



14 ACRES

at Interstate 2 and S 10th St.

McAllen, Texas

La Plaza



S 10TH STREET

The Offering

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase the fee simple interest in 14 Acres at Interstate 2 and S 10th St. (“the Property”), a premier corner in McAllen, Texas. The Property is situated on the highly trafficked intersection of Interstate 2 and S 10th St., which allows excellent visibility at one of South Texas’ busiest freeways. The Property sits in McAllen’s leading retail corridor located across the street from La Plaza. With its location on the United States – Mexico border, the site is an ideal development opportunity to take advantage of South Texas’ and northern Mexico’s population growth.

Property Summary

LOCATION: 644-682 US-83 Frontage Rd, McAllen, TX 78503

SIZE: ±13.66 Acres

- **11.5% population growth in the McAllen Metro over the last 10 years**, almost double the United States’ 6.8% population growth in that same time period
- **Beneficiary of a multifaceted economy** that excels in retail trade, automotive manufacturing, medical research, and cold storage food processing
- **Strategic location along the United States - Mexico border** allows the site to benefit from binational investment
- **Amenity rich** surrounding location



Strategic Location on the United States – Mexico Border

THIRD COAST

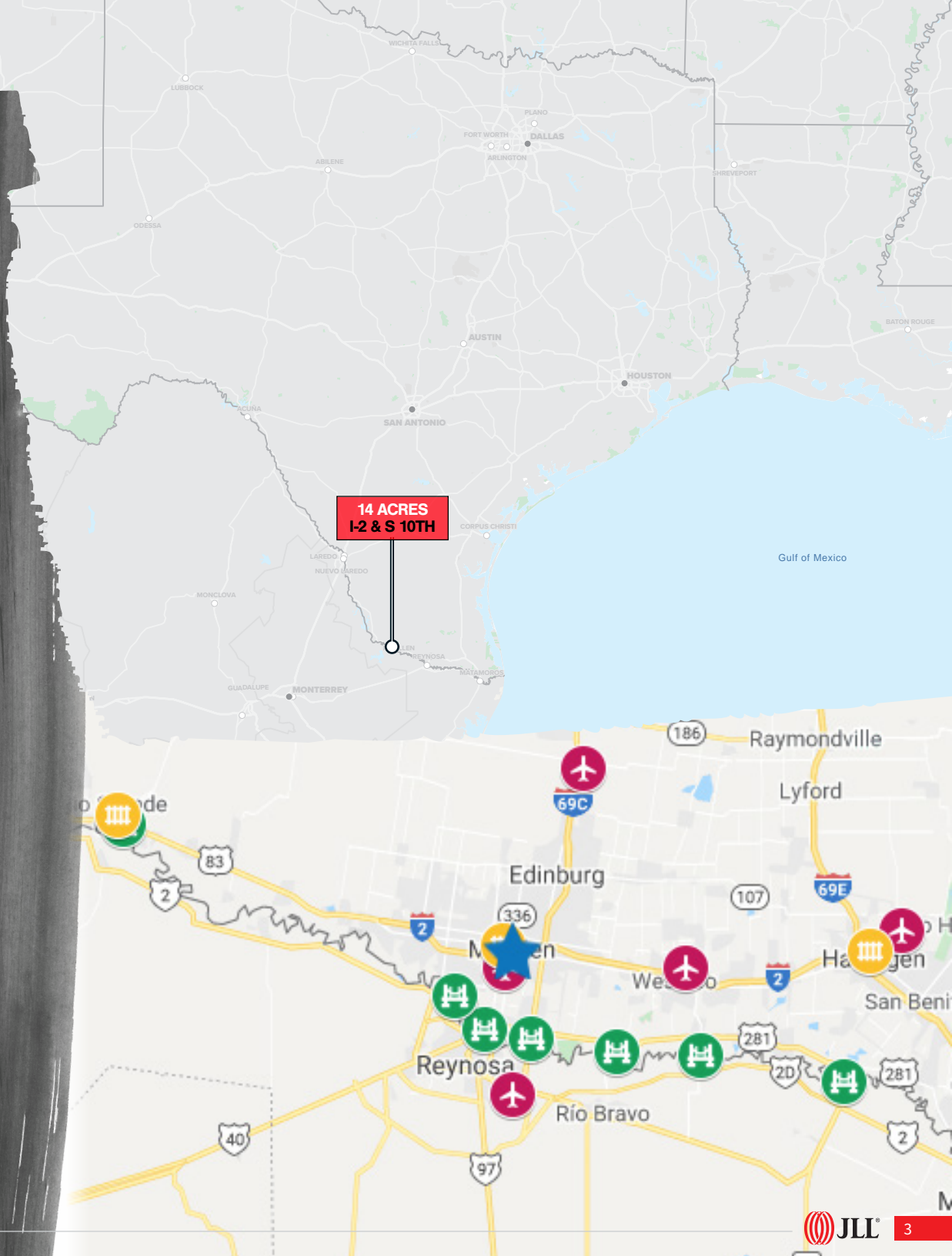
Located on the border between the United States and Mexico, McAllen has become the economic powerhouse of the Rio Grande Valley. In the past, the only option for transporting goods into the United States was choosing between the East and West coast. Today, McAllen – Reynosa offers an alternative solution known as the “Third Coast,” which excludes the middleman and drastically reduces cost. Traditionally, there has always been issues importing goods due to the layovers and the costs associated with paying for new transits. Inflated costs have been reduced by 25% with the implementation of new transcontinental highways south of the border, which has made importing products most viable for global companies. The emerging global economy depends on faster, cheaper and more efficient routes of trade and distribution; McAllen – Reynosa is at the forefront of this exciting new frontier.

TRADE AGREEMENTS

Mexico currently holds free trade agreements with 45 countries spanning the entire globe – a potential market of more than 1 billion consumers and 60% of the world’s GDP. The free trade agreement means an investor can enjoy Mexico’s favorable access to dozens of economies around the world, entailing cheaper import/export costs when sourcing materials and parts for product lines, as well as avoiding potential duties and trade restrictions.

INFRASTRUCTURE

The McAllen - Reynosa International Metro and the surrounding areas have an abundance of transportation routes via land, sea, and air to move goods across the world. The region is home to 3 major interstates/highways, 7 airports, 11 international bridges, 4 railroads, and 1 seaport. The McAllen International Airport is situated 1.5 miles from the Property and features 56,613 aircraft operations composed of 62% general aviation, 17% military, 15% commercial airline, and 6% air taxi.





Walmart

TARGET

MCALLEN
MEDICAL PLAZA

BED BATH &
BEYOND

VANTAGE
BANK TEXAS

RIO GRANDE
REGIONAL HOSPITAL

LINDBERG SQUARE
APARTMENTS

H-E-B

SOUTH TEXAS
HEALTH
SYSTEMS MCALLEN

DOUBLETREE
BY HILTON

HEART INSTITUTE
AT RENAISSANCE

REGIONAL MEDICAL
LABORATORY

Super
8

6

WHATABURGER

BIG
LOTS!

2

McDonald's

S 10TH STREET

LINDBERG AVENUE

Starbucks

Chick-fil-A

IHOP
RESTAURANT

S 12TH STREET

LA PLAZA



LA PLAZA

- (.5 miles south of the Property)

La Plaza is the leading shopping, dining, and entertainment destination for the entire Rio Grande Valley and features over 1.2 million square feet of upscale and mainstream retail space. The mall is anchored by Dillard's, JCPenney, and Macy's. La Plaza recently completed an expansion, which added 245,000 SF of retail space that now houses an additional 40 retailers including H&M, Kendra Scott, and Zara. Located less than one mile from the Property, La Plaza is at the intersection of 10th St., and Interstate 2, just five miles from the United States – Mexico border.



MCALLEN INTERNATIONAL AIRPORT

CHUCK E. CHEESE'S
Guitar Center
BARNES & NOBLE BOOKSELLERS
PF CHANGS

PALMS CROSSING RETAIL PLAZA

MCALLEN CONVENTION CENTER

COCA-COLA SOUTHWEST BEVERAGES

SHOPS AT 29 SHOPPING MALL

WESTSIDE PARK & FIELD

UT RIO GRANDE VALLEY TEACHING SITE

LA PALOMA NEIGHBORHOOD

CINEMARK

ROOMS TO GO

LA PLAZA

INTERSTATE 2

S 12TH STREET

LA QUINTA INNS & SUITES

LINDBERG AVENUE

S 10TH STREET

Chick-fil-A

Starbucks

WHATABURGER

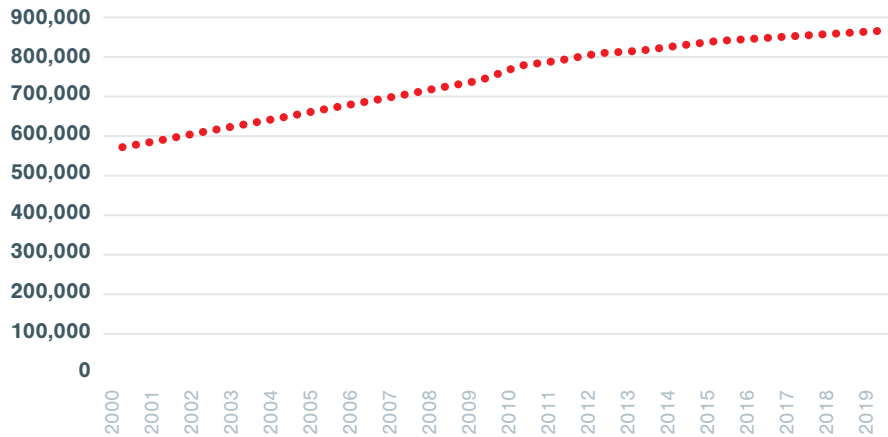
ups

High Growth, Low Cost Location

QUICKLY GROWING POPULATION

- McAllen is one of the nation's fastest growing MSAs with close to 900,000 residents, a 52% increase since 2000, and is the 5th most populous metropolitan area in the state of Texas. The southern part of the Borderplex includes three cities that add additional population count to the region – Matamoros, Rio Bravo and Reynosa together contribute an additional ±2.7 million to the population, bringing the total to roughly 3 million residence.

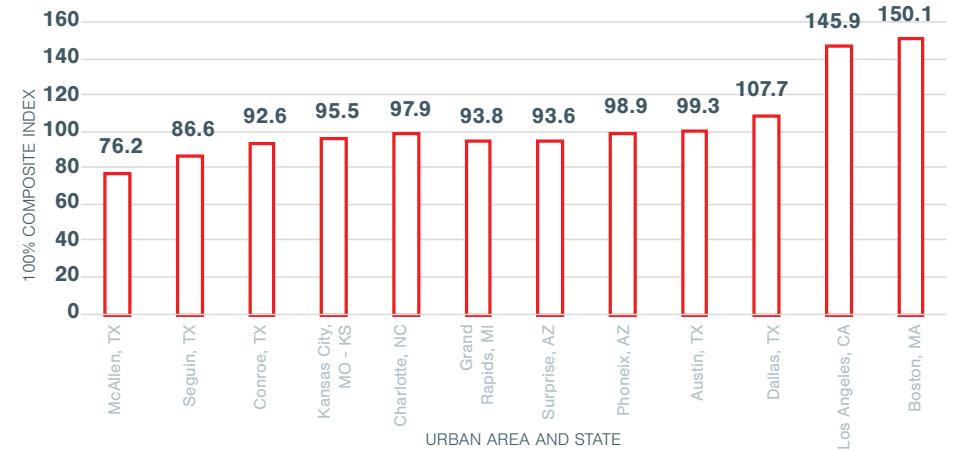
McAllen MSA Population Growth



AFFORDABLE COST OF LIVING

- The Center for Regional Economic Competitiveness consistently ranks McAllen #1 or #2 for having the lowest Cost of Living Index in the country, meaning that the overall cost of doing business in McAllen is well below the national average. Because McAllen has the lowest cost of living in the country, businesses are able to keep their cost of labor down. Proportionately, this gives the workforce in McAllen a higher disposable income.

Cost of Doing Business



Retail Trade



Key Industries

- McAllen ranks #1 among Texas cities in per capita retail sales (Claritas). Known as the retail center of South Texas and Northern Mexico, McAllen draws from a consumer base of over 10 million people. The Rio Grande Valley's retail sector has become the driving force in McAllen's economy, growing an impressive 138% over the last 10 years to over \$7.1 billion and employing 27% of the workforce. McAllen consistently generates more than 18 million visitors annually, and as a result, many national retailers located there are among the most profitable stores in their chain.

Automotive Manufacturing

- Since the 1980's, manufacturing has been considered the backbone of the McAllen - Reynosa International Metro, as a cluster of Tier I and Tier II automotive suppliers are headquartered in the region. The International Metro features 29 industrial parks housing companies such as TI Automotive, Delphi Teck, and Panasonic. The region features a manufacturing labor force of 136,000 paired with a young and growing population base, as the median age is only 29 years old. South Texas College supports the manufacturing industry with specialized labor by offering the only Festo certified training program in the U.S., which features PLC and automation systems, as well as robotic welding.

McAllen Metro Top Automotive Employers



Medical Research

- The city of McAllen is laying the foundation to transform the region into a Medical Research Hub. The area is currently home to Doctors Hospital at Renaissance Health System, Rio Grande Regional Hospital, South Texas Health System, and UnitedHealth Group. The healthcare industry currently employs over 31,000 medical staff professionals in McAllen. In 2016, the University of Texas Rio Grande Valley School of Medicine opened with 55 first year medical students and in 2019, DHR Research Institute opened an 83,000 SF state of the art research facility.

Award Winning services:

- One of America's 100 Best Hospitals for Cardiac Care for four years in a row (2017-2020)
- Received the Healthgrades Cardiac Care Excellence Award™ for four years in a row (2017-2020)
- Received the Healthgrades Coronary Intervention Excellence Award™ (2020)
- Named Among the Top 10 percent in the Nation for Overall Cardiac Services for four years in a row (2017-2020)
- Named Among the Top 10 percent in the Nation for Cardiology Services (2020)
- Named Among the Top 10 percent in the Nation for Coronary Interventional Procedures (2020)
- Recognized as Five-Star Recipients for Coronary Bypass Surgery for four years in a row (2017-2020)
- Recognized as Five-Star Recipients for Coronary Interventional Procedures (2020)
- Recognized as Five-Star Recipients for Treatment of Heart Failure for two years in a row (2019-2020)
- South Texas Health System McAllen has been recognized as a Five-Star Recipient for Treatment of Sepsis for three years in a row by Healthgrades (2018-2020)



Key Industries

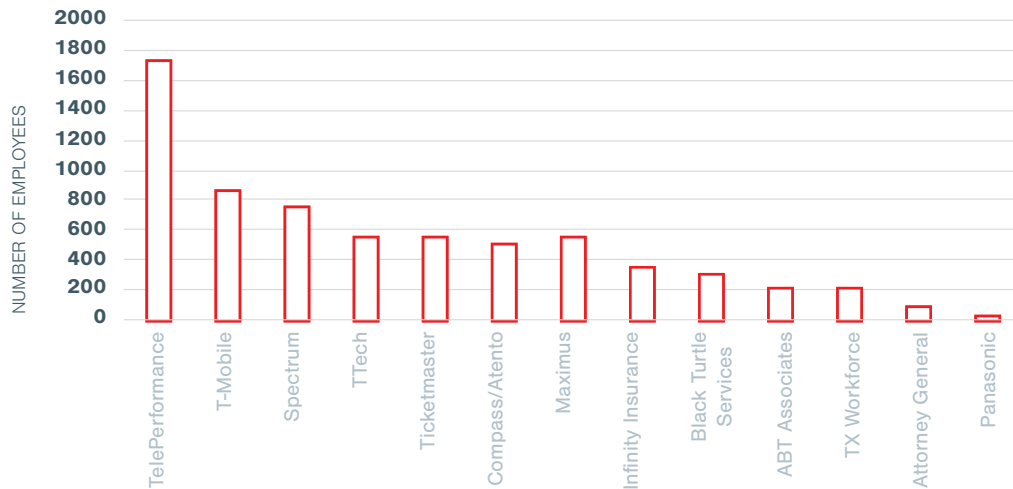
Cold Storage Food Processing

- Strategically located just across the border from Mexico and between two international bridges, McAllen's fresh produce industry has grown over the years. In 2019, the region imported over two million tons of fresh produce from Mexico. McAllen has become the #1 land port for fresh produce imports and the region is a member of Texas International Produce Association (TIPA).
- #1 land port for fresh produce imports from Mexico
- Two million tons of fresh produce imports from Mexico in 2019
- Annually over 160K loads of fresh produce

Customer Contact Centers

- McAllen is home to a robust customer service contact center industry, which employs over 6,500 people. The region is home to industry leading organizations such as T-Mobile, Spectrum, and Ticketmaster. McAllen's large Hispanic population offers an ample pool of bilingual candidates that can provide superior customer service in both english and spanish. To support this industry, South Texas College offers world class training in customer service.

Customer Contact Center Workforce



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