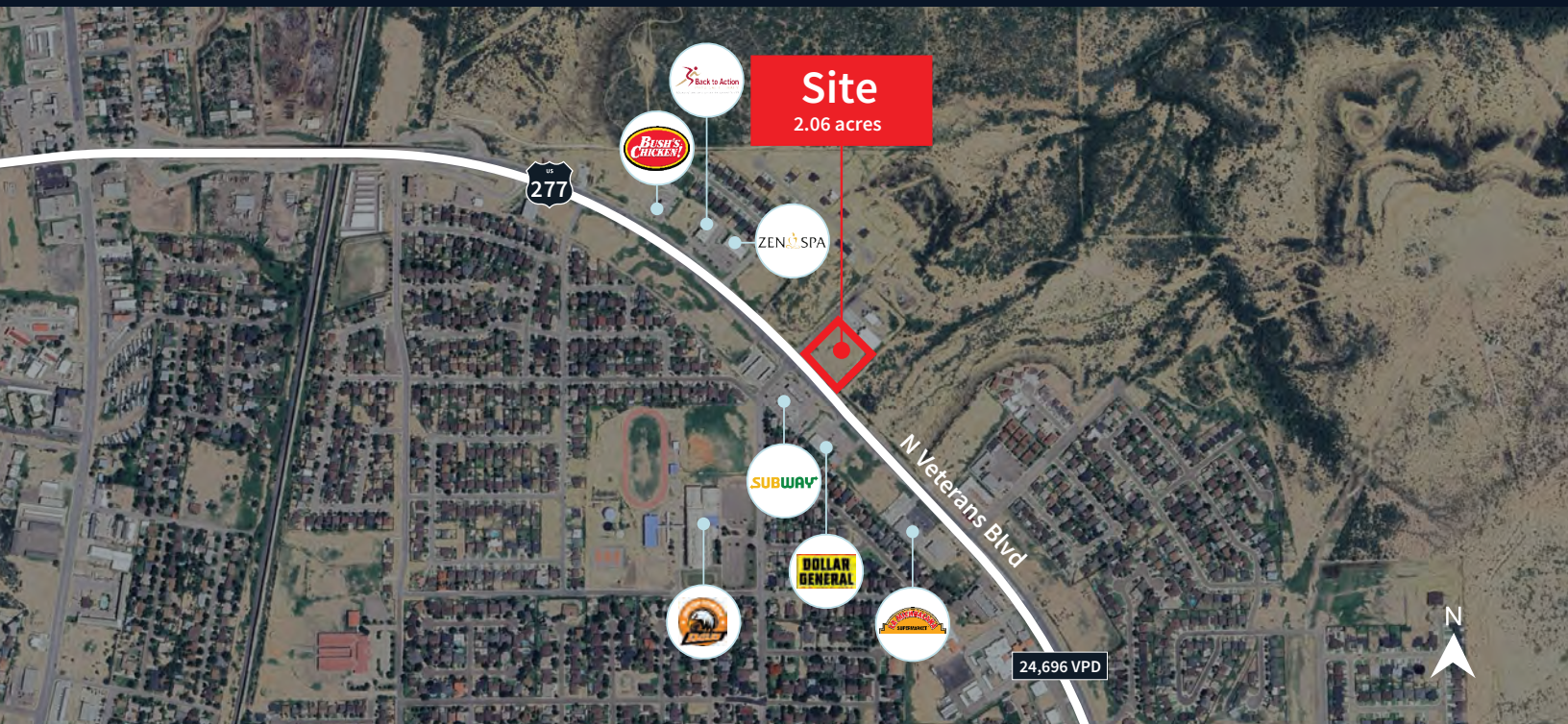


Available Pad Site for Sale



2794 N Veterans Boulevard | Eagle Pass, TX



Description

- Located on hard corner at lit intersection
- Just over 2 acres but can be subdivided into 3 separately platted lots
- Close proximity to schools on highly trafficked 277
- Located at entrance of a quickly expanding residential neighborhood
- Call broker for pricing

Nearby Retailers



Contact

Paco Flores

Senior Associate
paco.flores@jll.com
+ 210-293-6833



Demographics

	1 mile	3 miles	5 miles
Population	7,621	33,581	48,711
Households	2,315	11,037	15,611
Average Household Income	\$66,301	\$61,254	\$60,874

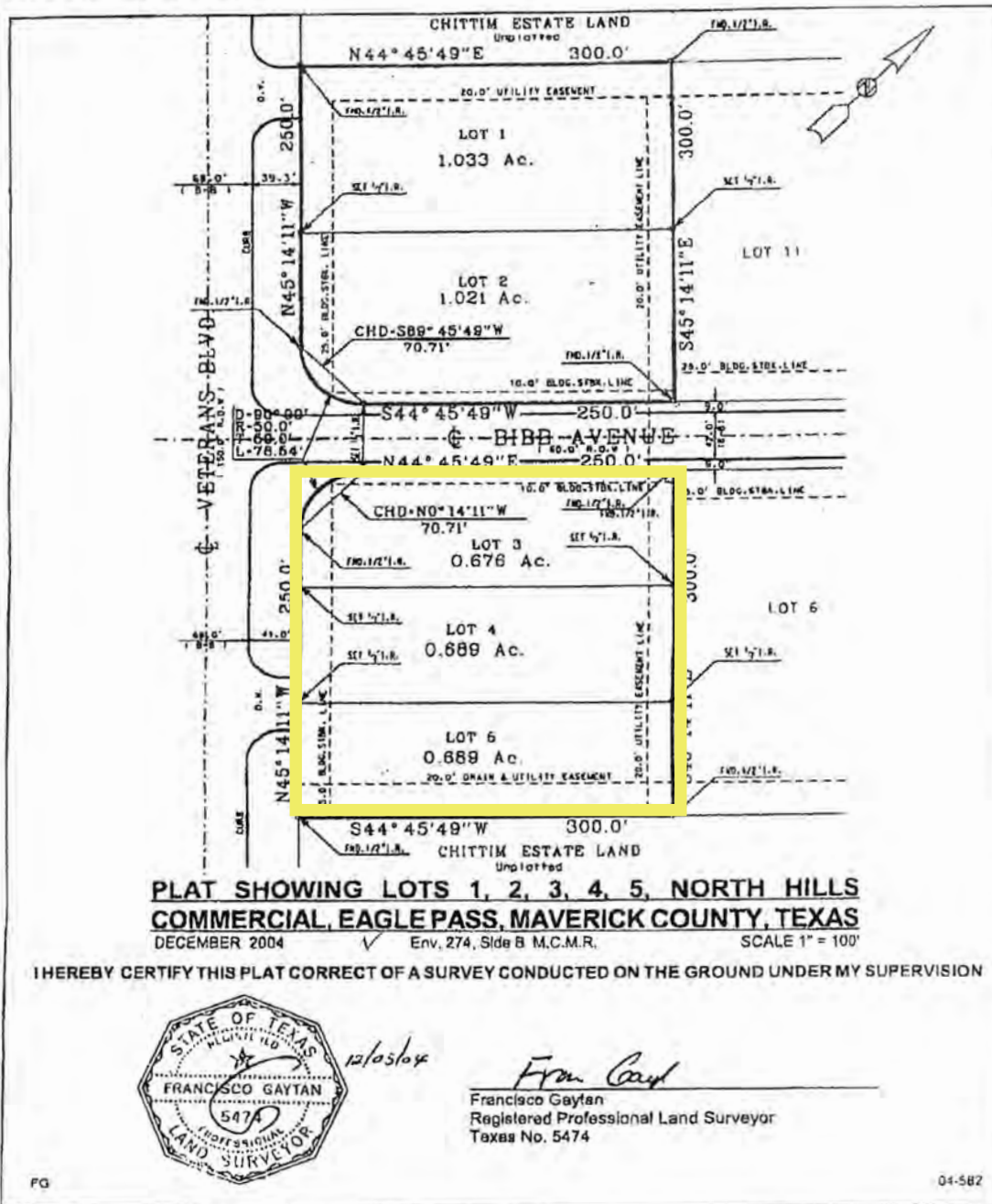
Traffic Counts

N Veterans Blvd	26,696 VPD
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PG

04-582

2000/2002

LNB Commercial Loans

08/02/2007 11:31 FAX 8307571166

Demographics

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,940	27,303	39,908
2010 Total Population	6,556	31,451	45,328
2023 Total Population	7,621	33,581	48,711
2028 Total Population	7,511	33,937	49,627
2019-2024 Annual Rate	-0.29%	0.21%	0.37%
Housing Summary			
Total Households	2315	11037	15611
Owner Occupied Housing Units %	62.00%	60.00%	65.00%
Renter Occupied Housing Units %	38.00%	40.00%	35.00%
Median Home Value	\$186,126	\$140,984	\$126,445
Average Home Value	\$225,278	\$168,902	\$152,430
Data for all Businesses in Area			
Total Daytime Population	6,547	35,725	47,369
Daytime Population: Workers	1,777	13,993	15,334
Daytime Population: Residents	4,770	21,732	32,035
Labor Force By Occupation - White Collar	53.30%	43.20%	41.80%
Labor Force By Occupation - Blue Collar	18.00%	25.50%	28.20%
Unemployment Rate	5.20%	5.60%	6.00%
Median Age			
2023 Median Age	31.8	33.1	31.9
Median Household Income			
2023 Median Household Income	\$51,241	\$44,463	\$45,070
2028 Median Household Income	\$58,143	\$51,351	\$51,570
2019-2024 Annual Rate	2.56%	2.92%	2.73%
Average Household Income			
2023 Average Household Income	\$66,301	\$61,254	\$60,874
2028 Average Household Income	\$74,778	\$68,726	\$68,114
2019-2024 Annual Rate	0	0	0
Per Capita Income			
2023 Per Capita Income	\$20,366	\$20,287	\$19,521
2028 Per Capita Income	\$23,312	\$23,048	\$22,106
2019-2024 Annual Rate	2.74%	2.58%	2.52%
2023 Population 25+ by Educational Attainment			
Total	4,460	20,434	29,155
Less than 9th Grade	6.80%	15.00%	16.50%
9th - 12th Grade, No Diploma	16.50%	12.80%	14.30%
High School Graduate	16.20%	21.50%	21.60%
GED/Alternative Credential	6.60%	5.50%	5.70%
Some College, No Degree	12.50%	12.90%	14.30%
Associate Degree	4.60%	7.10%	6.70%
Bachelor's Degree	29.30%	20.20%	16.30%
Graduate/Professional Degree	7.50%	5.10%	4.70%
2023 Population by Sex			
Males	3,750	16,265	23,740
Females	3,871	17,316	24,971
2023 Population by Race/Ethnicity			
Total	7,620	33,581	48,711
White Alone	29.50%	29.40%	29.50%
Black Alone	0.80%	0.50%	0.30%
American Indian Alone	0.70%	0.60%	0.60%
Asian Alone	0.60%	0.50%	0.40%
Pacific Islander Alone	0.00%	0.00%	0.00%
Some Other Race Alone	22.10%	24.40%	25.30%
Two or More Races	46.30%	44.50%	43.80%
Hispanic Origin	94.40%	95.30%	96.20%
Diversity Index	68.6	68.6	68.2

Contact broker for rates**Paco Flores**

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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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Francisco Flores	628232	paco.flores@jll.com	830-776-6046
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date