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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Great Neck, NY, 11021
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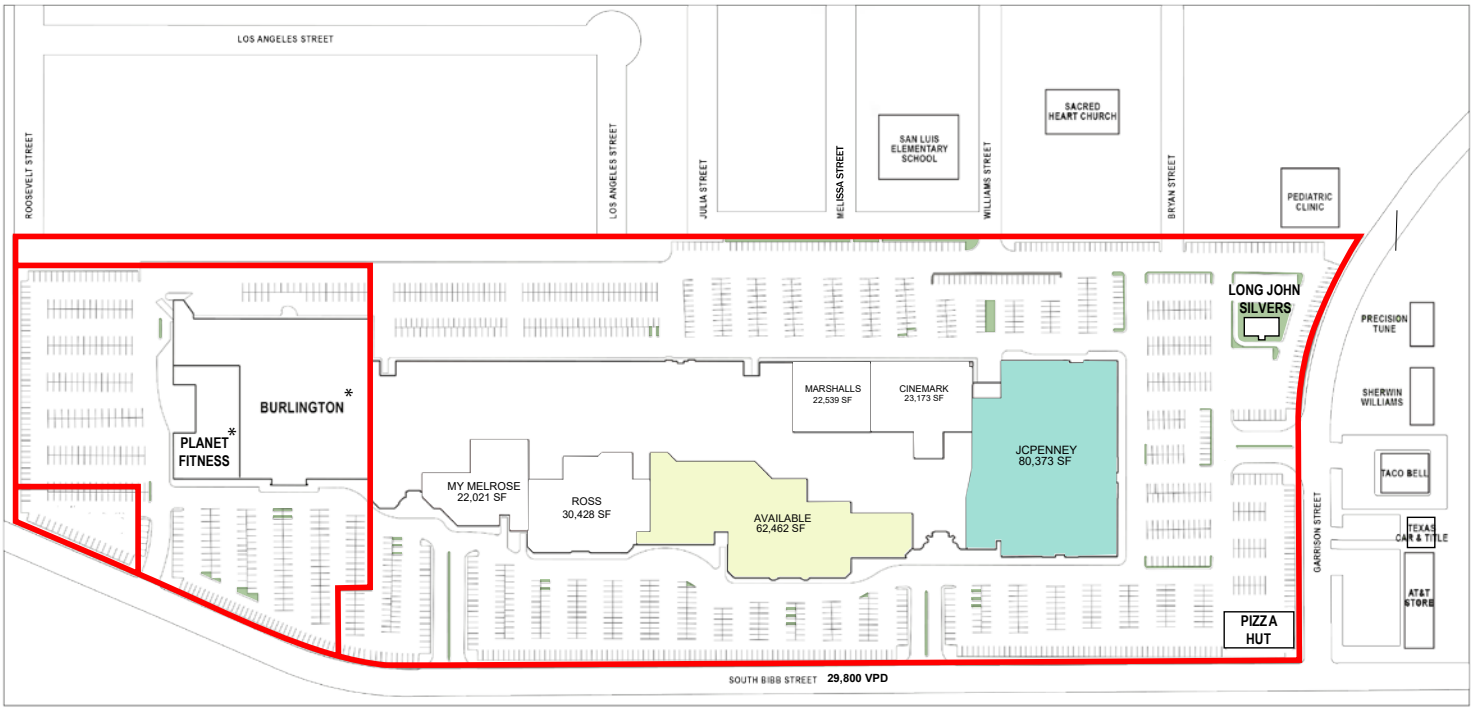
SITE PLAN



*NOT OWNED

LEASED AVAILABLE

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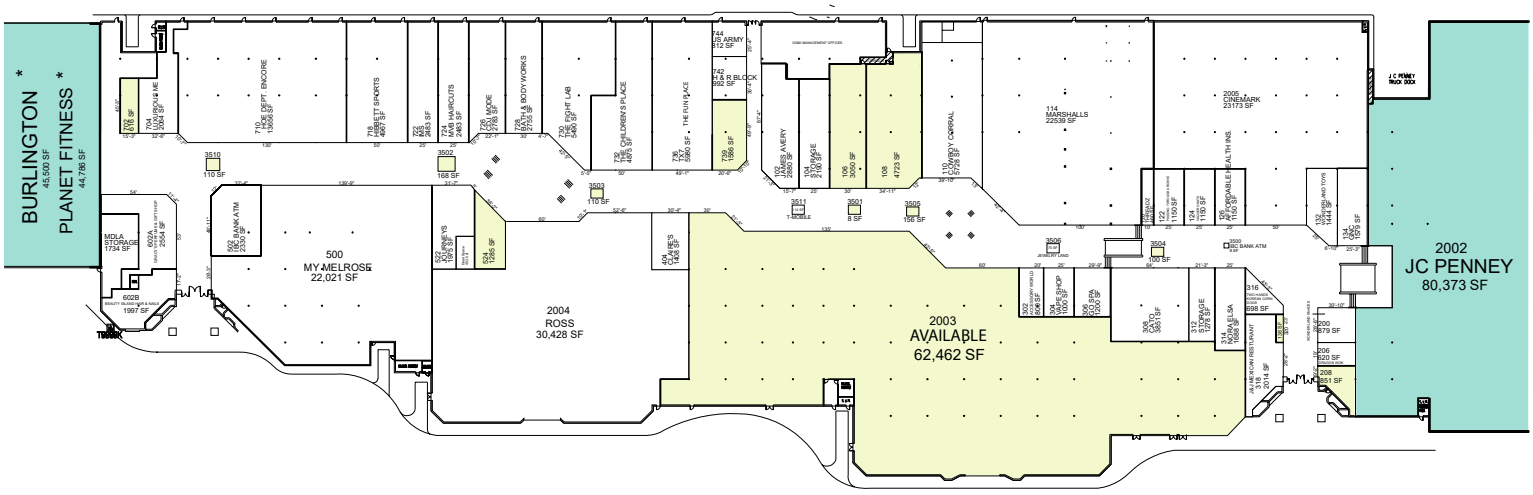
LEASE PLAN



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RETAILER MAP



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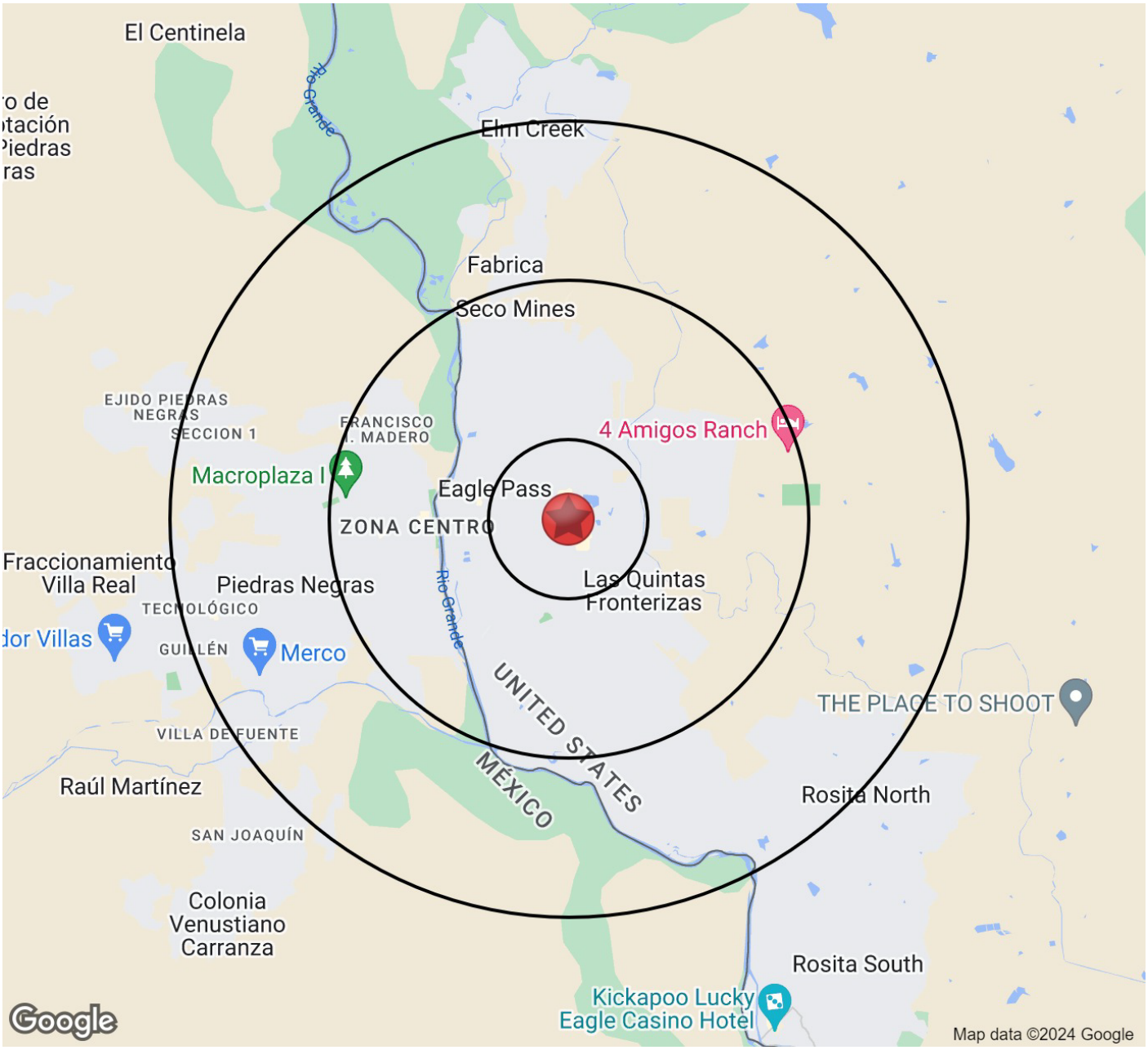
RADIUS MAP



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