

# MALL DE LAS AGUILAS

455 S. Bibb Ave. Eagle Pass, TX 78852

## PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	10,954	40,371	50,514
Avg. HH Income	\$70,241	\$82,258	\$87,847
Total Households	3,639	12,481	15,298

## HIGHLIGHTS

- Only enclosed mall in 120 miles
- Located in Eagle Pass Texas on the banks of the Rio Grande River and the U.S. - Mexico border
- Located on South Bibb Ave with Traffic Count of 29,800 VPD, busiest roads in the area
- Trade area spans over 60 miles
- Eagle Pass in Top 10 border crossing in the Nation

## NOTES

- GLA: 447,135 SF
- Availabilities: Inline, Anchor, Outparcel
- Traffic Count: 29,800 VPD South Bibb Ave.

## ANCHORS

- Burlington, JCPenney, Cinemark, Ross, Marshalls & Melrose



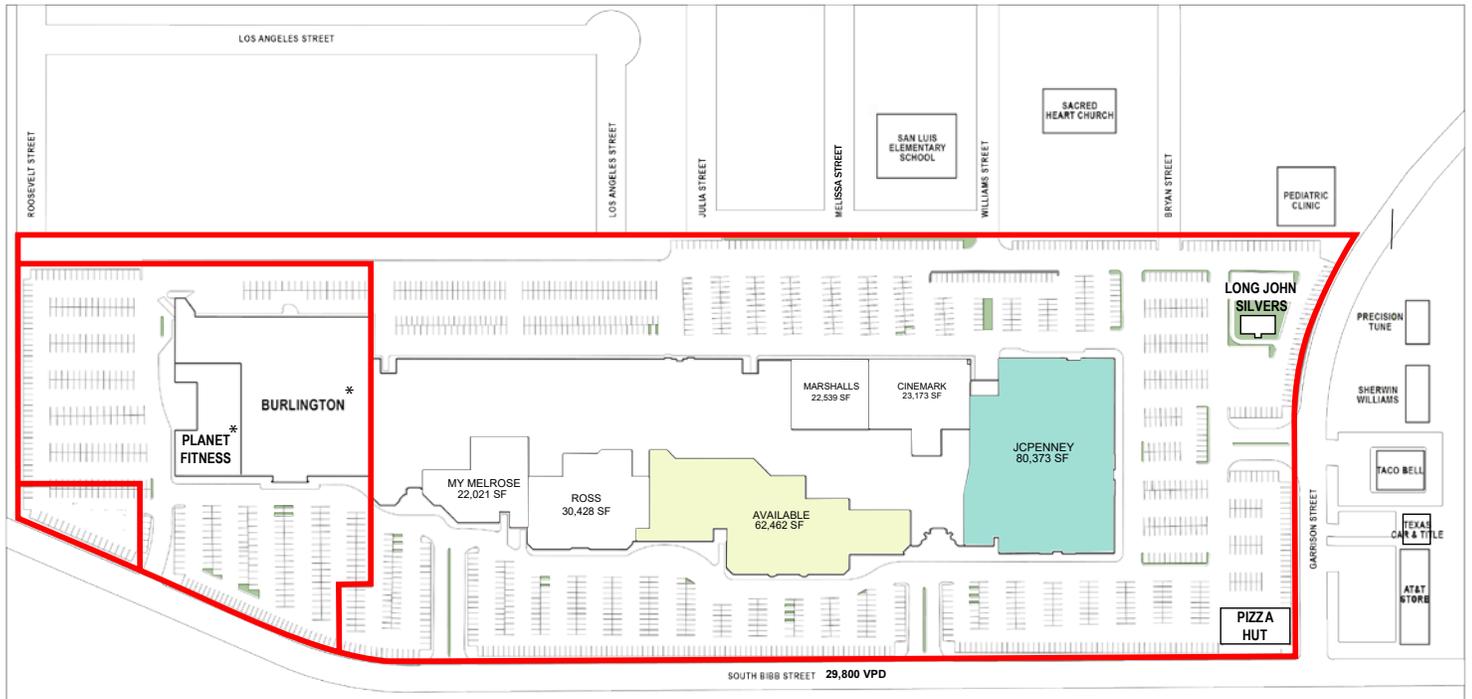
**MASON**  
ASSET MANAGEMENT

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## SITE PLAN



\*NOT OWNED

LEASED AVAILABLE



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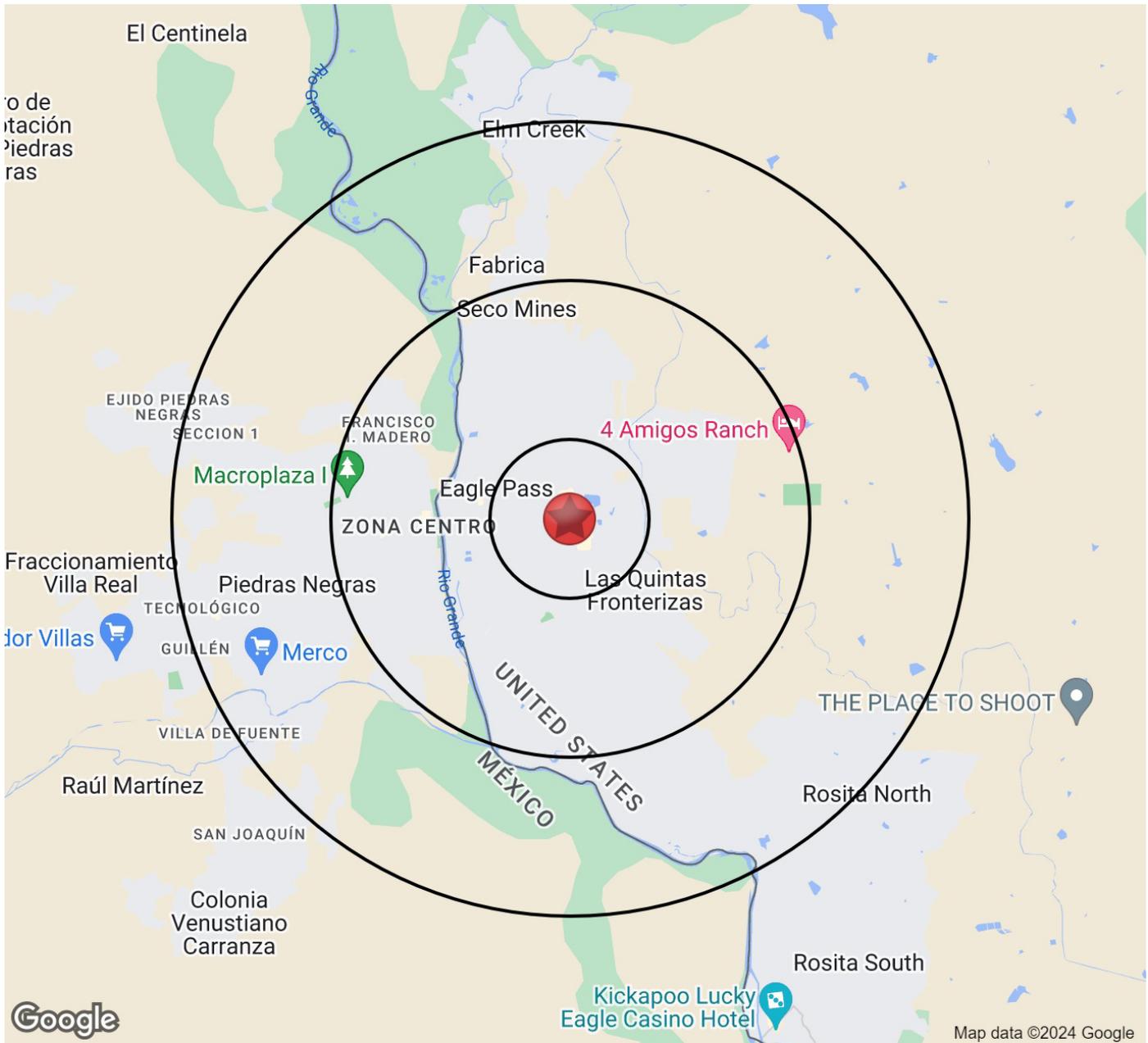




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## RADIUS MAP



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