

# Available

2550 E Main St  
Eagle Pass, TX 78852





# Highlights

- Location: 2550 E Main St., Eagle Pass, TX 78852
- Property Size: ±15 Acres (may be subdivided)
- Utilities: Available to the site
- Zoning: Industrial District
- Highly traveled location 2 miles from the Border
- Traffic Counts: N Veterans Blvd - 26,895 vpd;  
E Main St - 22,750 vpd
- Proposed Zoning: Commercial District

## 5 Mile demographics



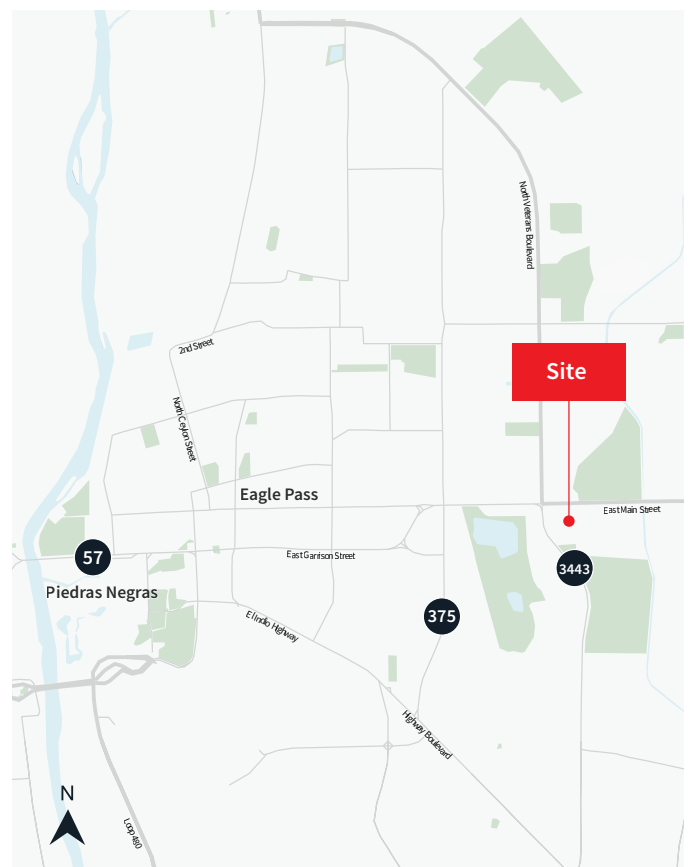
Total Population: 52,254



Daytime Population: 50,145

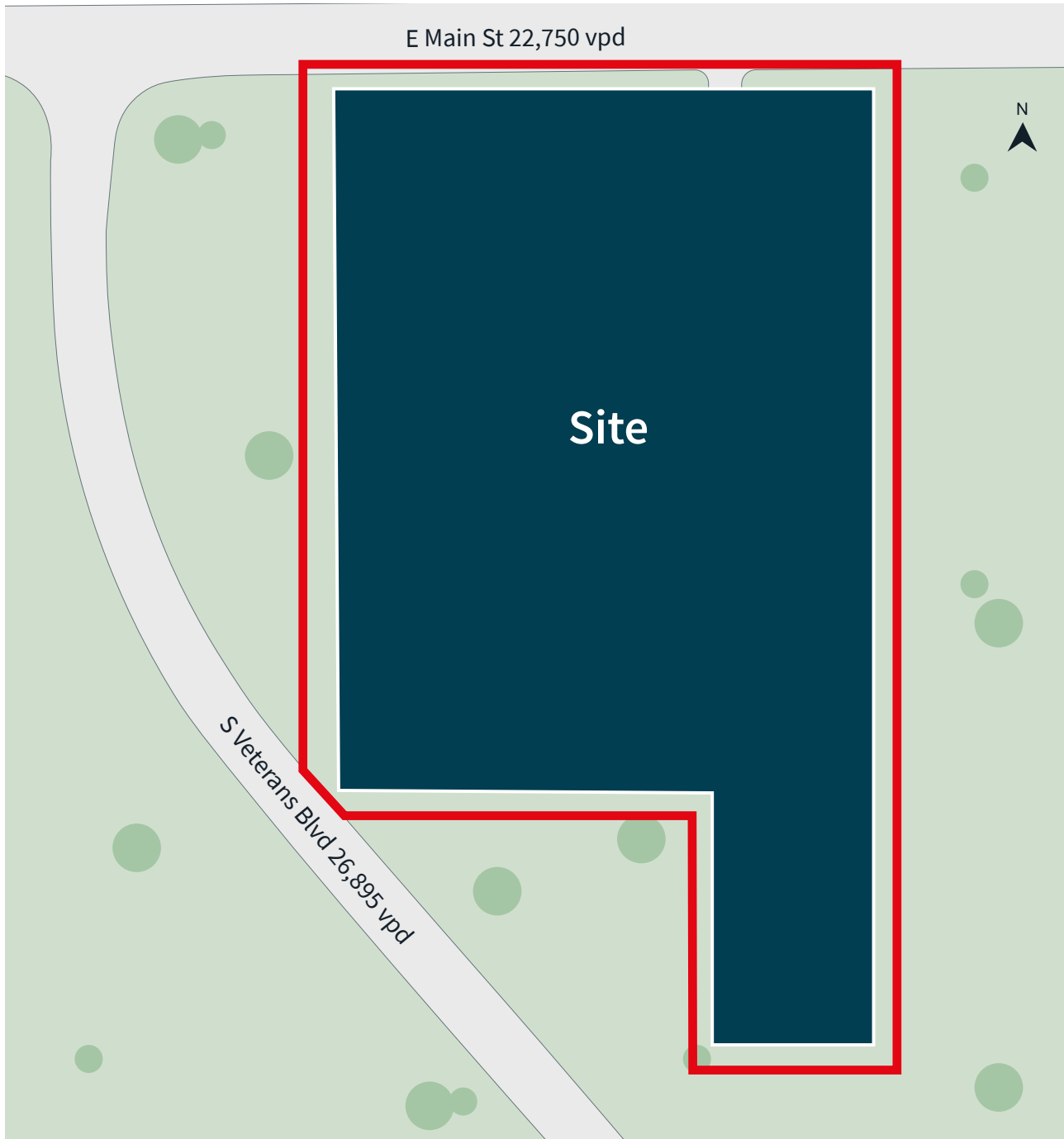


Average Household Income: \$59,912



## Site survey highlights

±15 Acres available



# Site demographics

	1 Mile	3 Miles	5 Miles
<b>Population Summary</b>			
2000 Total Population	7,148	34,933	42,134
2010 Total Population	7,767	39,262	47,753
2023 Total Population	7,739	41,516	52,254
2028 Total Population	7,784	42,107	53,316
2019-2024 Annual Rate	0.12%	0.28%	0.40%
Total Households	2,675	13,475	16,569
<b>Data for all businesses in area</b>			
Total Daytime Population	9,817	42,320	50,145
Daytime Population: Workers	4,643	14,659	15,372
Daytime Population: Residents	5,174	27,661	34,773
Labor Force By Occupation - White Collar	41.2%	42.8%	40.4%
Labor Force By Occupation - Blue Collar	19.9%	27.4%	28.9%
<b>Median Age</b>			
2023 Median Age	34.6	32.4	31.5
<b>Median Household Income</b>			
2023 Median Household Income	\$45,901	\$42,962	\$43,501
2028 Median Household Income	\$52,907	\$50,321	\$50,195
2019-2024 Annual Rate	2.88%	3.21%	2.90%
<b>Average Household Income</b>			
2023 Average Household Income	\$62,737	\$58,332	\$59,912
2028 Average Household Income	\$71,619	\$65,429	\$67,222
2019-2024 Annual Rate	2.68%	2.32%	2.33%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$21,209	\$18,924	\$19,031
2028 Per Capita Income	\$24,475	\$21,478	\$21,603

	1 Mile	3 Miles	5 Miles
2019-2024 Annual Rate	2.91%	2.56%	2.57%
<b>2023 Population 25 + by Educational Attainment</b>			
Total	4,878	25,074	31,131
Less than 9th Grade	14.8%	16.3%	17.2%
9th - 12th Grade, No Diploma	10.7%	14.7%	13.7%
High School Graduate	17.9%	21.5%	22.5%
GED/Alternative Credential	3.8%	5.4%	6.1%
Some College, No Degree	12.6%	13.9%	13.7%
Associate Degree	9.0%	6.5%	6.8%
Bachelor's Degree	24.3%	16.5%	15.6%
Graduate/Professional Degree	6.9%	5.3%	4.4%
<b>2023 Population by Sex</b>			
Males	3,782	20,224	25,470
Females	3,957	21,292	26,784
<b>2023 Population by Race/Ethnicity</b>			
Total	7,739	41,516	52,256
White Alone	30.7%	30.0%	29.2%
Black Alone	0.6%	0.4%	0.3%
American Indian Alone	0.9%	0.7%	0.8%
Asian Alone	0.8%	0.4%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	23.8%	25.7%	25.9%
Two or More Races	43.2%	42.8%	43.4%
Hispanic Origin	94.2%	96.1%	96.3%
Diversity Index	69.9	68.6	68.4

# Eagle Pass by the numbers

The value of the top 10 eagle pass exports accounted for

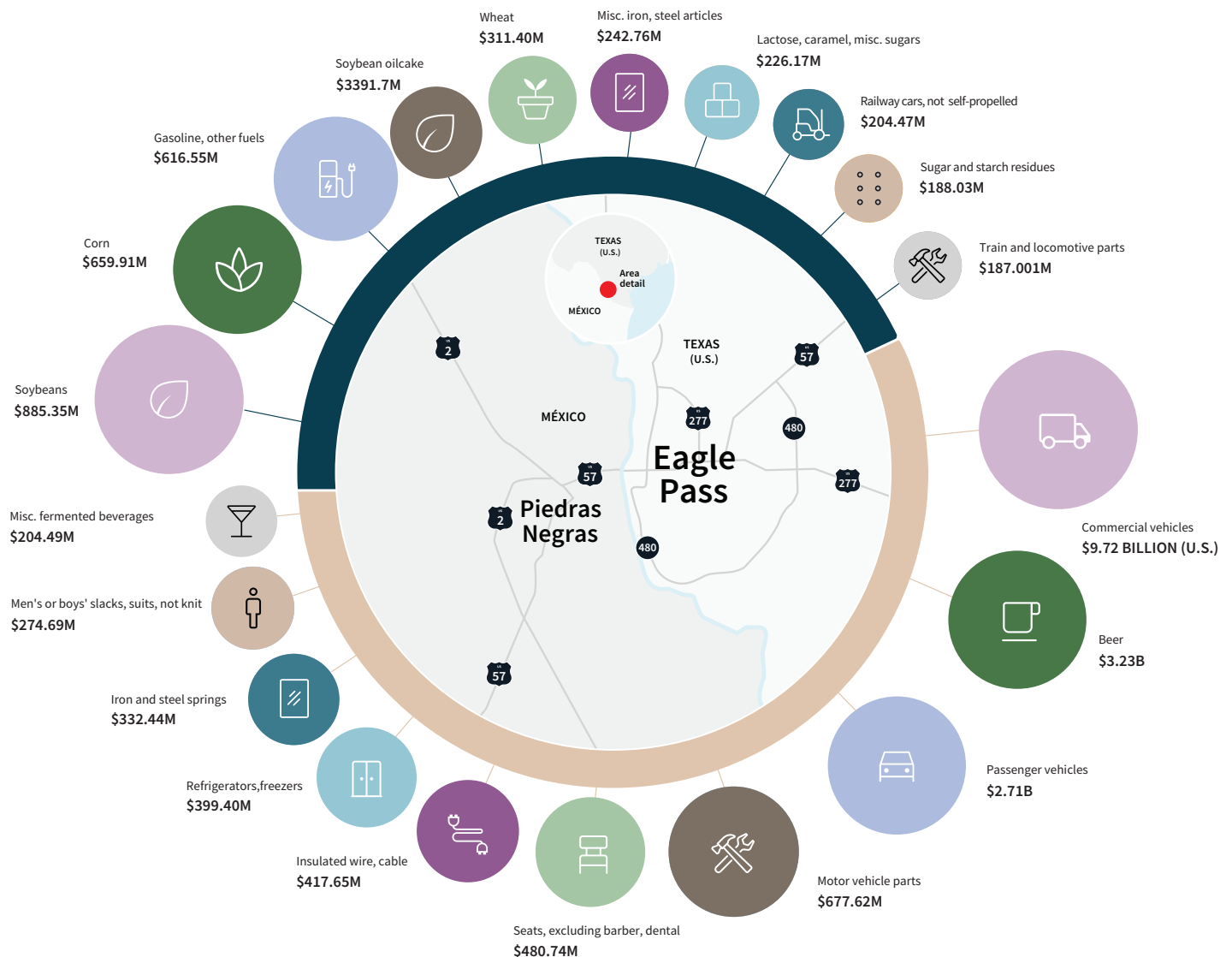
**51%** of its total exports

The value of the top 10 imports was equal to

**65.70%** of all imports

Eagle Pass top 10 exports

Eagle Pass top 10 imports



# Monthly traffic report

## December 2023

Traffic by Bridge	FY 2024	FY 2023	Difference	%
Bridge I	194,736	184,360	10,376	62.67%
Bridge II	116,019	162,585	(46,566)	37.33%
Total traffic	310,755	346,945	(36,190)	100%
Traffic summary	FY 2024	FY 2023	Difference	Increase/Decrease
Non-commercial vehicles	186,284	280,243	(93,959)	-33.53%
Commercial vehicles	12,115	16,525	(4,410)	-26.69%
Buses	950	933	17	1.82%
Motorcycles	171	171	-	0.00%
Pedestrians	111,235	49,073	62,162	126.67%
Total traffic	310,755	346,945	(36,190)	-10.43%
Traffic average	FY 2024	FY 2023	Difference	Increase/Decrease
Total non-commercial	186,284	280,243	(93,959)	-33.53%
Daily average	6,009	9,040		
Total commercial vehicles	12,115	16,525	(4,410)	-26.69%
Daily average	494	718		
Total pedestrians	111,235	49,073	62,162	126.67%
Daily average	3,588	1,583		
Month to month comparison FY 2023	December	November	Difference	Increase/Decrease
Non-commercial vehicles	186,284	250,198	(63,914)	-25.55%
Commercial vehicles	12,115	18,102	(5,987)	-33.07%
Buses	950	692	258	37.28%
Motorcycles	171	325	(154)	-47.38%
Pedestrians	111,235	43,006	68,229	158.65%
Total traffic	310,755	312,323	(1,568)	-0.50%

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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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date