



**Key Retailers**

- A'GACI**
- Bath & Body Works**
- Journeys**
- New York & Company**
- ROSS**
- rue21**

**Contact Information**

**Brenda Ford, SCLS**  
**Vice President, Leasing Specialist**  
 Jones Lang LaSalle  
 1120 N Canterbury Court  
 Dallas, Texas 75208  
 tel 214 943 1196 • fax 214 946 1068  
 brenda.ford@am.jll.com

**Argelia Villarreal**  
**Vice President, General Manager**  
 Mall de las Aguilas  
 455 South Bibb Street  
 Eagle Pass, Texas 78852  
 tel 830 773 9033 • fax 830 773 9026  
 argelia.villarreal@am.jll.com

**Vicki Leiknes**  
**VP, National Accounts Manager**  
 Jones Lang LaSalle  
 1125 Sanctuary Parkway, Suite 170  
 Alpharetta, Georgia 30009  
 tel 678 226 5285 • fax 678 226 5235  
 vicki.leiknes@am.jll.com

**Mall at a Glance**

- Mall de las Aguilas is the retail hub in the community to shop and dine, "Where it all Happens." In 2009 over 60 events were hosted increasing mall traffic and enhancing the shopping experience
- New stores include Journeys, rue21, Hibbett Sports and in the Food Court concept featuring Villa Fresh Italian Kitchen, La Cantera Bar and Grill and China Pantry
- Recent common area renovations and exterior amenities include a state-of-the-art Cinemark movie theater, pylon signage, new restrooms, new entrances, new common area furniture, a sponsored children's play area and soft seating area
- Recent expansions include JCPenney to 80,373 s.f., the SHOE DEPT. to 10,430 s.f., A'GACI to 5,980 s.f. and Beall's to 62,462 s.f.

**Market at a Glance**

- Dominates a 60-mile radius encompassing over one million residents in the US & Mexico
- Mall de las Aguilas, situated on the Texas-Mexico border of Eagle Pass and Piedras Negras, is recognized as a booming town at the forefront of international trade
- Two international bridges facilitate more than \$4.5 million border crossings annually, making Eagle Pass the fastest and safest US-Mexico Border Crossing
- A constant flow of tourists from as far away as Monterrey, the second largest and the richest city per capita in Mexico, visit Eagle Pass and shop specifically at Mall de las Aguilas, spending 2.3 times more than the U.S. mall average
- Modelo (Corona) Brewing Company, the largest brewery operation in the world, is opening in April of 2010 and securing over 6,000 jobs, just 25 miles from Mall de las Aguilas and across the international bridge
- In 2006 the Eagle Pass International Center for Trade opened a \$5.5 million facility, and the Universal Health Services opened a \$35 million regional medical facility. In 2007 the US Border Protection built a station on the 40-acre site, providing a wide arrange of agent trainings
- Kohl's opened its doors in 2007 and Lowes opened in 2008
- The Eagle Pass Independent School District is investing \$22 million to build a gymnasium and a stadium football field, scheduled to be completed in August, 2010. Motel 6, with a \$3.5 million construction, will be opening in April, 2010. Texas Department of Transportation is investing \$50 million to build an overpass, with three phases scheduled to be completed in mid-year of 2011





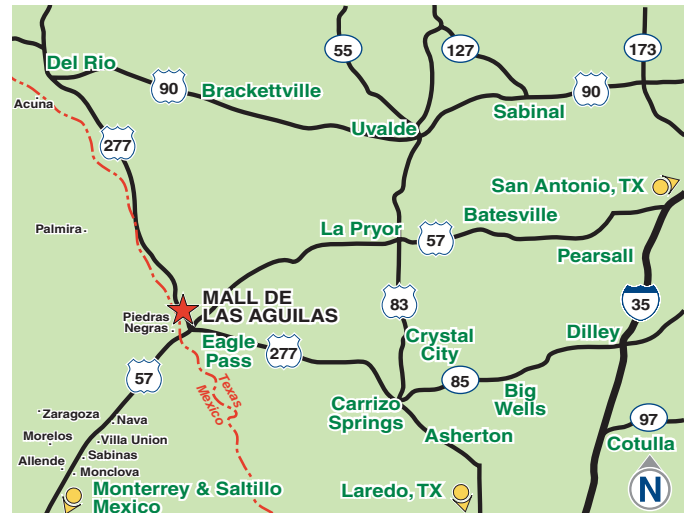
## Site Plan

# Mall de las Aguilas

## Statistics & Demographics

Property Data		
Opening Date	1982	
Renovation Date	2006	
Site	36.375 acres	
Parking	1,876 spaces	
Total Stores	52	
Levels	1	
Leasable Area		
Total Mall GLA	446,667 s.f.	
Mall Shops	129,528 s.f.	
Outparcels	9,069 s.f.	
Anchors (Total)	308,070 s.f.	
Bealls & Bealls Expansion	62,462 s.f.	
Cinemark	23,173 s.f.	
Available	45,500 s.f.	
Fallas & Paredes	44,786 s.f.	
JCPenney	80,373 s.f.	
ROSS	30,428 s.f.	
Available	21,348 s.f.	
Trade Area		
	Eagle Pass	Mexico
Population	149,308	475,729
Total Households	44,345	89,228
Avg. Household Income	\$48,957	N/A
Median Age	31 yrs.	N/A
US Source: DemographicsNow - 2009 - Mexican Source: INEGI 2009		

## Location Map



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