

EAGLE PASS MALL - BORDER REGION'S PREMIER RETAIL DESTINATION

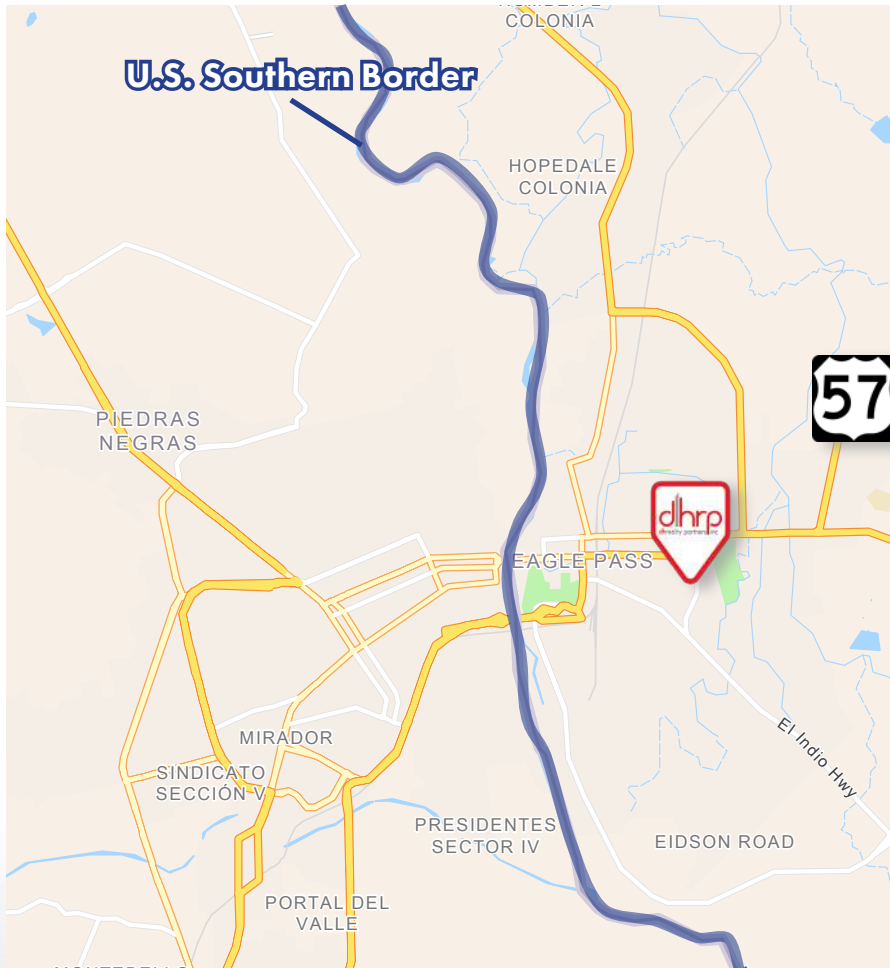
455 S Bibb Ave | Eagle Pass, TX 78852



FOR LEASE

EAGLE PASS MALL - BORDER REGION'S PREMIER RETAIL DESTINATION

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HIGHLIGHTS

- Only enclosed mall within 120-mile radius serving vast regional market
- High-traffic location with 29,800 VPN on area's busiest road
- Located at top 10 U.S. border crossing capturing international shoppers
- Strong anchor tenants including Burlington, JCPenney, Cinemark, and Marshalls
- Large 447,135 SF format with substantial retail and entertainment space
- Serves 60-mile trade area with limited regional competition

DESCRIPTION

This 447,135 square foot enclosed mall serves as the only regional shopping center within a 120-mile radius, located in Eagle Pass, Texas on the banks of the Rio Grande River at the U.S.-Mexico border. Situated on South Bibb Avenue with 29,800 vehicles per day, the mall captures traffic from one of the nation's top 10 border crossings. The property serves a trade area spanning over 60 miles and is anchored by major retailers including Burlington, JCPenney, Cinemark, Ross, and Marshalls, creating strong customer draw from both sides of the border.

BUILDING SIZE

±447,135 SF

LEASE RATE

CALL BROKERS

AVAILABLE SPACE

SEE PAGE 5

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PHOTOGRAPHY























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CURRENT TENANTS

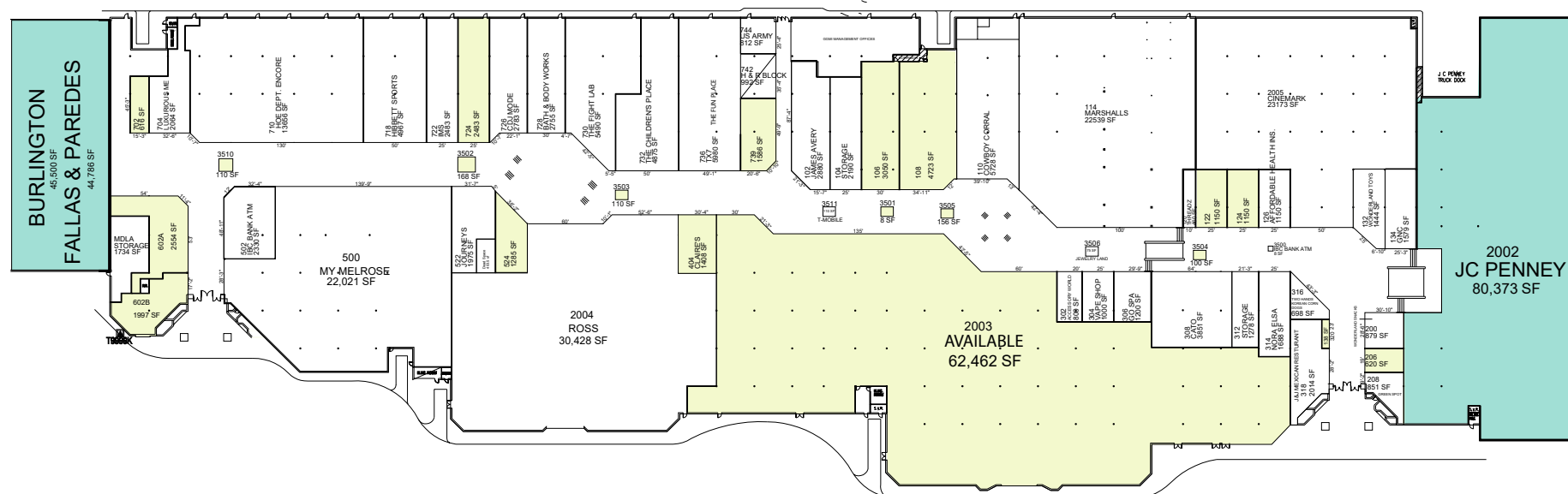
Accessory World		Ariova	Bath&BodyWorks	Beauty Island	Luxurious Me	Mall De Las Aguilas Management Office	Marshalls		
	CAFO		CDJ MODE	THE CHILDREN'S PLACE			Passing Through Archive		ROSS DRESS FOR LESS
CINEMARK	claire's		D & D Wholesales	Fight Lab	SHOE DEPT. ENCORE	Threadz			
The Fun Place		Go Spa!	Gracy's	Greens Pot	Wonderland Toys				
			IMS Music Store	JAMES & AVERY					
JCPenney									

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MALL LEGEND



AVAILABLE SUITES

Suite 602 A	±2,554 SF
Suite 602 B	±1,997 SF
Suite 702	±616 SF
Suite 724	±2,483 SF
Suite 524	±1,285 SF
Suite 739	±2,554 SF
Suite 105	±1,997 SF

AVAILABLE SUITES

Suite 106	±616 SF
Suite 108	±4,723 SF
Suite 2003	±2,483 SF
Suite 122	±1,150 SF
Suite 124	±1,150 SF
Suite 320	±138 SF
Suite 206	±620 SF

AVAILABLE SUITES

Kiosk 3510	±110 SF
Kiosk 3502	±168 SF
Kiosk 3503	±110 SF
Kiosk 3501	±108 SF
Kiosk 3505	±156 SF
Kiosk 3504	±100 SF

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POINTS OF INTEREST



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AERIAL MAP



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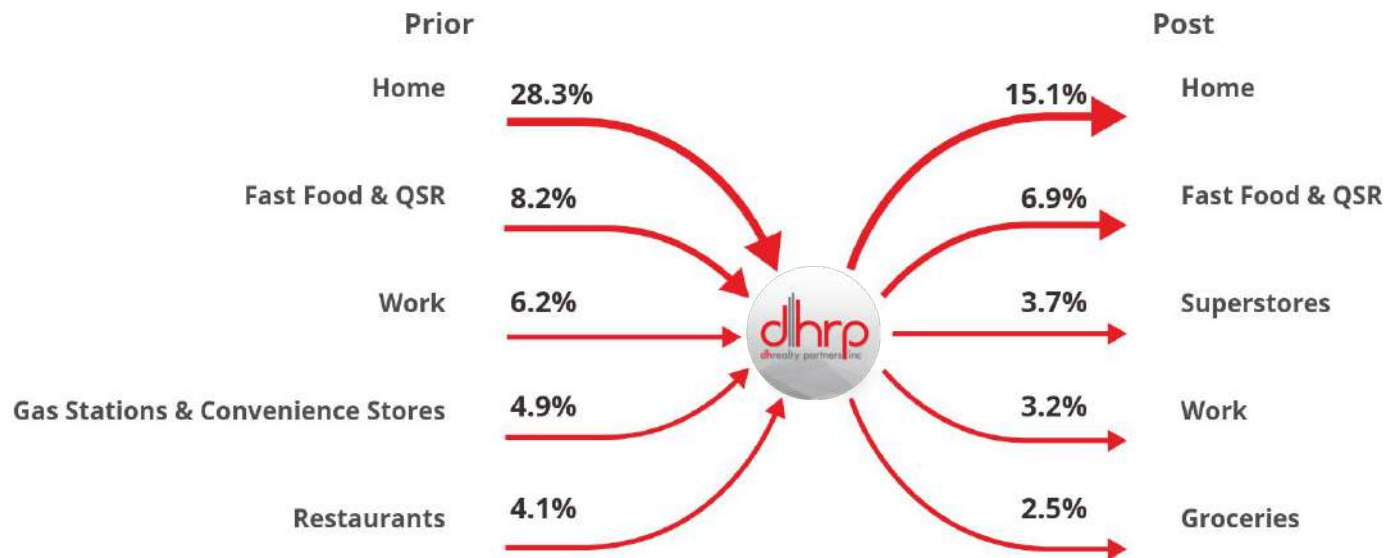
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CUSTOMER JOURNEY



JCPenney
455 S Bibb Ave, Eagle Pass, TX 78852 # 2103


















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DEMOGRAPHICS



	30 % of Visits	50 % of Visits	70 % of Visits
Overview			
Population	20,771	42,146	58,305
Pop density (per sq mile)	2,146	2,092	96
Area (sq mi) - based on Census Block Groups	9.68	20.14	604.62
Households			
Households	5,774	12,731	18,405
Occupied	5,774 (92%) 	12,731 (90.4%) 	18,405 (90.6%) 
Vacant	502 (8%) 	1,345 (9.6%) 	1,899 (9.4%) 
Median Age	28.01 	30.6 	30.85 
Average Income per Person	\$17,677.96 	\$17,474.24 	\$18,485.58 
Household Median Income	\$48,258.06 	\$41,632.01 	\$42,629.21 

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Howard Frank Stanley	483569	stanley@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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DH Realty Partners, Inc.

147342

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(210)222-2424

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Daniel Briggs

311372

danielbriggs@dhrp.us

(210)222-2424

Designated Broker of Firm

License No.

Email

Phone

Howard Frank Stanley

483569

stanley@dhrp.us

(210)222-2424

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Maxwell Nudelman

821785

maxnudelman@dhrp.us

(210)222-2424

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

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