SHOPS AT 493

DONNA, TEXAS

TERRACOR
REAL ESTATE SERVICES

SCARBOROUGH
REAL ESTATE

SITE PLAN

SCARBOROUGH REAL ESTATE

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LOCATION

SCARBOROUGH REAL ESTATE

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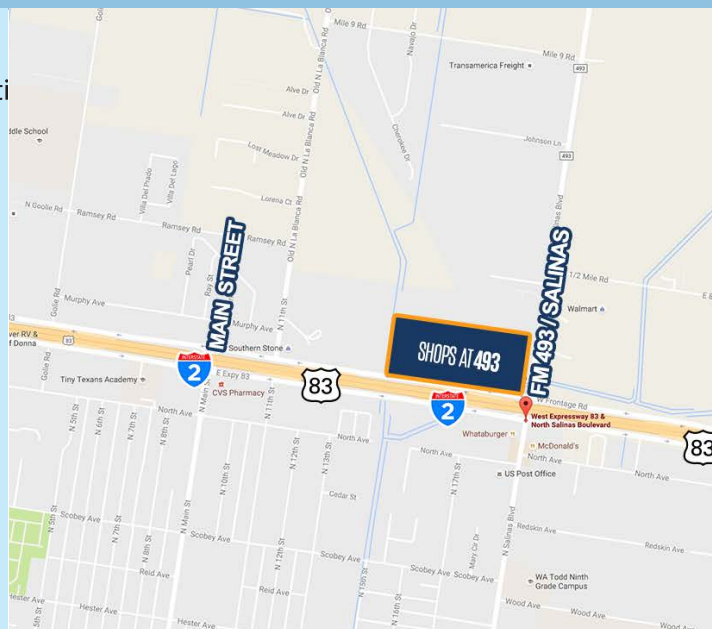

THE PROJECT

New Regional Power Center

100,000+ SF of Retail
8 Pads

Expressway 83 at FM 493

With 113,416 VPD
Easy on and off access to Expressway 83 and FM 493

Adjacent to High Traffic Anchors

New 186,000 SF
Super Walmart

AREA RETAILERS

MARKET DATA

Population

48,619	3 MILE
113,912	5 MILE
182,230	7 MILE

For Household Income

$42,669	3 MILE
$44,803	5 MILE
$44,755	7 MILE

Projected Growth

2015-2020

7.8%	3 MILE
6.4%	5 MILE
6.4%	7 MILE

Total Number Of Employees

9,860	3 MILE
30,384	5 MILE
44,876	7 MILE

Median Age

28.2	1 MILE
28.4	3 MILE
29.9	5 MILE

Traffic Counts

113,416 VPD
Expressway 83 (IH-2)
16,559 VPD
Salinas Blvd.

Noted the "Heart of the Rio Grande Valley" and located about 10 miles N of Mexico Border with main intersections of Expressway 83 and FM 493.

Average daily crossing of 1300 cars from Mexico with an average of 3 persons per vehicle.

Influx of "Winter Texans" during peak months November - March.

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DEVELOPMENT, ACQUISITION AND ASSET MANAGEMENT

Mission

Deliver exceptional long-term risk adjusted returns to our partners while at the same time making a positive contribution to the communities in which we invest.

Quality

We put forth maximum effort to deliver the highest quality projects possible while controlling expenses, but never cutting corners.

Markets

Our strategy is to invest in secondary and tertiary Texas markets with solid underlying economic fundamentals coupled with pro-growth political leadership.

Community

We strive to deliver projects that complement a community and minimize the demand on services.

FOR MORE INFORMATION

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