

EAGLE PASS CROSSING

500 S. BIBB AVENUE • EAGLE PASS, TX, 78852



LEVCOR



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Eagle Pass Crossing is a prime retail location with a variety of spaces available. The city of Eagle Pass offers the *fastest route between San Antonio and Mexico* and facilitates easy international travel via *three border crossing points*. This rapidly expanding market has the resources to sustain great retail business, including an enthusiastic labor pool, well-maintained infrastructure, which includes *two international bridges, an international railway, highway and port shipping, and strong cross-border relations and activity*.

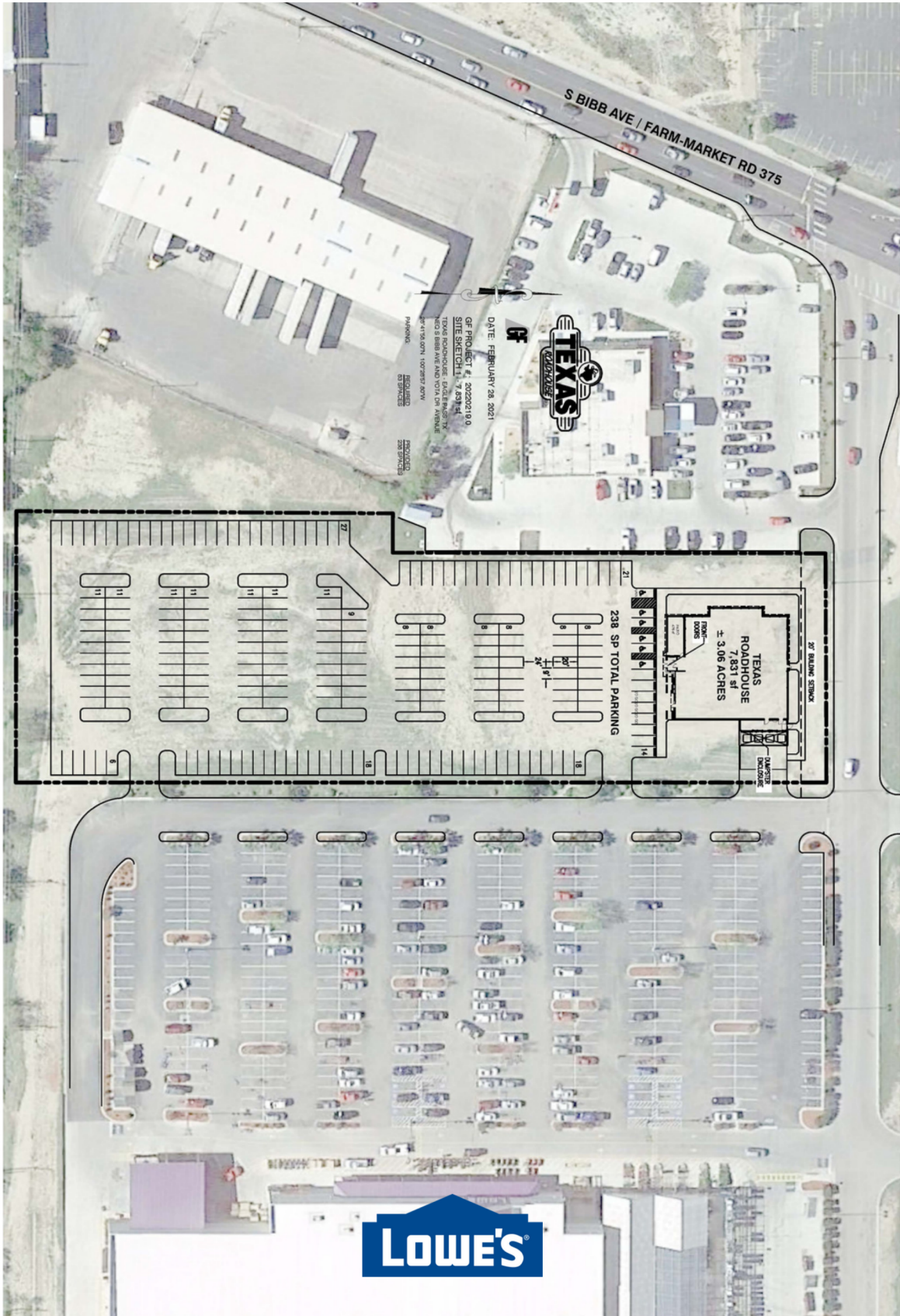
Importantly, Eagle Pass Crossing and Eagle Pass benefit from a vastly expanded trade area that includes Piedras Negras, Eagle Pass' sister city that sits across the border in Mexico. The combined population of these two metropolitan areas is approximately 300,000. In addition, Eagle Pass benefits from daily traffic from Mexican nationals looking to shop in the United States. *Weekly border crossings average 72,900*, adding an additional 150,000 people to the Eagle Pass-Piedras Negras population. This traffic is consistent, often due to *50% of local bank deposits in Eagle Pass coming from Mexican nationals*. Overall, this "hidden economy" in Eagle Pass is comprised of affluent and middle-class Mexican Nationals, which in turn supports strong retail activity in the region.

MAP & GALLERY



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LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

