:** Any changes requested by tenant will be provided with a quote.

**Plaza Description:** The Professional and Medical Plaza is a prime location for any business. Located minutes away from the Expressway in Harlingen; near shopping centers, restaurants, hospitals and other businesses. The two story plaza is home to a variety of medical practices and professional offices. New tenants can take advantage of the available move in ready suites or of suites that are built to suit.

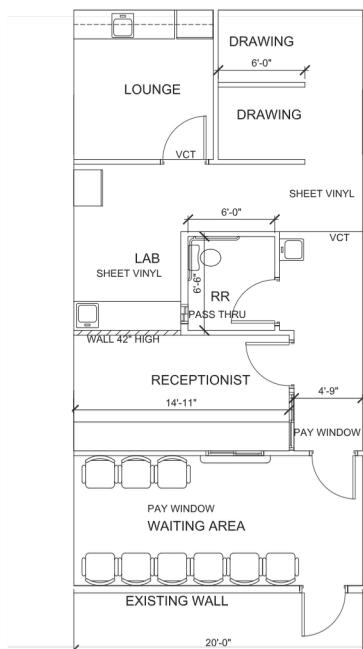
### Highlights:

- Ample Parking for Clients
- Move in Ready
- Built to Suit Available
- Near Restaurants, Shopping Centers, Banks, and Hospitals
- Elevator/Stairs
- No Triple Net
- High Traffic Along Expressway





## 1821 Sesame St. Harlingen, TX Suite 15



### Property Information:

**Rate:** \$1.40

**Lease:** \$1,165

**Lease Term:** 3 year min.

**Unit SF Approx.:** 835 SF

**Property Type:** Office/Medical Space

**Built out as:** Office Space

**Other:** Any changes requested by tenant will be provided with a quote.

**Plaza Description:** The Professional and Medical Plaza is a prime location for any business. Located minutes away from the Expressway in Harlingen; near shopping centers, restaurants, hospitals and other businesses. The two story plaza is home to a variety of medical practices and professional offices. New tenants can take advantage of the available move in ready suites or of suites that are built to suit.

### Highlights:

- Ample Parking for Clients
- Move in Ready
- Built to Suit Available
- Near Restaurants, Shopping Centers, Banks, and Hospitals
- Elevator/Stairs
- No Triple Net
- High Traffic Along Expressway





## 2109 S. 10th St. McAllen TX, 78504

### Property Information:

**Rate:** \$2.50/SF

**Lease:** All or part

**Lease Term:** 5 year min.

**Property Type:** Retail and Restaurant Space

**Plaza Description:** La Placita is located in the leading shopping, dining and entertainment area of the entire access to this growing market, but also to the hundreds of thousands of Mexican nationals that visit La Plaza Mall every year.

### Highlights:

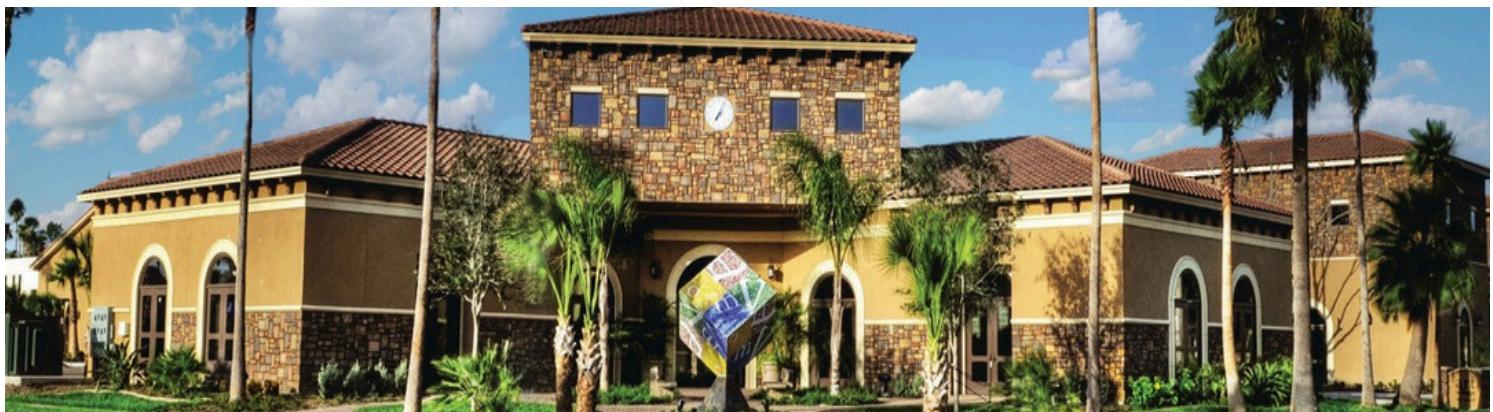
- Ample Parking
- Built to Suit Available
- Near Restaurants, Shopping Centers, Banks and Hotels
- Attracts Foreign National Shoppers
- Near International Bridge
- Near McAllen Airport
- Near Expressway 83



### Building 400

- Suite 10 2,125 Sq Ft
- Suite 20 2,125 Sq Ft
- Suite 40 2,125 Sq Ft





## Art Village on Main

### Space for lease in the Art District

#### Features:

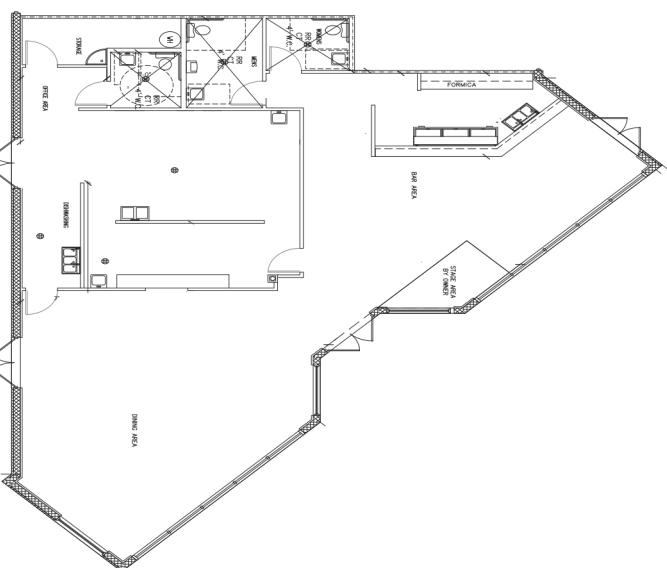
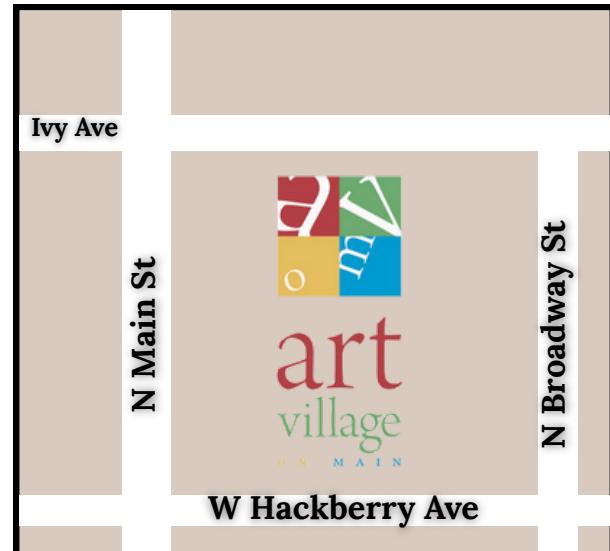
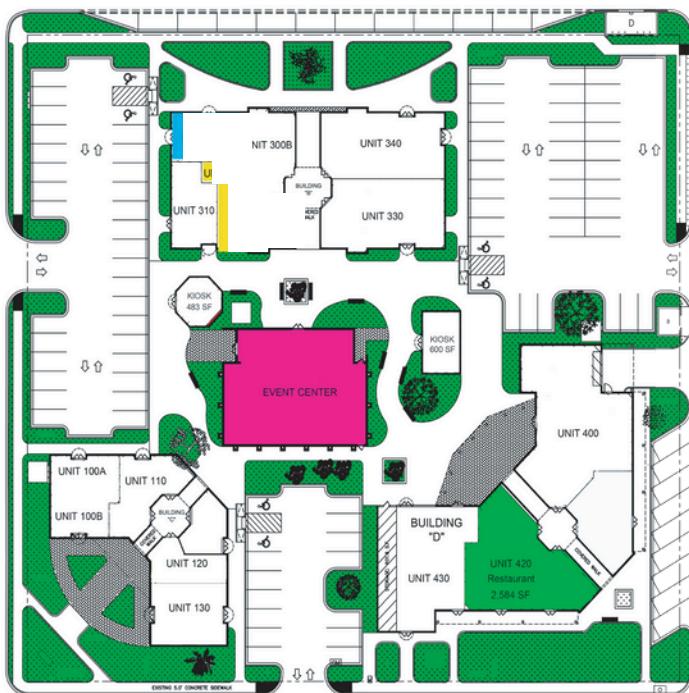
- Ample Parking for Clients
- Move in Ready Suites
- One Built to Suit Suite
- Courtyard
- Covered sidewalks
- Music throughout plaza
- Event Center

#### Leasing Information:

Lease Term: 3yr.min.

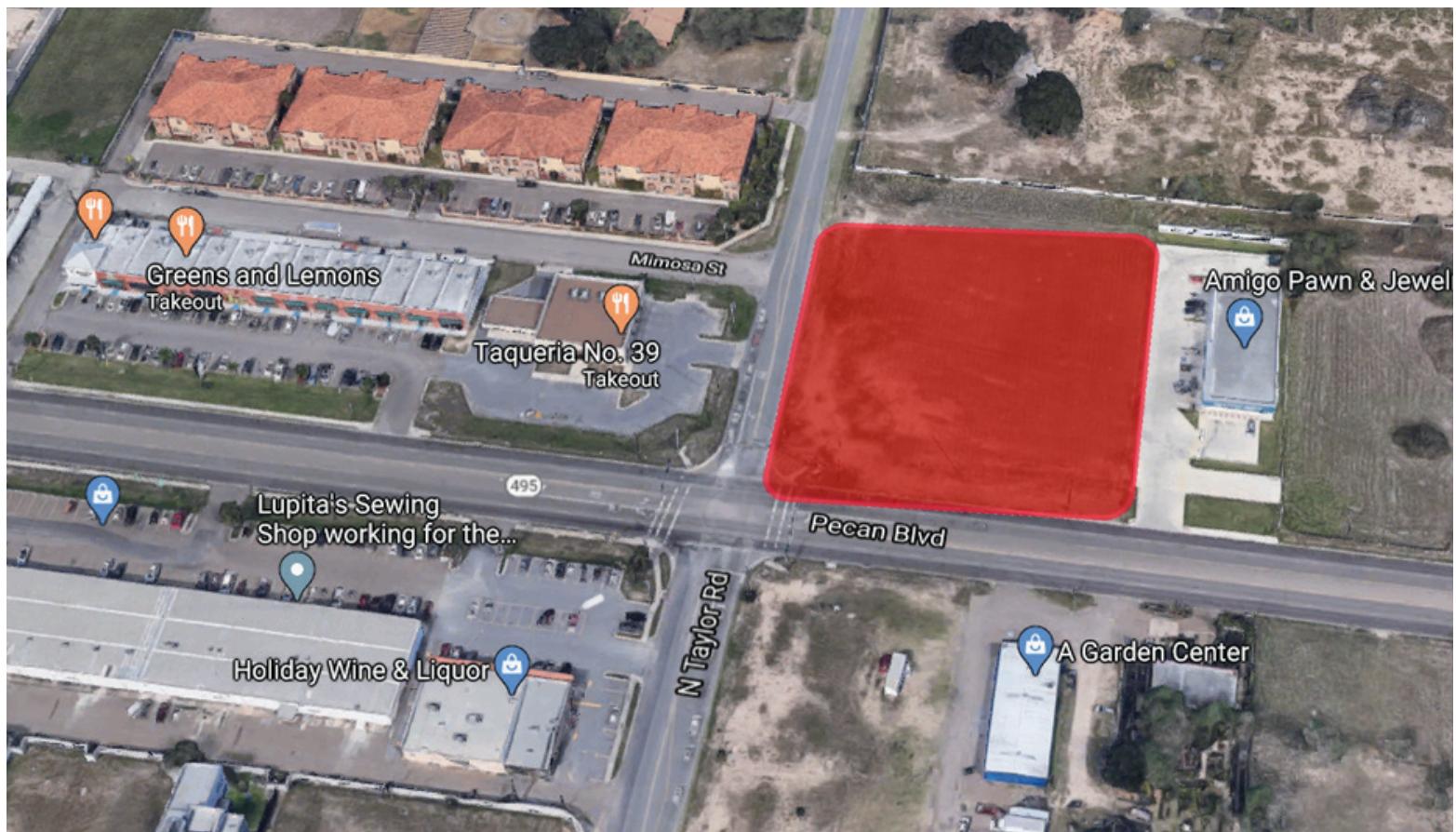
Lease: \$1.55/SF

800 N. Main St. | McAllen



**Suite 420 -Floor Plan**

- +/- 2,584 SF
- Dining and Bar Area.
- 3 Bathrooms
- Large Kitchen
- Grease Trap
- Commercial Hood
- Move-in ready
- Pre-wired (camera/sound syst.)



# Commerical Lot Available

**495 & Taylor Rd. | McAllen**



## Amenities

- 495 Frontage
- Hard Corner
- Near Established Commercial Plazas and Restaurants
- High Traffic Area



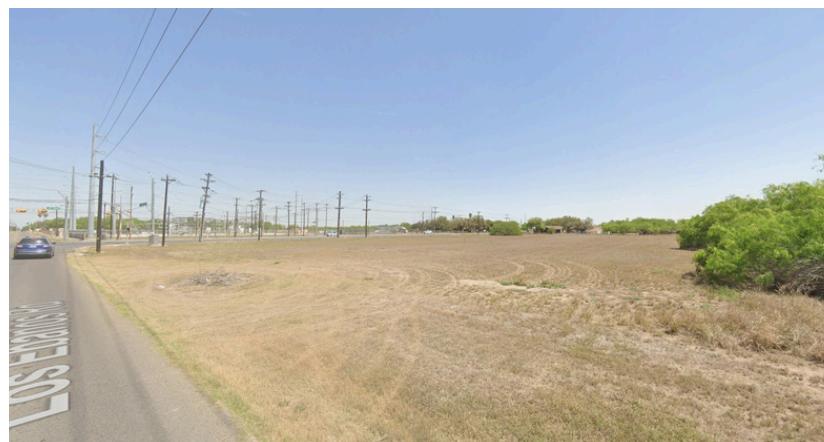
# Residential Lot Available

**Los Ebanos & 3 Mile Rd. | Palmhurst**

3 Mile Rd.

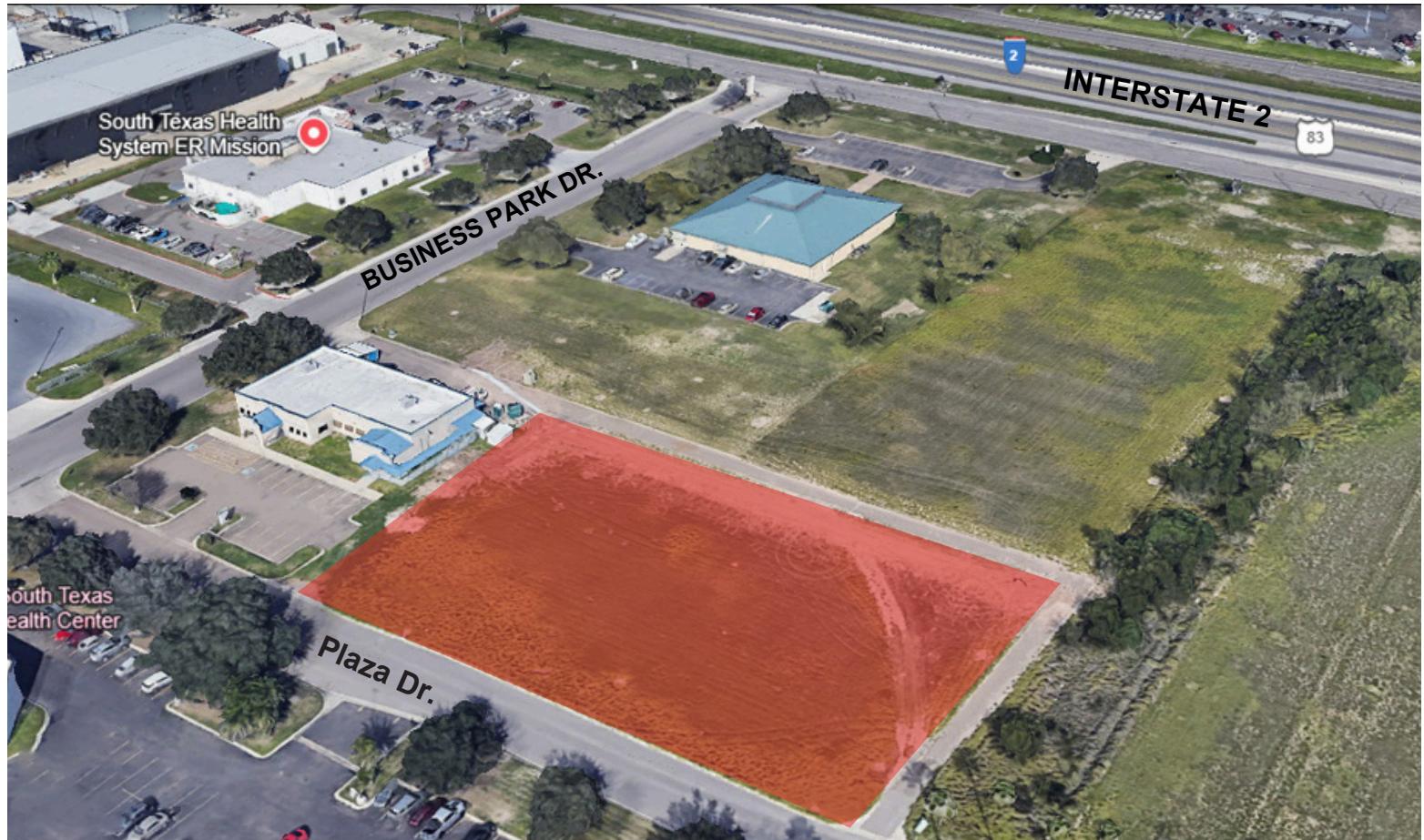
Site Area  
136,343 SF  
(3.13 Ac)

Los Ebanos Rd.



## Amenities

- 3 Mile Frontage
- Hard Corner
- Near Established Commercial Plazas and Restaurants
- High Traffic Area



# Commerical Lot Available

**905 Plaza Dr. | Mission**

Business Park Dr.

**53,539 SQ FT  
1.23 Acres**

**Plaza Dr.**



## Amenities

- Next to Mission Medical Center
- Located Right Off Expressway

# Commerical Lot Available

Expressway 83 & Sugar Rd. | McAllen



FOR SALE 9+ ACRES



**\$5.9 Million**

- Expressway 83 Frontage
- Sugar Rd. Entrance
- All or Part
- Expressway visibility
- High Traffic Area
- Near Established Commercial Plazas and Restaurants



**3508 N. Jackson, Pharr, TX 78504**

## Property Information:

**Rate: \$1.80**

## Unit SF: 13,847 SF

**Property Type:** Office Space

### **Built out as: Built to suit**

**Other:** Any changes requested by tenant will be provided with a quote.



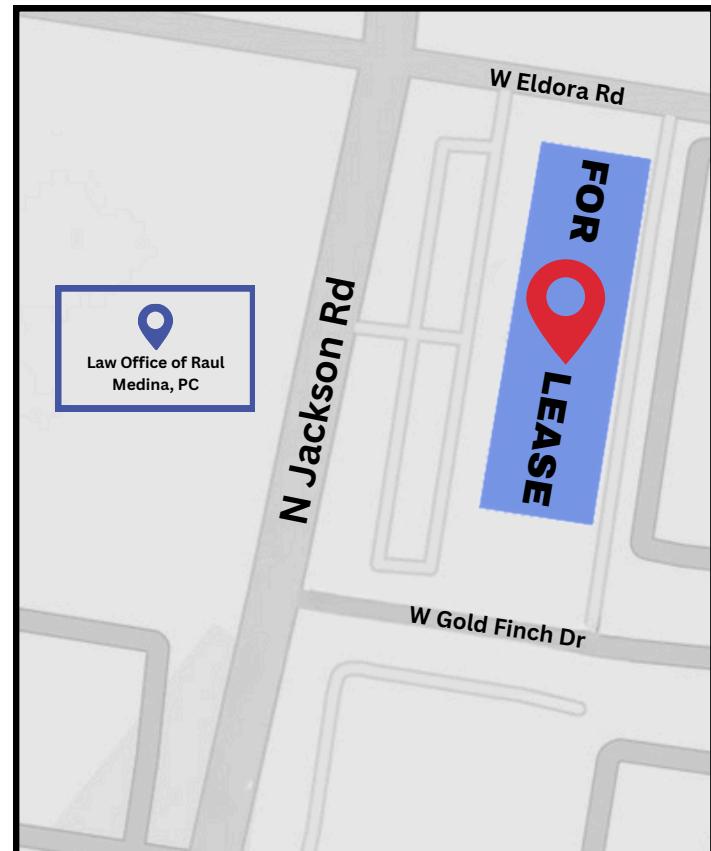
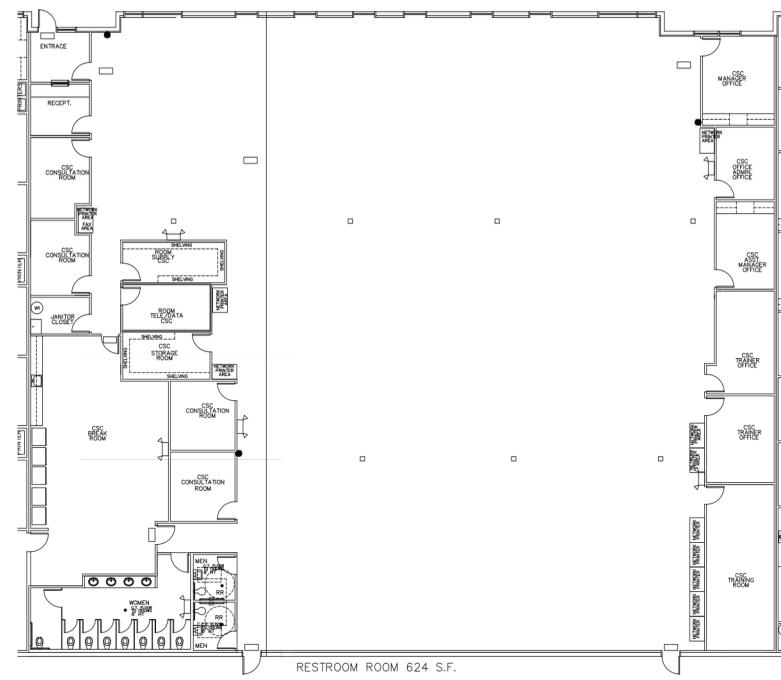
## Highlights:

- Professionally Managed
- Professionally Maintained
- Centrally Located
- Water Included



## Contact Us:

- 956-631-1273
- sales@cantuconstruction
- cantuconstruction.com



# GET IN TOUCH



## CONTACT US:



956-631-1273



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