

EL MILAGRO PHASE 1

Anzalduas Highway | Mission, Texas



FOR SALE

Phases	
Phase #	Acres
1	172.5
2	56.4
3	52.7
4	92.3
5	47.87
6	148.42
7	159.33
8	160.75
9	39.35
10	77.36
11	38.82

Under Construction

Introducing 12 prime tracts of commercial land in the highly sought-after master-planned community of "El Milagro." Spanning over 27 acres, this development is strategically positioned along the high-traffic Anzalduas Highway, offering seamless access to major transportation hubs and key commercial corridors. Located less than 8 miles from McAllen International Airport and just 6 miles from the Anzalduas International Bridge, which has over this site provides unparalleled opportunities for retail, fuel stations, grocery anchors, and mixed-use development. With a built-in customer base from the surrounding residential and business communities, these lots are designed to maximize visibility, accessibility, and ROI. Don't miss the chance to secure your place in one of the Rio Grande Valley's most transformative commercial developments.

SUSIE TORRES
 956.471.5555
 storres@killamco.com

KILLAM DEVELOPMENT
 4320 University Blvd
 Laredo, TX 78041
 956.570.1000 | www.killamdevelopment.com



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

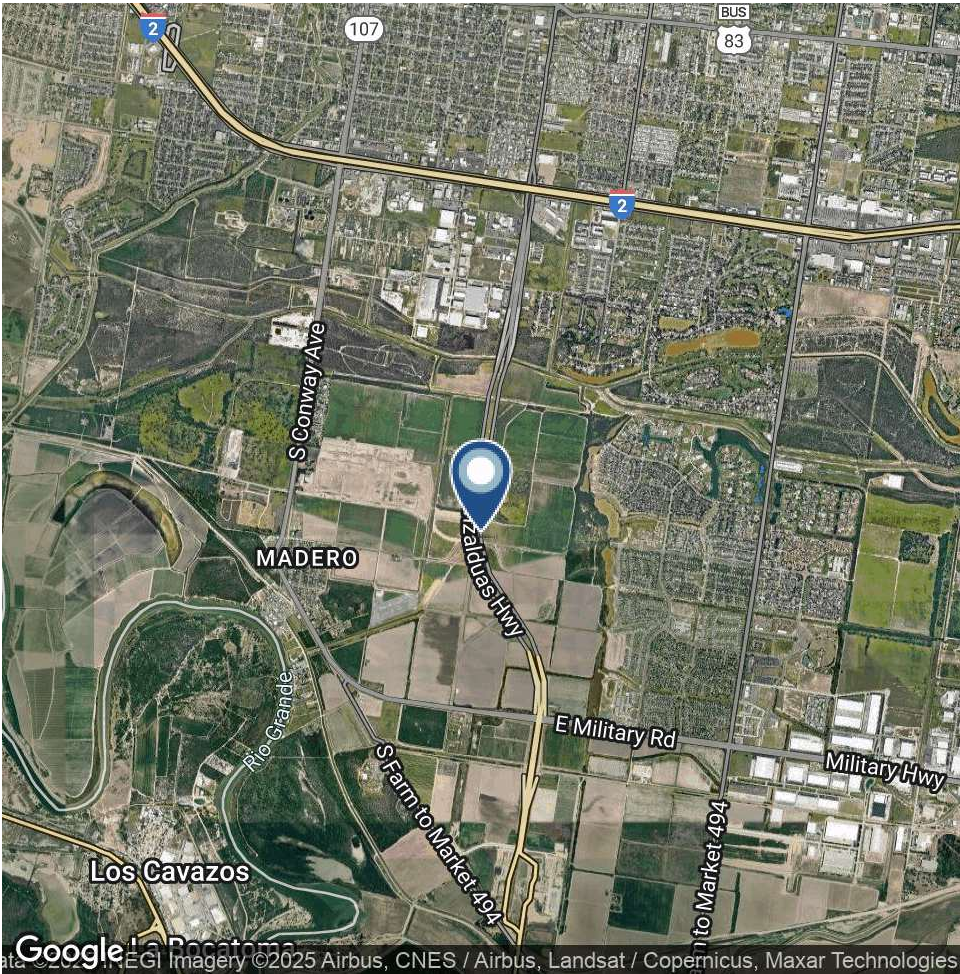
EL MILAGRO PHASE 1

Anzalduas Highway | Mission, Texas



PROPERTY DETAILS & HIGHLIGHTS

Building Name	El Milagro Phase 1
Property Type	Land
Property Subtype	Retail
Lot Size	27.418 Acres
Number of Lots	12



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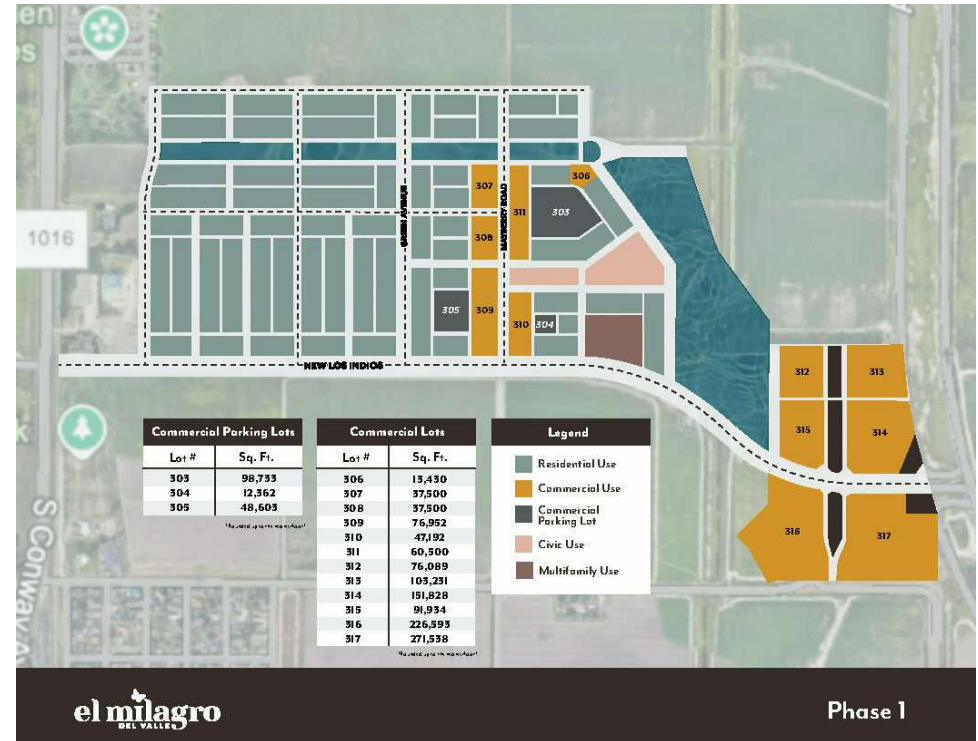
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LAND LOTS

OF LOTS 12 | TOTAL LOT SIZE 0.308 - 6.234 ACRES | TOTAL LOT PRICE - | BEST USE RETAIL, MID

STATUS	LOT #	SIZE
Available	306	0.308 Acres
Available	307	0.861 Acres
Available	308	0.861 Acres
Available	309	1.767 Acres
Available	310	1.083 Acres
Available	311	1.389 Acres
Available	312	1.747 Acres
Available	313	2.37 Acres
Available	314	3.485 Acres
Available	315	2.111 Acres
Available	316	5.202 Acres
Available	317	6.234 Acres



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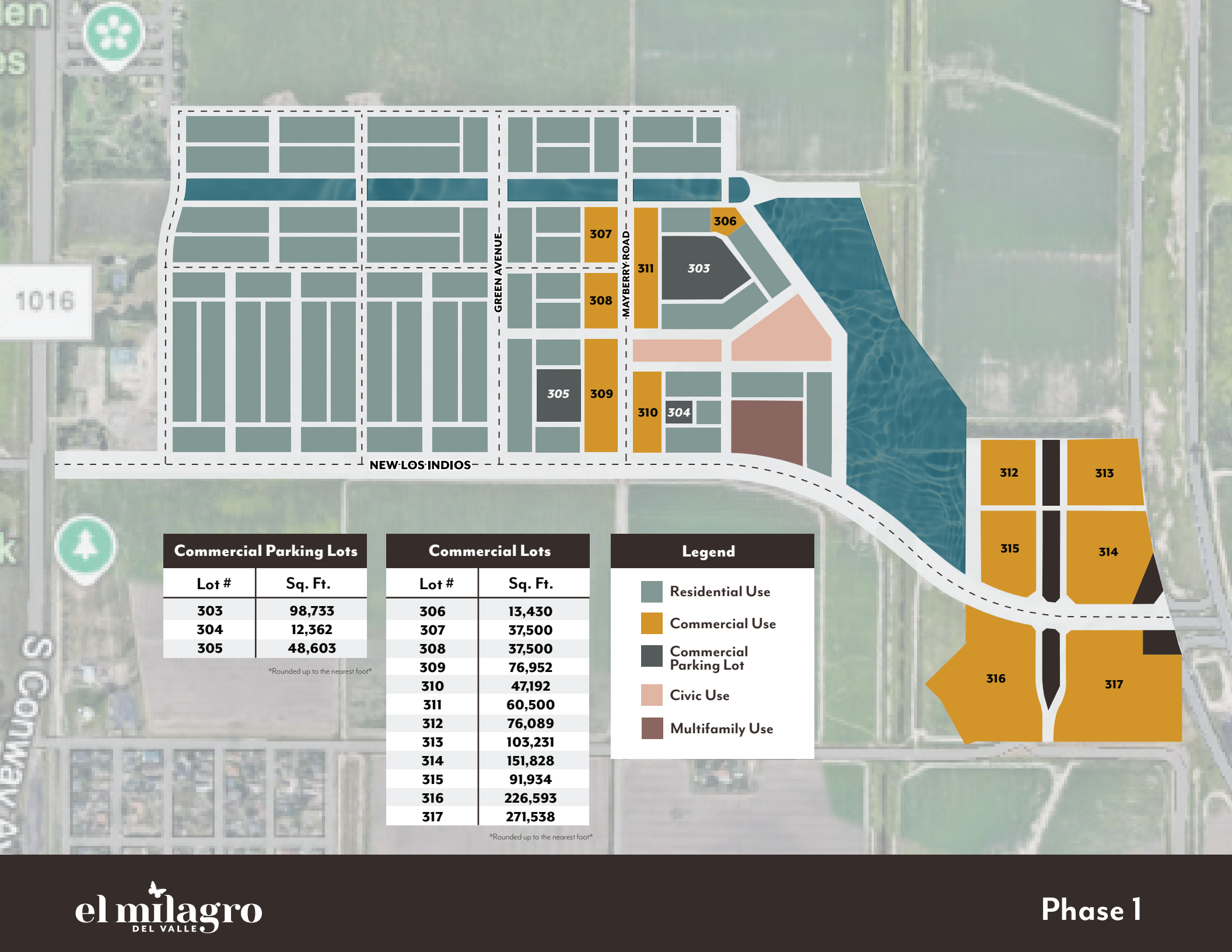


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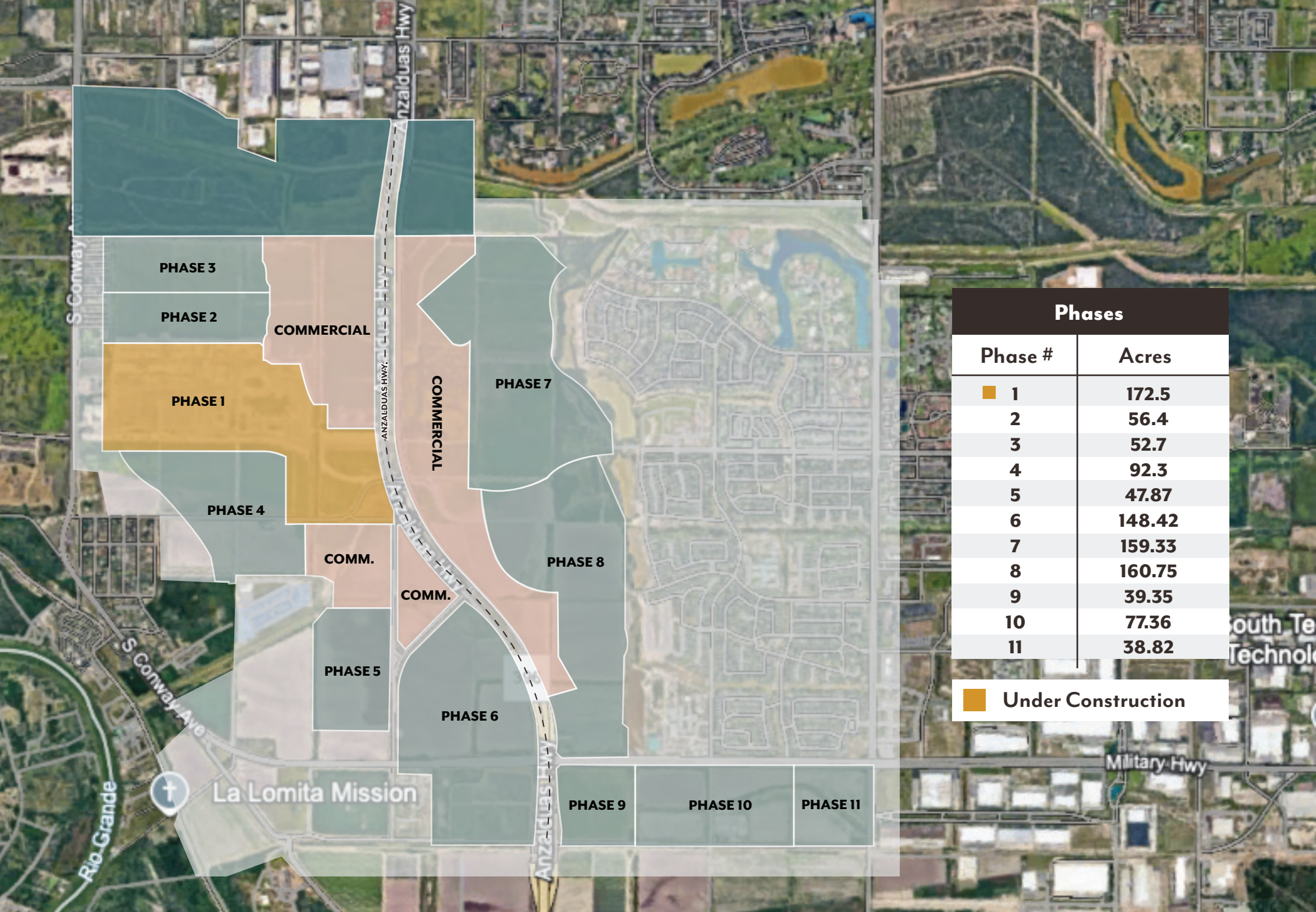
Commercial Parking Lots	
Lot #	Sq. Ft.
303	98,733
304	12,362
305	48,603

Rounded up to the nearest foot

Commercial Lots	
Lot #	Sq. Ft.
306	13,430
307	37,500
308	37,500
309	76,952
310	47,192
311	60,500
312	76,089
313	103,231
314	151,828
315	91,934
316	226,593
317	271,538

Rounded up to the nearest foot

Legend	
	Residential Use
	Commercial Use
	Commercial Parking Lot
	Civic Use
	Multifamily Use



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A PLACE TO LIVE WORK AND PLAY.

COMMUNITY INSIGHT AND INVOLVEMENT

Over the span of several days, members and residents of the community shared their ideas with Killam Development and key partners, drawing out their needs and identifying spaces that ensure a happy, successful, healthy, and economically stable future. This public presentation and hands-on design session demonstrates that Killam Development is connecting residents to the places, ideas, and services they need most. The insights and sentiments helped design a transformative master-planned community, with more than 1.2M SF of retail shops, dining options, entertainment, medical services, hotels, and more.



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