

EL MILAGRO PHASE 1

Anzalduas Highway, Mission, TX 78572

MASTER-PLANNED COMMUNITY



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LOCATION DESCRIPTION

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 and Bryan Road (1.3M estimated traffic/pedestrian count), 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 3.2M crossings (inbound + outbound). This site provides unparalleled opportunities for big box retail, QSR, 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.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	27.418 Acres

OUTLOOK

- Strong demand for QSR, grocers, fitness, healthcare, and soft goods
- Underserved corridor with key national brand voids
- Ideal for anchors, pads, medical, and daily-needs retail
- Surrounding area will occupy more than 550 homes in the next 3 years.
- Future expanded bridge lane promises more traffic and commercial, industrial and workforce growth

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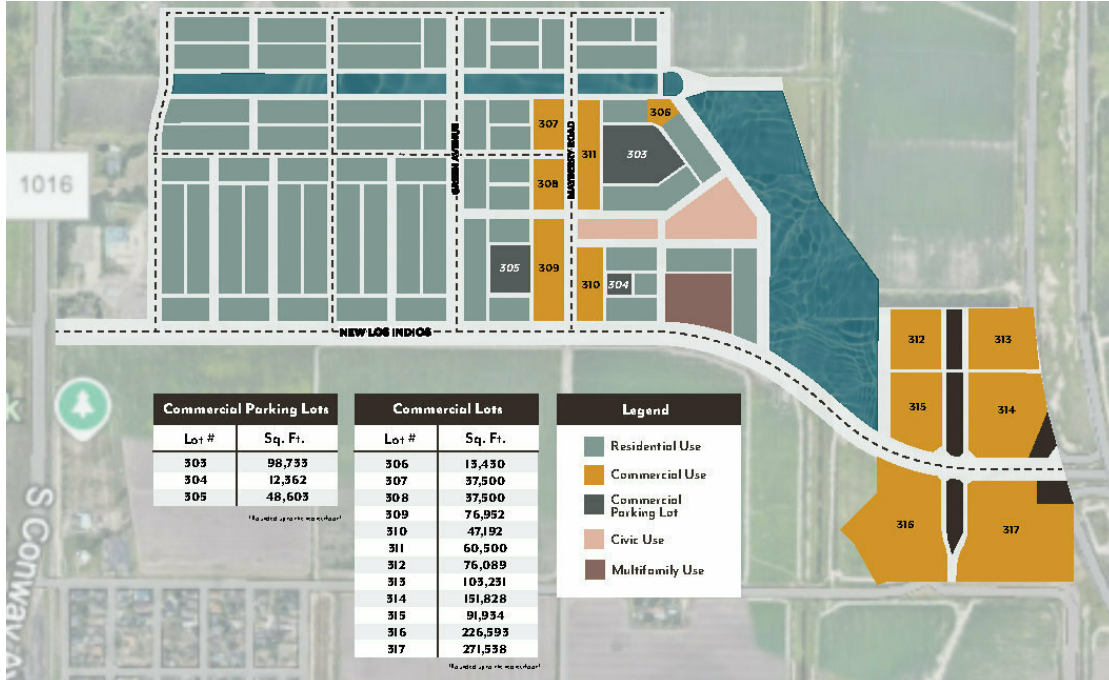
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LAND LOTS



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

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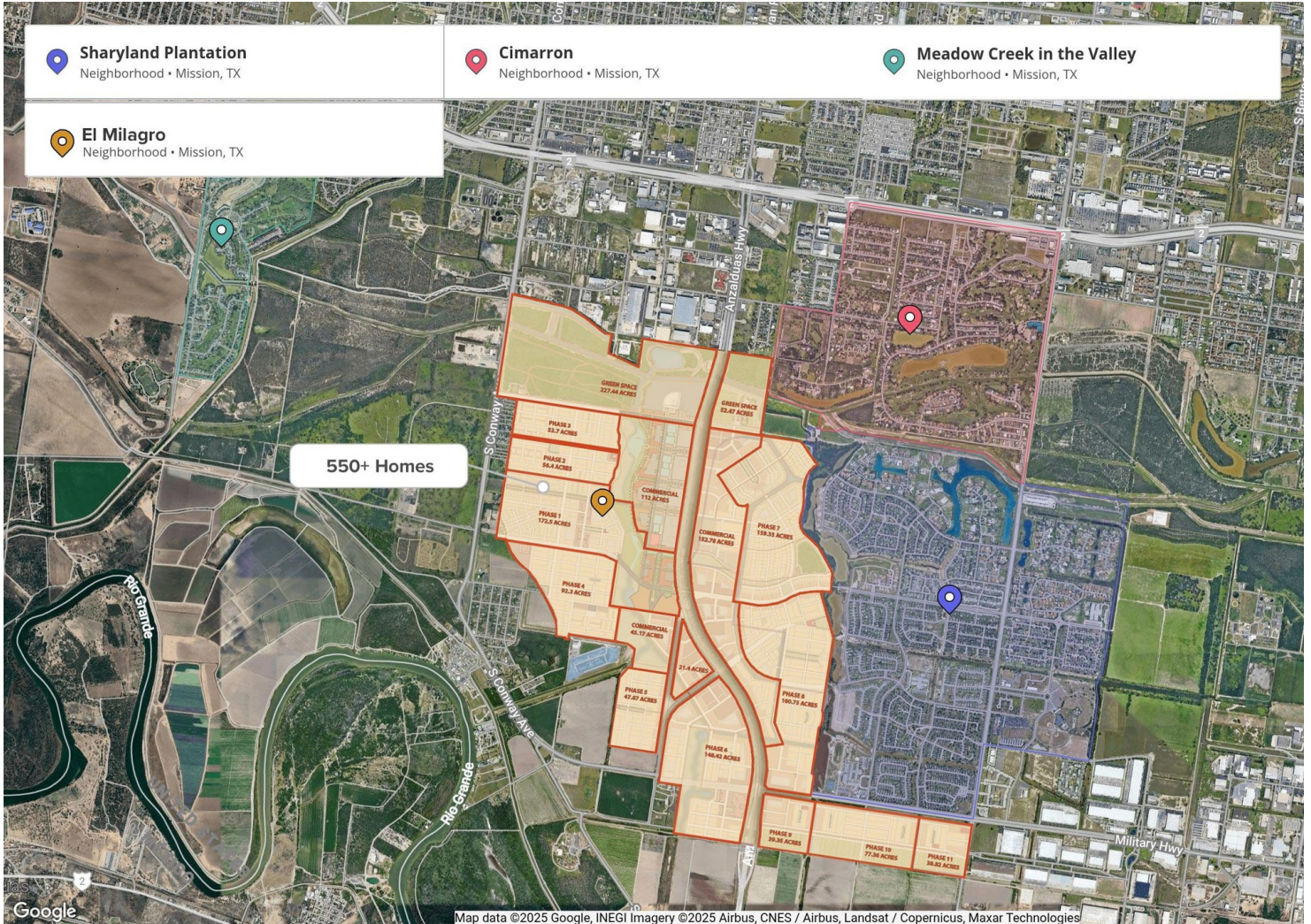
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SURROUNDING AFFLUENT COMMUNITIES



Placer.ai Communities Overview Feb 1 2025-Jan 31 2026

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DEMOGRAPHIC OVERVIEW

Demographic Overview

Summary

Markets	Median Household Income	Most Common Ethnicity	Median Age	Bachelor's Degree or Higher	Persons per Household
Sharyland Plantation Residents	\$78.6K	Hispanic (Ethnic) (85.9%)	32.8	56.1%	3.41
Cimarron Residents	\$77.7K	Hispanic (Ethnic) (87.6%)	36.4	60.1%	3.17
Meadow Creek in the ... Residents	\$72.2K	Hispanic (Ethnic) (78.6%)	36.3	19.2%	2.98

Placer.ai Demographic Overview Feb 1 2025-Jan 31 2026

ANZALDUAS HIGHWAY MARKET OVERVIEW

- Strong Residential Base in Premier Communities: Surrounded by Sharyland Plantation, Cimarron, and Meadow Creek in the Valley, El Milagro benefits from a thriving **suburban population** with high household incomes and a family-oriented lifestyle, creating a reliable, loyal shopper base for retailers.
- High-Performing Market with Strong Spending Power: With **12.3M+ annual visits**, an median **household income of \$72.2-100K** and **\$1.92B in total annual retail spend**, this trade area offers retailers access to a concentrated, high-value consumer market that actively supports retail, dining, and entertainment.
- Family-Centric Demographics Driving Growth: With **68% of households married with children** and dominant lifestyle segments of Suburban Bliss and Family Thrives, the area delivers consistent demand for **family-friendly** brands, dining options, and everyday essentials, making it an ideal growth market for national and regional retailers.

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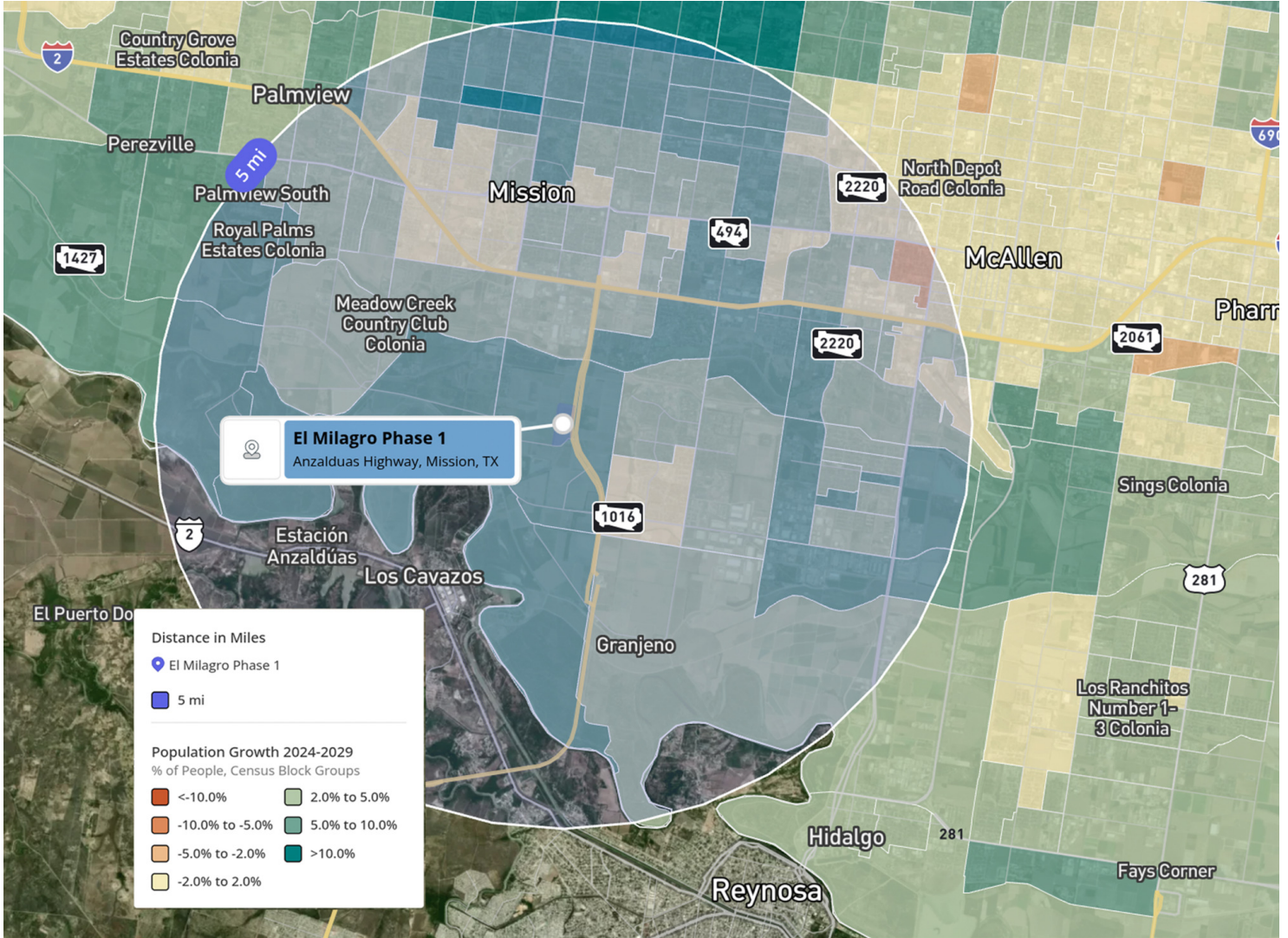
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LAND FOR SALE



GROWTH EXPECTANCY

- Sustained Population Growth: With most surrounding Census Block Groups projected to **grow by 10%+ from 2024–2029**, the trade area is poised for steady expansion—ensuring a continuously enlarging customer base for retailers.
- Long-Term Market Stability: This strong growth trajectory signals confidence in the **region's economic health**, offering retailers and investors assurance of long-term demand, higher sales potential, and increased property value.

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LAND FOR SALE



PLANNED DEVELOPMENT

- Pipeline of Growth: Multiple planned **residential, retail, and mixed-use projects** within the trade area are set to further boost population density and consumer activity, creating long-term opportunities for retailers
- Concentration of New Investment: With **9 active and upcoming developments within a 2-mile radius**, the area is quickly evolving into a high-demand hub that will drive additional foot traffic and strengthen the retail ecosystem.

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