



Loop Central Marketplace

EAGLE PASS, TEXAS



Loop Central Marketplace is located on the corner of Veterans Boulevard and 2nd Street in Eagle Pass, Texas.



Loop Central Marketplace

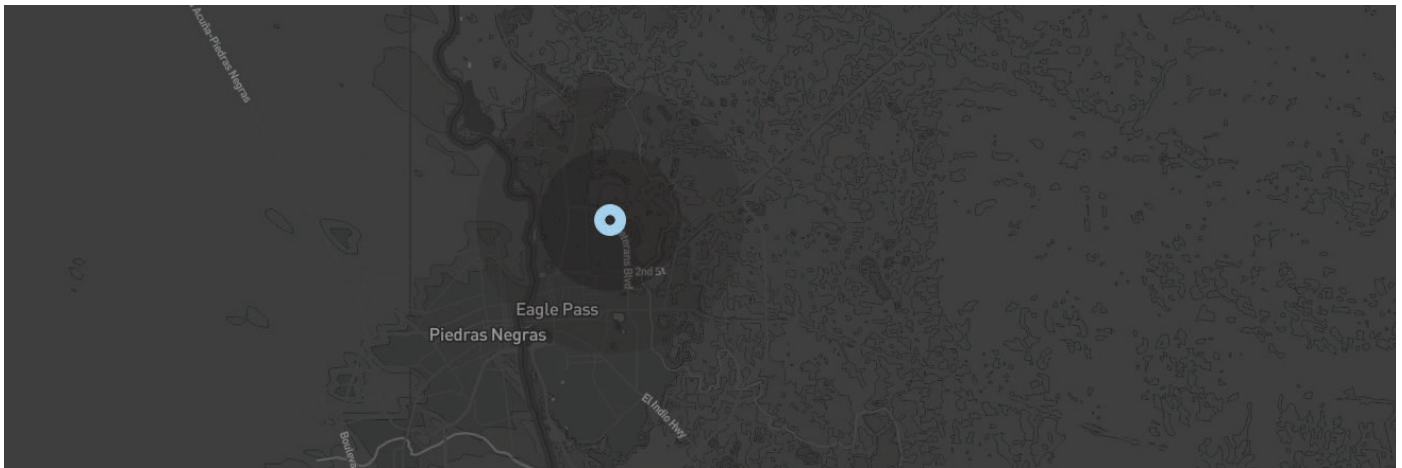
Loop Central Marketplace • Eagle Pass, TX, 78852

Loop Central Marketplace contains a variety of retail spaces available. The Academy at the project is in place and has been operating strongly since opening in 2014. 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



AREA DEMOGRAPHICS

Population (Eagle Pass)	3 mile	5 miles	20 miles
2018 Estimate	41,790	49,456	58,438
2023 Projection	42,543	50,323	59,874
2010 Census	38,182	45,561	54,199
Projected Annual Growth 2018-2023	0.4%	0.4%	0.5%

Primary Market (within a 60-mile radius)	Population
United States	
Maverick County (inc. Eagle Pass)	58,216
Dimmit County (inc. Carrizo Springs)	9,996
Kinney County (inc. Bracketville)	3,598
Val Verde County (inc. Del Rio)	48,879
Uvalde County (inc. Uvalde)	26,405
Zavala County (inc. Crystal City, La Pryor, Batesville)	11,677
Total	158,771
Mexico	
Coahuila	499,827
Total	658,598

Secondary Market (outside 60-mile radius but served by Highway 57)	Population
Mexico	1,388,941
Total Market Area	2,047,539

Household	3 mile	5 miles	20 miles
2018 Estimate	12,647	14,608	16,797
2023 Projection	13,262	15,311	17,717
2010 Census	11,528	13,434	15,549
Projected Annual Growth 2018-2023	1%	1%	1.1%

Estimated Household Income	3 mile	5 miles	20 miles
2018 Estimate	55,222	56,519	57,172
2023 Projection	63,527	65,146	65,215

Border Crossing 2017

Personal Vehicles	2,666,130
Pedestrians	858,701

Traffic Counts

Veterans Blvd.	18,000
----------------	--------

SITE PLAN



Piedras Negras, Mexico

Rio Grande River

International Toll Bridge

2017 BORDER CROSSING
 Personal Vehicles - 2,666,130
 Pedestrian Crossing - 858,701

Eagle Pass Bridge System

Eagle Pass

Main Street - 23,000 vpd

El Indio Highway / 1021 - 16,000 vpd

Bibb Street - 15,500 vpd

Eagle Pass Crossing Site

Eagle Pass High School

San Luis Elementary

2nd Street

WAL-MART

LOWE'S

RADIO SHACK

Luby's

KOHL'S

WAL-MART Fuel Station

Post Office

BEALL'S

ROSS

MELORE

INEMARK

Durlington

GALLAS

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

RadioShack

Sally Beauty

Walmart

Lowe's

Kohl's

Wal-Mart Fuel Station

Post Office

Beall's

Ross

Melrose

Inemark

Durlington

Gallas

Chili's

South Texas National Bank

Paycom

Paycom Source

<

EAGLE PASS LOOP SITE

2nd Street

Eagle Pass
Highschool

Piedras Negras, Mexico



International Toll Bridge

2017 BORDER CROSSING
Personal Vehicles - 2,666,130
Pedestrian Crossing - 858,701

Main Street - 23,000 vpd

**San Luis
Elementary**



Eagle Pass Crossing Site

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.

