A LEVCOR PROPERTY

260,500 SF INTERNATIONAL RETAIL DESTINATION

PLAZA DEL SOL

DEL RIO, TEXAS

LEVCOR

DOMINANT BINATIONAL RETAIL DESTINATION

Plaza Del Sol Mall is an established and dominant retail destination located approximately three miles from the United States - Mexican border. The city of Del Rio is connected with Ciudad Acuña, one of the fasted growing communities in Mexico, via the Lake Amistad Dam International Crossing and Del Río – Ciudad Acuña International Bridge.. The enclosed mall encompasses 30 acres and includes notable national regional and local tenants serving an estimated trade area population of 235,500, with 45,000 households. Plaza Del Sol offers a full range of retail, restaurant, and entertainment venues that will turn a shopping trip into a unique, multi-cultural experience.

TRADE AREA

235,500	45,000	$85,636
TRADE AREA POPULATION	HOUSEHOLDS	AVG HOUSEHOLD INCOME

FOR MORE INFORMATION:
SASHA LEVINE
713.239.2005 | SLEVINE@LEVCOR.COM

LOCATION

Plaza del Sol is conveniently located on U.S. 90 & 277 - a mile from the Rio Grande and the Mexican town of Ciudad Acuña, just 150 miles west of San Antonio, 180 miles northwest of Laredo and 140 miles south of San Angelo. A short 15-minute drive takes you to the pristine Amistad National Recreation Area which hosts approx. 1.3 million visitors and hosts over 200 fishing tournaments annually. A true Texas treasure, Del Rio offers picturesque water views, both lake and spring, the oldest operating winery in Texas, and up-and-coming historic downtown district and lively culture within.

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Del Rio is also home to Laughlin Air Force Base, a pilot-training facility under Air Education and Training Command and Border Patrol Sector Headquarters, home to around 6,000 military and civilian personnel, with an annual payroll of $151-M and has $243-M in economic impact to the community per year.

Industrial-Maquila sector – 48+ plants that employ over 40,000 in Ciudad Acuña, our sister city across the border. Approximately 500 employees live in Del Rio. Major plants include, General Electric, Bendix, Arconic, Higuchi, Sigmatron, and Gentherm to name a few. They impact Del Rio's economy with over $40 million

The local economy is driven by Federal Payroll and the Industrial Complex: Homeland Security, Border Patrol, Immigration, & Customs have a predominant presence with annual payroll at approximately $127 M and an economic impact of $197 M. In addition, the local School District has payroll of $66 M.

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VIBRANT MEXICO MARKET

Coahuila is the third largest state in Mexico, sharing a 318-mile border with the U.S. With a population of 2,954,915, Coahuila is divided into 38 municipalities, which are further grouped into five different regions. The Northern region, home to the municipality, is characterized by strong industry with major presence of maquiladora, coal, thermal power plants, and a recent investment in the development of wind energy. The Acuña municipality is home to the New Acuña International Airport, located on the Santa Eulalia road, which has infrastructure for cargo and commercial flights, customs house offers, and migration.

NORTHERN REGION

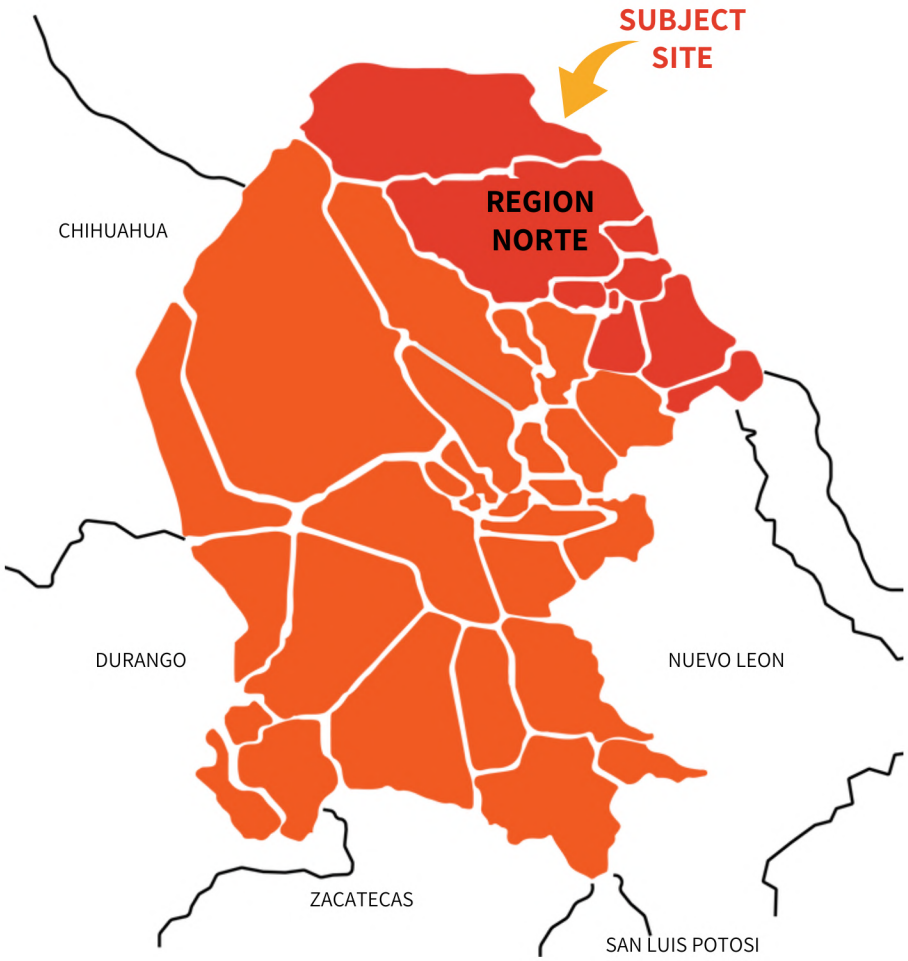
1,562,240
TOTAL POPULATION

318
MILES OF BORDER SHARED WITH U.S.

62%
OF RETAIL SALES

236,874
PEDESTRIAN CROSSINGS

3,111,248
PERSONAL VEHICLE PASSENGERS



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DEMOGRAPHICS

	Population	Daytime Population	Avg. HH Income	Household Expenditure
1 miles	4,817	7,761	$77,104	$96 M
3 miles	33,719	31,856	$87,322	$680.5 M
5 miles	42,161	41,600	$85,057	$810.4 M

TRAFFIC COUNTS

30,954	21,034	15,962
VETERANS BLVD	US-90	BEDELL AVE

TRAFFIC GENERATORS

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