



Community Development Corporation Meeting Agenda

Monday, June 02, 2025 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from May 5, 2025.
2. Consideration and ACTION to acknowledge the May 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report
3. Consideration and ACTION to approve a sign grant for Robyn's Cheesecake Cafe located at 32412 State Hwy 100 Suite E.
4. Consideration and ACTION to approve a storefront grant for Los Fresnos Ambulance located at 100 Rodeo Drive.

E. REPORT BY GENERAL MANAGER

1. City Manager Report A. Veteran's Memorial B. Economic Development Coordinator 1. Data Driven Economic Development Reporting 2. Relationship Building 3. Regional Economic Engagement

F. ADJOURNMENT

This is to certify that I, Jacqueline Moya, posted this agenda on the front bulletin board of the City Hall and on the city website at www.cityoflosfresnos.com on May 30, 2025 on or before 5:30 p.m. and it shall remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Jacqueline Moya, City Secretary

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from May 5, 2025.

Recommendation:

I recommend approval.



Community Development Corporation Meeting Minutes

Monday, May 05, 2025 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

President Enrique Juarez called the meeting to order at 6:00 p.m.

PRESENT

President Enrique Juarez
Place 2 Pedro Maldonado
Place 3 Leo Casanova
Place 4 Marco Huerta (Remote at 6:05 p.m.)
Place 5 Gordon Cappon
Vice President Daniel Alvarez

ABSENT

Place 6 Claudia Villarreal

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Milum gave the invocation and led the audience in the Pledge of Allegiance.

C. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from April 07, 2025.

Motion was made and seconded to approve the minutes from April 07, 2025.

Motion made by Place 5 Cappon, Seconded by Place 2 Maldonado.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 5 Cappon, Vice President Alvarez

2. Consideration and ACTION to acknowledge the April 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

Mr. Milum reported the check register listed normal checks with the exception of those paid to former CDC Consultant Desi Martinez as per agreement for 12 weeks of pay. There was a total of 17 checks total payment of \$20,907.27. He continued with the budget summary report stating 58.3% of the year completed, 55.46% in sales tax revenue, and a total of 35.06% in expenditures. He concluded with the sales tax report down 7.68% in April compared to last year.

Motion was made and seconded the acknowledged the April 2025 Financial Report.

Motion made by Place 2 Maldonado, Seconded by Vice President Alvarez.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 5 Cappon, Vice President Alvarez

E. REPORT BY GENERAL MANAGER

1. City Manager Report A. Veteran's Memorial B. Economic Development Coordinator

Board member Marco Huerta connected via Zoom at 6:05 p.m.

Mr. Milum reported the grass has been planted, most of the items have been completed and has seen progress. He introduced the EDC Coordinator, Jeffrey Rosas.

The board thanked Mr. Milum and welcomed Mr. Rosas.

F. CLOSED SESSION

1. Closed Session - Pursuant to Sections 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act regarding the following:

Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

President Juarez recessed the meeting at 6:13 p.m.

G. OPEN SESSION

1. Open Session- Pursuant to Sections 551.087, Title 5 of the Texas Government code, the Texas Open Meetings Act deliberation and possible action regarding the following:

Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

President Juarez opened the meeting at 6:51 p.m.

Motion was made and seconded to approve the estimated cost projection for infrastructure improvements for a prospective business.

Motion made by Vice President Alvarez, Seconded by Place 5 Cappon.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Vice President Alvarez

H. ADJOURNMENT

Meeting was adjourned at 6:53 p.m.

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title: Consideration and ACTION to acknowledge the May 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

Recommendation:

Due to the month ending on Saturday, the financial report will be given at the meeting on Monday.

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Robyn's Cheesecake Cafe located at 32412 State Hwy 100 Suite E.

Recommendation:

I recommend approval.



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Robyn's Cheesecake Cafe
2. Applicant: (check one) ☐ Property Owner ☒ Tenant
3. Property Address: 32412 State Highway 100, Los Fresnos Tx, 78566
4. Mailing Address: 32412 State Highway 100, Los Fresnos Tx, 78566
5. Phone: (956) 254-2048 (w) (956) 564-0297 (c) E-mail Address: joshuacantu85@yahoo.com

Type of Project: (circle one) Sign Storefront Landscaping Interior

Description of proposed improvements(s): New Business Sign

Name of contractors: (attach bid copies, including color design)

Amount of bids: **(DO NOT INCLUDE TAX)**

1. South Texas Lighting Service
2. The Grafik Spot

\$ 1,791.54 1,650.00
\$ 1,899.79 1,755.00
\$ _____

3. _____

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

[Signature]
Signature
Joshua Cantu
Print Name

5/27/25
Date

[Signature]
Property Owner Signature
BLANCA DE LA FUENTE
Print Name

5/27/25
Date

FOR STAFF USE

Staff Recommendation: lowest quote of \$1650⁰⁰ with COC Portion being \$825⁰⁰

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

Grant Amount to be paid to: _____ Business _____ Vendor Meeting Date: _____

South Texas Lighting Services & Signs

ESTIMATE

Invoice # 022425
Date: Feburary 24, 2025
Robyn Cheesecake Cafe



ITEM DESCRIPTION	QTY	PRICE	TOTAL
48" x 48" Illuminated LED sign - Custom Contour Shape. Robyn Cheesecake Cafe	1	\$1650.00	\$1650.00



SUB TOTAL	\$1650.00
Tax (8.25%)	\$136.13
GRAND TOTAL	\$1786.13

Quote Valid for 30 days only.
Once Price and art work are agreeded on customer will be subjected to provide half down before job is started. And other half once competed. 15% Promo valid through month of April.

THANK
YOU

ESTIMATE

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520

blindingdept@thegrafksport.net
+1 (956) 621-0381
www.thegrafksport.net



Bid to
Joshua Centu
Robyn's Cheesecake Cafe

Estimate details

Estimate no.: 14985

Estimate date: 02/28/2025

#	Product or service	Description	Qty	Rate	Amount
1.	signs	LED Front-Illuminated Channel Box Signs Approx. 4' x 8'	1	\$1,755.00	\$1,755.00
				Subtotal	\$1,755.00
				Sales tax	\$144.79
Note to customer					
Artwork must be approved by the client, before a job can be entered into production.			Total		\$1,899.79

Note to customer

Artwork must be approved by the client, before a job can be entered into production.

Please be sure to double-check design, spelling, grammar and layout before approving artwork. If a proof containing errors and is approved by the client, the client is responsible for payment of all original costs of printing, no refunds or claims accepted. The image sent for approval is only a representation of design and color scheme, colors may vary upon print.

Accepted date

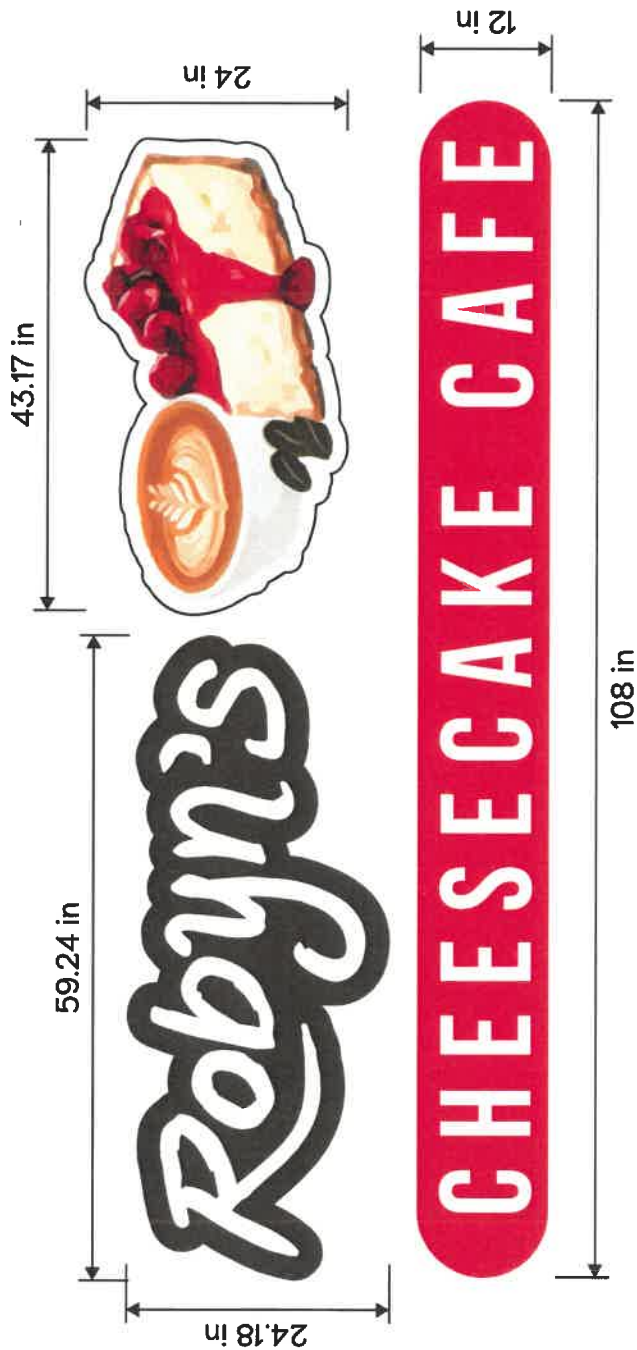
Accepted by

render 01



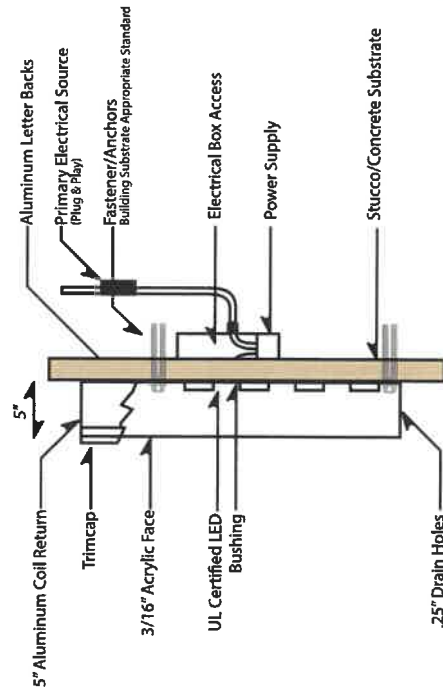
Notice: Under Article 27 of the Joint Ethics Committee Code for Fair Practice: All art designed by The Grafik Spot, LLC is owned and copyrighted to The Grafik Spot LLC and cannot be reproduced in whole or in part without our expressed written consent or compensation thereof.

Contractor - Jose Altamirano
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
BLR - License #48725 | **TSCL -** License #18964



LED Front-Illuminated Channel Letter Sign

- 5" Aluminum .063 Returns Black
- 1" Trim-cap Black
- White 4000 UL Certified/PreEngineered LED
- 3/16" White Acrylic Face
- 3M 3630 Translucent Vinyl
- Flush Mounted



Notice: Under Article 27 of the Joint Ethics Committee Code for Fair Practice: All art designed by The Grafik Spot, LLC is owned and copyrighted to The Grafik Spot LLC and cannot be reproduced in whole or in part without our expressed written consent or compensation thereof.

specs

the **grafik** Spot
LED SIGNS

Contractor - Jose Altamirano
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
PLR - License #48725 | **TSCL** - License #18964

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a storefront grant for Los Fresnos Ambulance located at 100 Rodeo Drive.

Recommendation:

I recommend approval.



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Los Fresnos Ambulance Service Inc
2. Applicant: (check one) ☐ Property Owner ☒ Tenant
3. Property Address: 100 RODEO DRIVE "A"
4. Mailing Address: PO BOX 776 Los Fresnos TX 78566
5. Phone: 956 233 5007 (w) 956 371 2870 (c) E-mail Address: LFEMS@YAHOO.COM

Type of Project: (circle one) Sign Storefront Landscaping Interior

Description of proposed improvements(s): REPAINT FRONT OF BUILDING.

Name of contractors: (attach bid copies, including color design)

Amount of bids: (DO NOT INCLUDE TAX)

- | | |
|-----------------------------|------------------|
| 1. <u>RY3 CONSTRUCTION</u> | \$ <u>21,000</u> |
| 2. <u>B+H SERVICES</u> | \$ <u>22,800</u> |
| 3. <u>Santiago Painting</u> | \$ <u>31,000</u> |

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

Signature

Print Name

Date

Property Owner Signature

Print Name

Date

Staff Recommendation: FOR STAFF USE

Committee Recommendation:

Grant Approved:

Name of Vendor Approved:

Grant Amount to be paid to: ☐ Business ☐ Vendor

Meeting Date:



RY3 Construction

5402 S Expressway 83 Harlingen, TX, 78552-8606
(956) 455-3082
ry3leasing@gmail.com

Estimate

Estimate No: 1410
Date: 05/12/2025

For: Los Fresnos Fire Department
100 rodeo dr, los Fresnos, tx, 78566
(956) 233-5007

Description	Quantity	Rate	Amount
Clean existing stucco walls Pressure wash App 8000 sq ft of stucco wall	1	\$600.00	\$600.00
Paint stucco wall Paint App 8000 sq ft of stucco wall using elastomeric paint. Colors to be picked from sampling provided unless otherwise noted.	1	\$16,400.00	\$16,400.00
Repair damaged portions of stucco All damaged portions of stucco to be repaired and painted using elastomeric paint.	1	\$1,500.00	\$1,500.00
Rental of boom lift	1	\$2,500.00	\$2,500.00
	Subtotal		\$21,000.00
	Total		\$21,000.00
	Total		\$21,000.00



B&H Services /QUOTE

Section D, Item # 4.

Frank Hernandez

5660 Cedar Trail Dr.
Brownsville, TX.

Phone: 956 551 1656

E-mail

Fhpaco70@gmail.com

City of Los Fresnos
Fire Department

Provide labor material to repaint fire department exterior walls.

Provide lift equipment.

Pressure wash exterior walls to be painted.

Caulk and prime walls.

Paint walls with Sherwin Williams Brand elastomeric paint "2 coats of paint"

GAND TOTAL: \$22,800.00

QUOTATION

May 29, 2025

Los Fresnos Fire Department
100 Rodeo Drive
Los Fresnos Texas 78566
956-233-5007

DESCRIPTION	AMOUNT
Pressure wash entire building exterior (8,000 sqft)	
Apply two coats of high-quality exterior paint	
Provide all labor, equipment, and materials	
Includes all masking, prep work, and cleanup	
Final color selection to be confirmed before start	
Santos Olmedo TOTAL	\$31,000.00

Make all checks payable to Santiago Olmedo Castillo

If you have any questions concerning this invoice, Santiago Olmedo Castillo, 956-908-8013

THANK YOU FOR YOUR BUSINESS!

ACTION ITEM REPORT

Item Title: City Manager Report A. Veteran's Memorial B. Economic Development Coordinator 1. Data Driven Economic Development Reporting 2. Relationship Building 3. Regional Economic Engagement

Recommendation:

- A. Veteran's Memorial: Most items are complete. We still have not had the walkthrough for the project due to items not to satisfaction of the engineer.

Once everything is complete we will work on a date for a "Grand Opening" event.

- B. Economic Development Coordinator (see attachment)
1. Data Driven Economic Development Reporting
 - Retail Leakage Report
 - Traffic Pin Report
 - Housing Growth Study
 2. Relationship Building
 - Local Business Owner's Needs & Expectations
 - Challenges Affecting Business Growth
 3. Regional Economic Engagement
 - Greater Brownsville Tech District Ground Breaking
 - Space Symposium

Los Fresnos Community Development Corporation Month of May 2025 Prepared by: Jeffrey Rosas – Economic Development Coordinator

1. Data Driven Economic Development Reporting (Placer.ai)

- Retail Leakage Report
 - Shows residential leakage to specific businesses outside Los Fresnos.
- Traffic Pin Report (Trade Area Impressions)
 - Shows traffic as impressions for a specific location along with the trade area demographics.
- Housing Growth Study
 - Shows housing developments currently planned, under construction, and completed.

2. Relationship Building

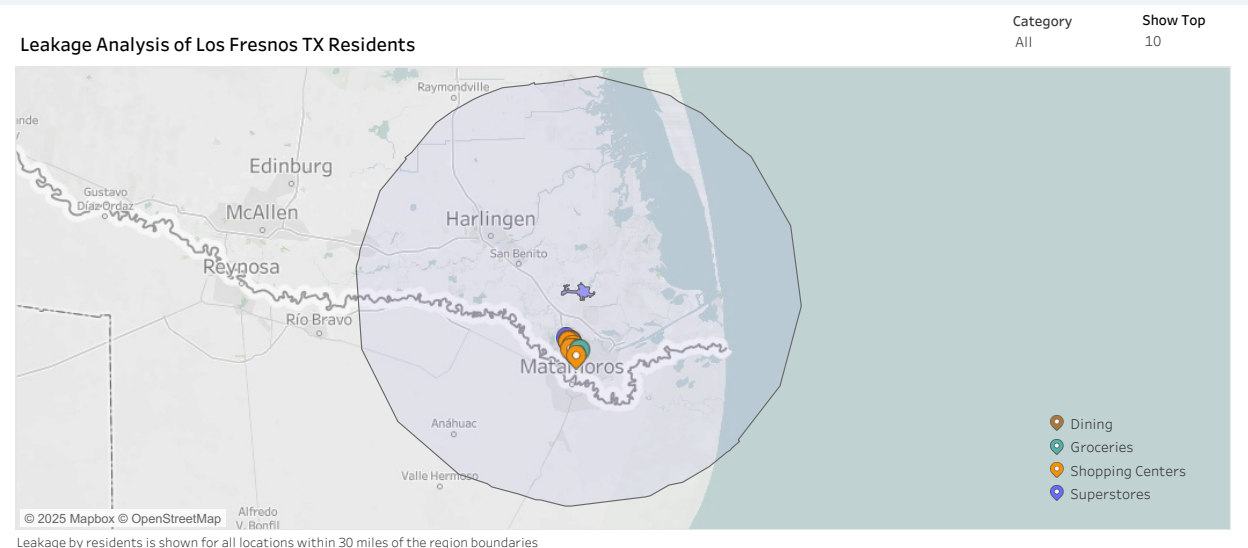
- Met with local business owners to understand their needs and expectations
 - Business owners would like to have a better experience applying to business incentive grants.
- Identified specific challenges affecting business growth
 - Learned about the limitations affecting expansion and property availability.

3. Regional Economic Engagement

- Attended the Greater Brownsville Tech District Ground Breaking
 - Met with COSTEP, GBIC, BCIC, and others to establish a relationship.
- Attended the first ever Space Symposium in Brownsville
 - Reconnected with economic development organizations and businesses to further discuss the future of our region.

Leakage Analysis - Residents: Los Fresnos TX

01 Jan 2025 - 01 Apr 2025



Leakage by Category from Los Fresnos TX

Category Type
Primary

Retail Leakage Outside My Boundaries

Category	# of Stores	Residents	Resident Visits
Community Shopping Centers	54	6.10K	148.93K
Fast Food & QSR	254	5.88K	106.30K
Gas Stations & Convenience Stores	189	5.50K	68.76K
Restaurants	188	5.54K	54.35K
Groceries	68	5.14K	41.39K
Superstores	13	5.12K	41.18K
Breakfast, Coffee, Bakeries & Dessert Shops	74	4.10K	33.28K
Discount & Dollar Stores	03	4.08K	34.37K

Leakage by Entity from Los Fresnos TX

Category
All

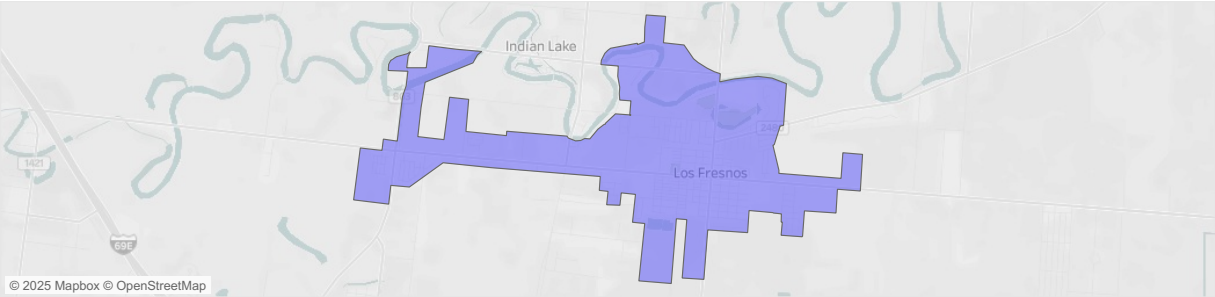
Entity	Category	Residents	Visits	Avg. Spend (\$)	Avg. Home Distance (mi)	Avg. Work Distance (mi)
Sunrise Mall 2370 Frontage Rd, Brownsville, TX ...	Community Shopping Centers	5.14K	29.43K	--	8.43	10.36
Las Tiendas Plaza 475 E Morrison Rd, Brownsville, TX...	Community Shopping Centers	4.57K	28.44K	--	7.50	9.34
Morrison Crossing 4345 N Us Expressway 77/83, Brow...	Community Shopping Centers	4.99K	26.01K	--	7.54	9.38
H-E-B 2155 Paredes Line Rd, Brownsville	Groceries	3.31K	13.84K	--	8.58	9.62
Sunrise Commons 2440 Pablo Kisel Blvd, Brownsville, ...	Community Shopping Centers	4.83K	11.43K	--	8.06	9.78

Los Fresnos TX - Unmet Demand Analysis

Based on Market Outlook By STI

01 Jan 2025 - 01 Apr 2025

Unmet Demand Analysis Analyzed Area



STI market outlook data is based on aggregation of census block level data. Please note that the analyzed area might not fully overlap with the requested area.

Unmet Demand Analysis by Category in Analyzed Area

Category	Demand (\$)	Supply (\$)	Unmet Need (\$)
Automobile Dealers	30.91M	Limited Data	Limited Data
Grocery Stores	16.69M	39.3M	-22.6M
Other General Merchandise Stores	14.31M	15.8M	-1.5M
Gasoline Stations	12.02M	10.8M	1.19M
Building Material & Supplies Dealers	9.62M	Limited Data	Limited Data
Limited-Service Eating Places	8.67M	4.52M	4.13M
Health & Personal Care Stores	7.98M	7.64M	0.33M
Full-Service Restaurants	7.91M	2.90M	5.00M
Electronic Shopping & Mail-Order Houses	7.38M	Limited Data	Limited Data
Clothing Stores	4.29M	2.57M	1.70M
Automotive Parts, Accessories, & Tire Stores	2.69M	1.57M	1.11M
Department Stores	2.54M	5.65M	-3.1M
Other Motor Vehicle Dealers	2.13M	Limited Data	Limited Data
Sporting Goods, Hobby, & Musical Instrument ..	1.83M	Limited Data	Limited Data
Other Miscellaneous Store Retailers	1.83M	0.88M	0.93M
Electronics & Appliance Stores	1.71M	Limited Data	Limited Data
Special Food Services	1.44M	0.70M	0.73M
Home Furnishings Stores	1.31M	Limited Data	Limited Data
Beer, Wine, & Liquor Stores	1.27M	1.10M	0.16M
Furniture Stores	1.15M	Limited Data	Limited Data
Lawn & Garden Equipment & Supplies Stores	1.07M	4.50M	-3.4M
Shoe Stores	0.88M	Limited Data	Limited Data
Jewelry, Luggage, & Leather Goods Stores	0.72M	Limited Data	Limited Data
Bars/Drinking Places (Alcoholic Beverages)	0.71M	Limited Data	Limited Data
Book, Periodical, & Music Stores	0.70M	Limited Data	Limited Data
Office Supplies, Stationery, & Gift Stores	0.55M	0.87M	-0.3M
Used Merchandise Stores	0.53M	Limited Data	Limited Data
Direct Selling Establishments	0.50M	0.45M	0.04M
Specialty Food Stores	0.44M	Limited Data	Limited Data
Florists And Miscellaneous Store Retailers	0.19M	0.35M	-0.1M



Property Overview

May 1, 2024 - Apr 30, 2025

Property:

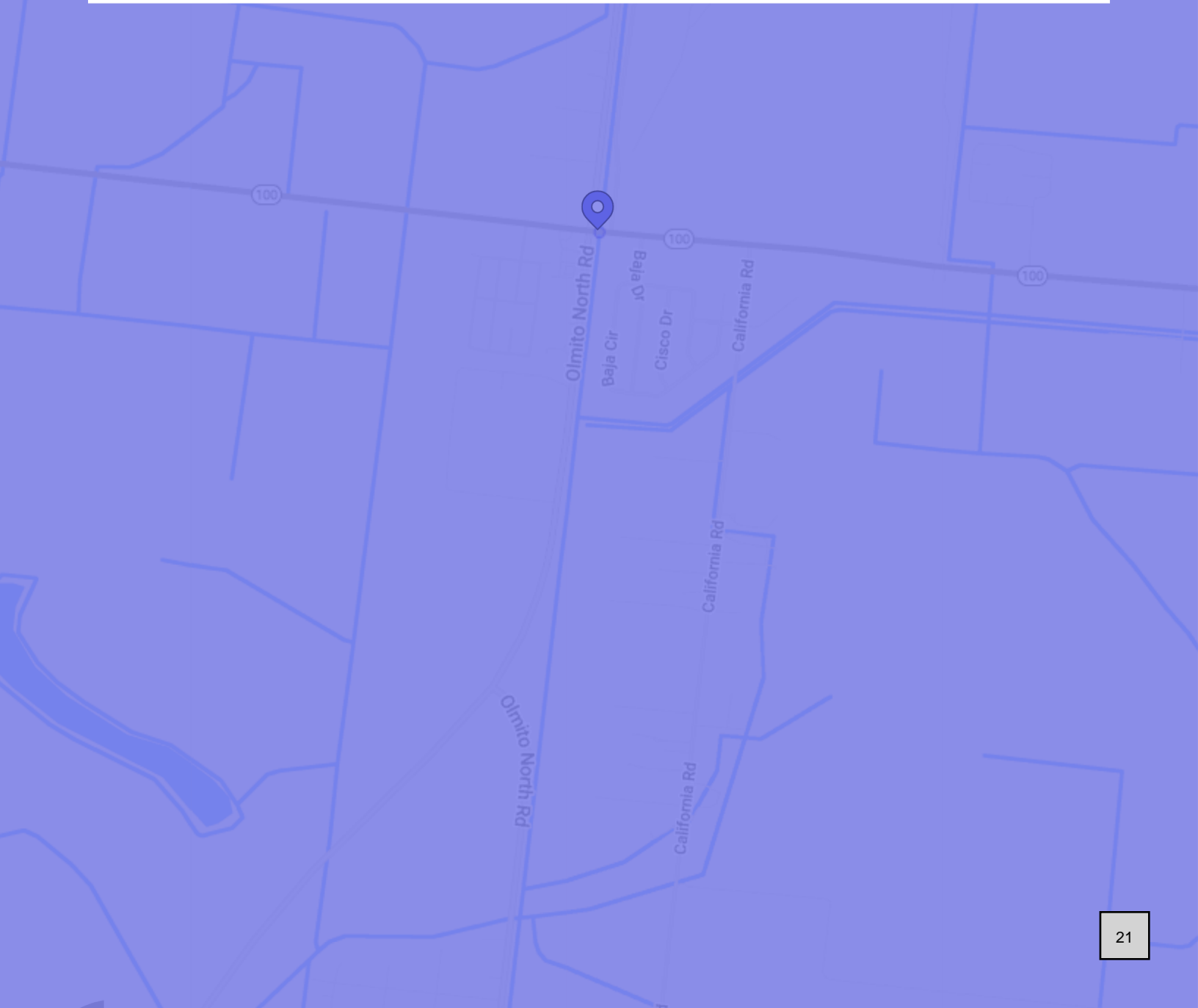
3T

31040 Texas State Highway 100, Los Fresnos

31099 Texas State Highway 100, Brownsville, TX 78586



Scan to view on placer.ai platform



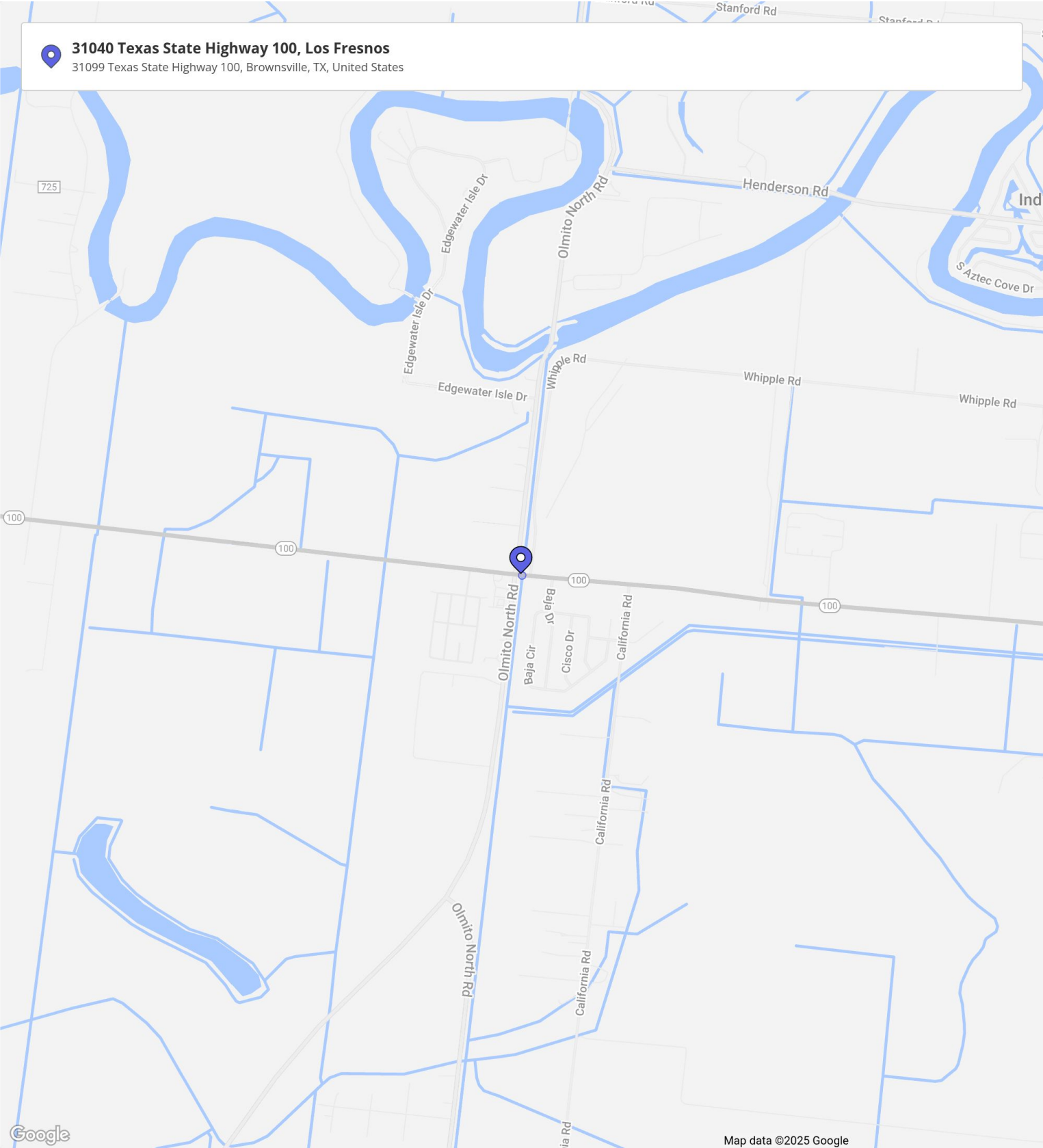


Property Overview

May 1, 2024 - Apr 30, 2025



Section E, Item # 1.





Property Overview

May 1, 2024 - Apr 30, 2025



Section E, Item # 1.

Metrics

● **31040 Texas State Highway 100,...**
31099 Texas State Highway 100, Brownsvill...

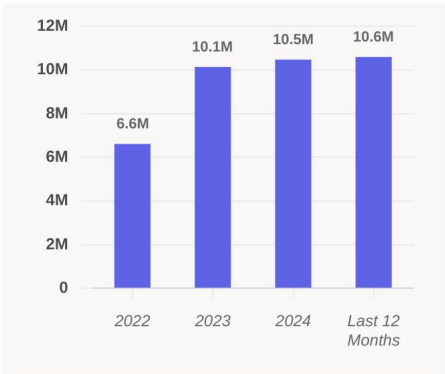
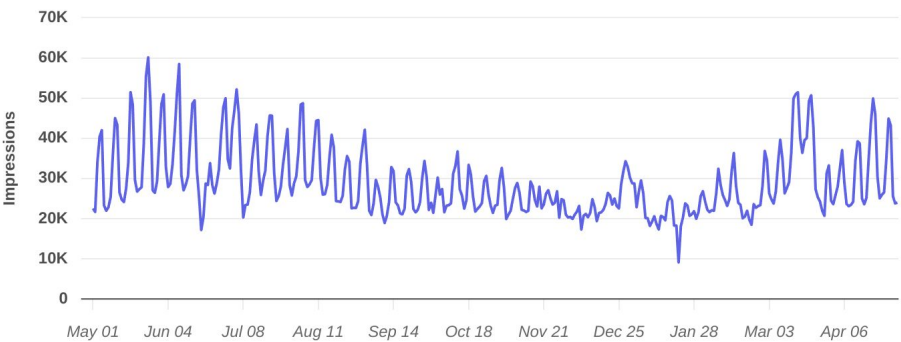
Impressions	10.6M	Panel Impressions	410K
Viewers	1.5M	Impressions Yo3Y	N/A
Impression Frequency	7.15		

May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Impressions Trend

● **31040 Texas State Highway 10...**
Texas State Highway 100, Brownsville, TX



Daily | Impressions | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Audience Overview

Summary

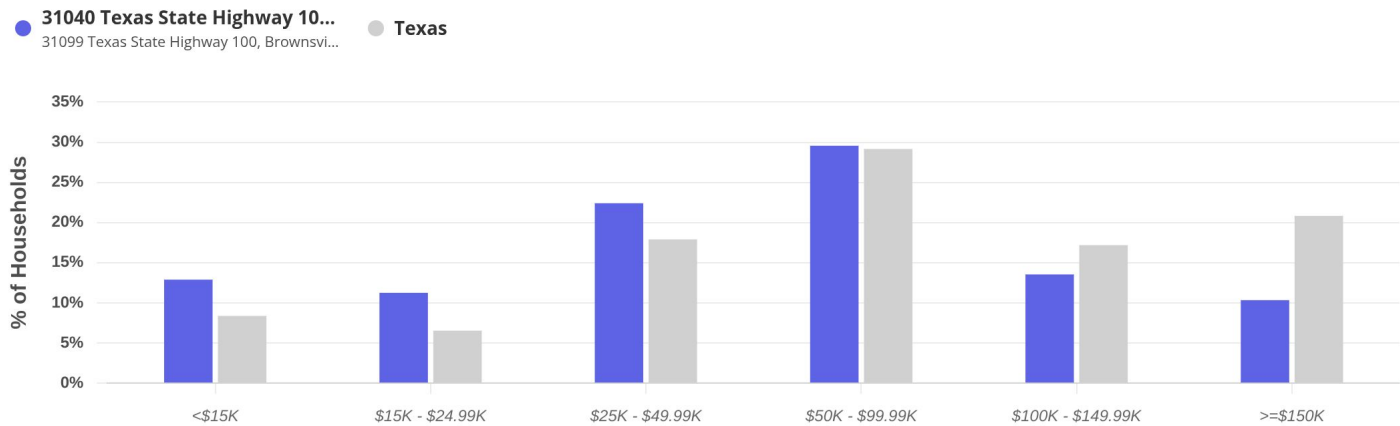
Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
<div><div></div>31040 Texas State H... Texas State Highway 100...</div>	\$54.7K	22.5%	30.7	Hispanic or Latino (90.5%)	3.21
<div><div></div>Texas</div>	\$76.5K	33.1%	35.4	White (39.9%)	2.76

May 1st, 2024 - Apr 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)





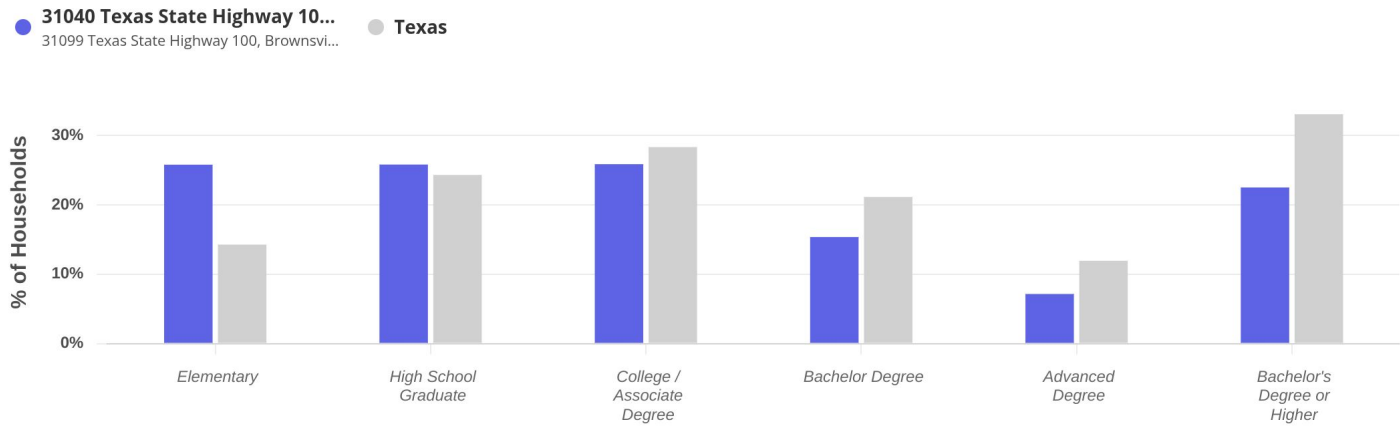
Household Income



May 1st, 2024 - Apr 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Education

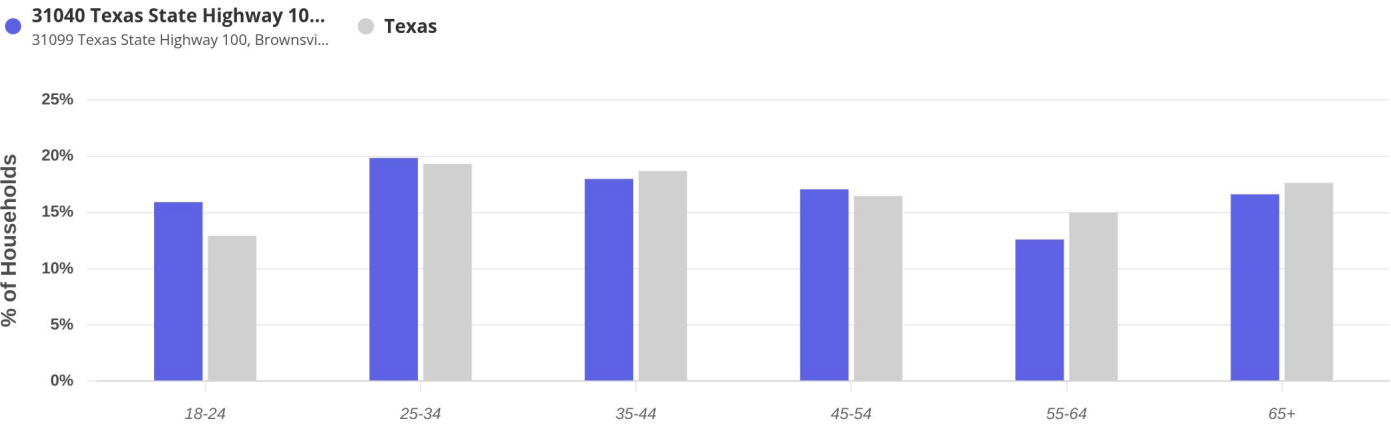


May 1st, 2024 - Apr 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)





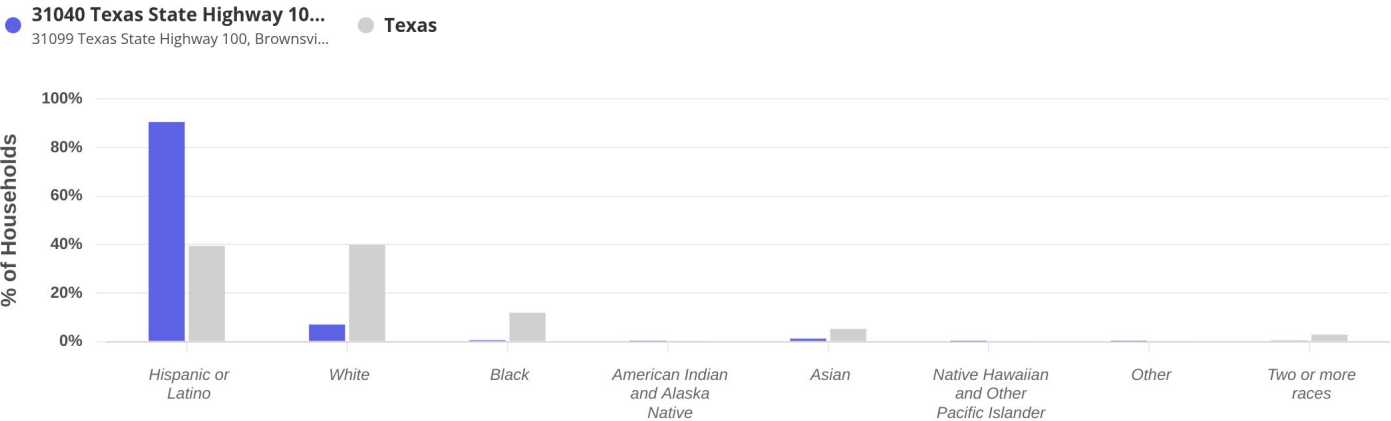
Age



May 1st, 2024 - Apr 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Ethnicity

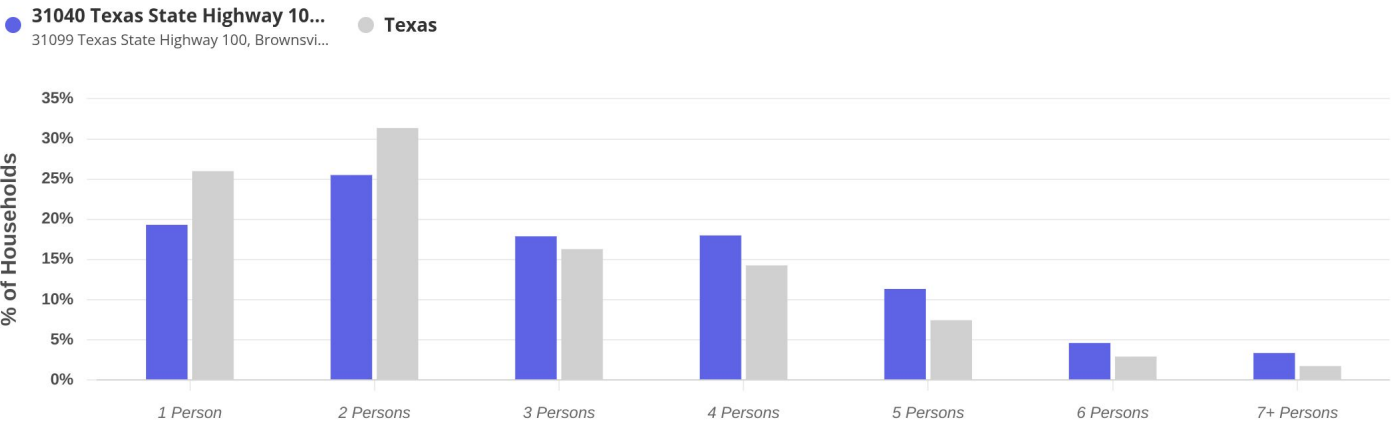


May 1st, 2024 - Apr 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Household Size

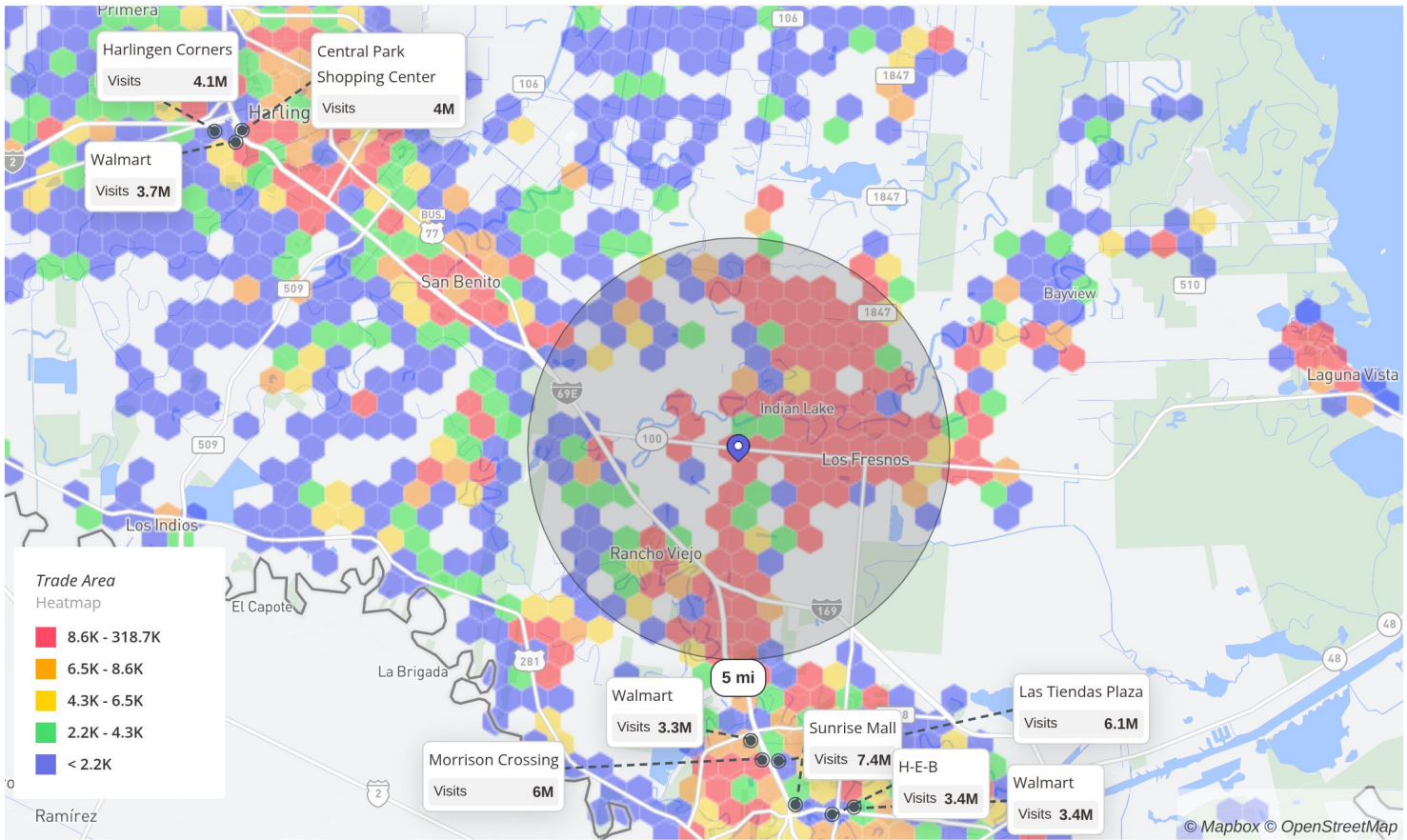


May 1st, 2024 - Apr 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

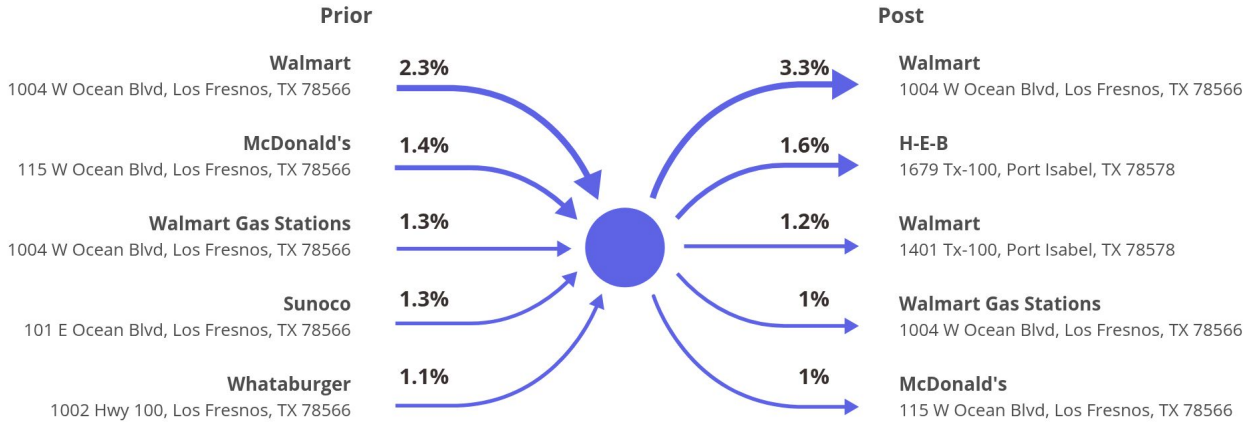
May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Visitor Journey

31040 Texas State Highway 100, Los Fresnos
31099 Texas State Highway 100, Brownsville, TX 78586

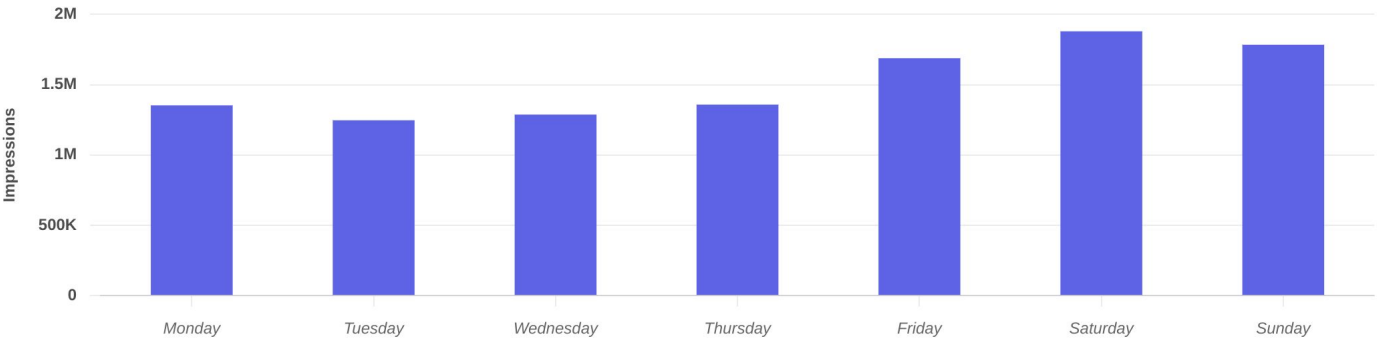


Show by: | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Daily Impressions

31040 Texas State Highway 10...
31099 Texas State Highway 100, Brownsv...

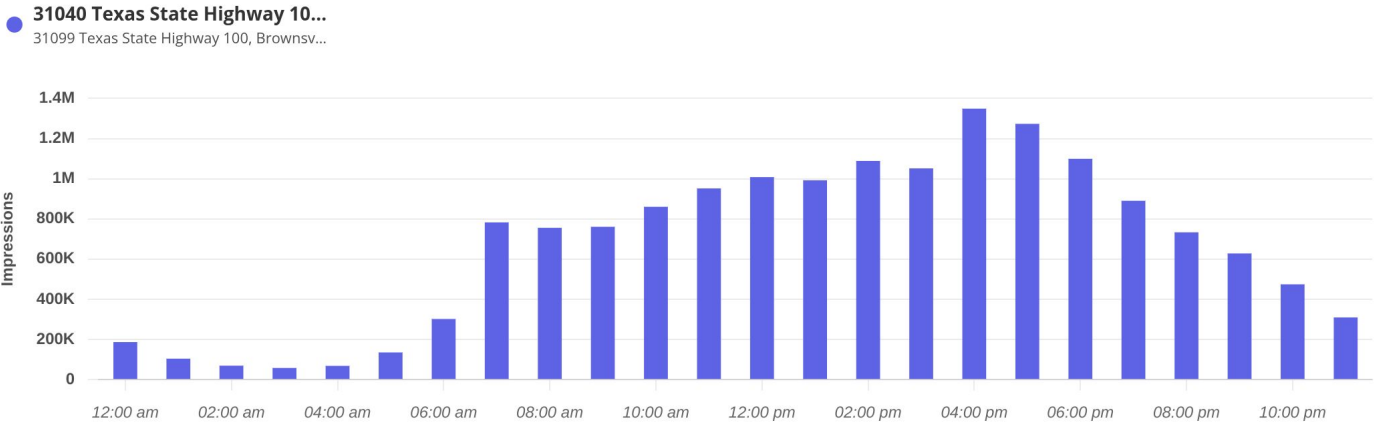


Visits | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Hourly Impressions



Visits | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Favorite Places

31040 Texas State Highway 100, Los Fresnos / Texas State Highway 100, Brownsville, TX

Rank	Name	Distance	Visitors
1	La Plaza Mall / 2200 S 10th St, McAllen, TX 78503	44.9 mi	593.1K (40.1%)
2	Palms Crossing / 3300 W Expy 83, McAllen, TX 78501	46.3 mi	495.2K (33.5%)
3	Pharr Town Center / 500 N Jackson Rd, Pharr, TX 78577	42.9 mi	430.1K (29.1%)
4	Las Tiendas / 724 E Expressway 83, McAllen, TX 78503	43.4 mi	394.3K (26.7%)
5	Rio Grande Valley Premium Outlets / 5001 E Expressway 83, Mercedes, TX 78570	23.4 mi	386.6K (26.1%)
6	The Shoppes at Rio Grande Valley / 419 E Trenton Rd, Edinburg, TX 78539	41.9 mi	382K (25.8%)
7	Trenton Crossing Shopping Center / 7600 N 10th St, Mcallen, TX 78504	45 mi	376.9K (25.5%)
8	Walmart / 1401 TX-100, Port Isabel, TX 78578	18.8 mi	366.5K (24.8%)
9	Sharyland Towne Crossing / 2423 E Expressway 83, Mission, TX 78572	47.9 mi	351.3K (23.7%)
10	Shops at 29 / 2800 W Expy 83, McAllen, TX 78501	46 mi	324.5K (21.9%)

Category: All Categories | Min. Visits: 1 | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





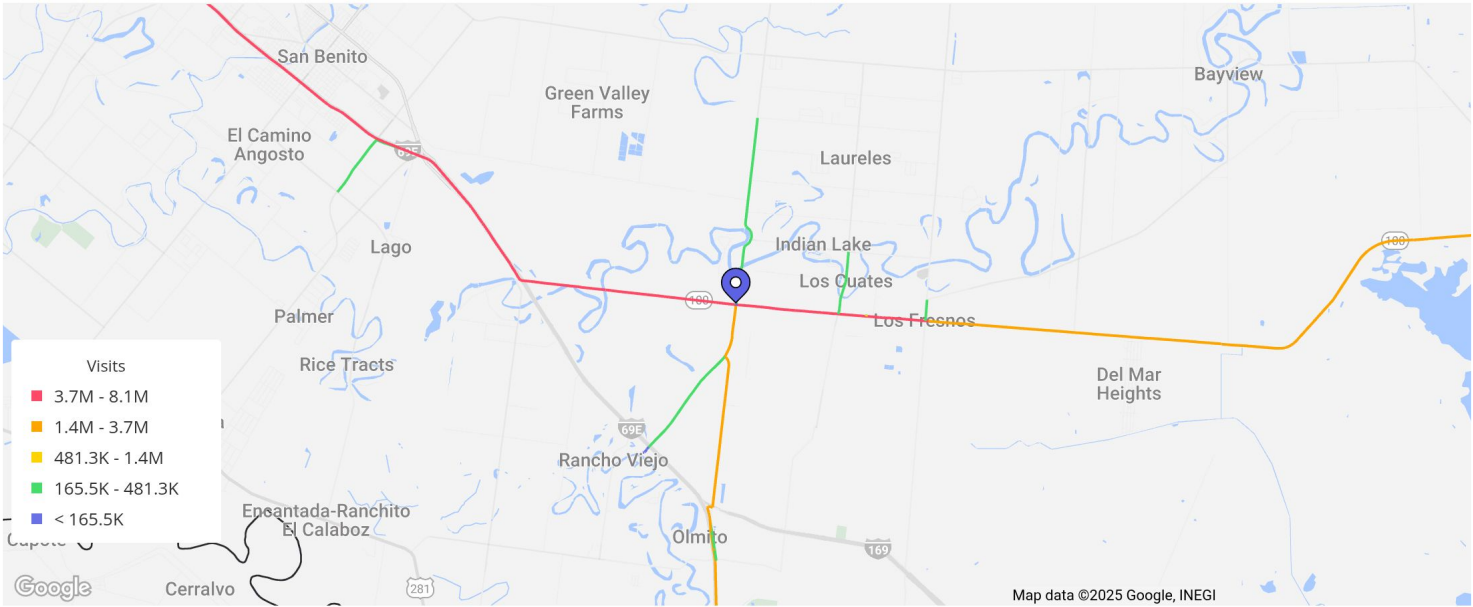
Property Overview

May 1, 2024 - Apr 30, 2025



Section E, Item # 1.

Visitor Journey - Routes



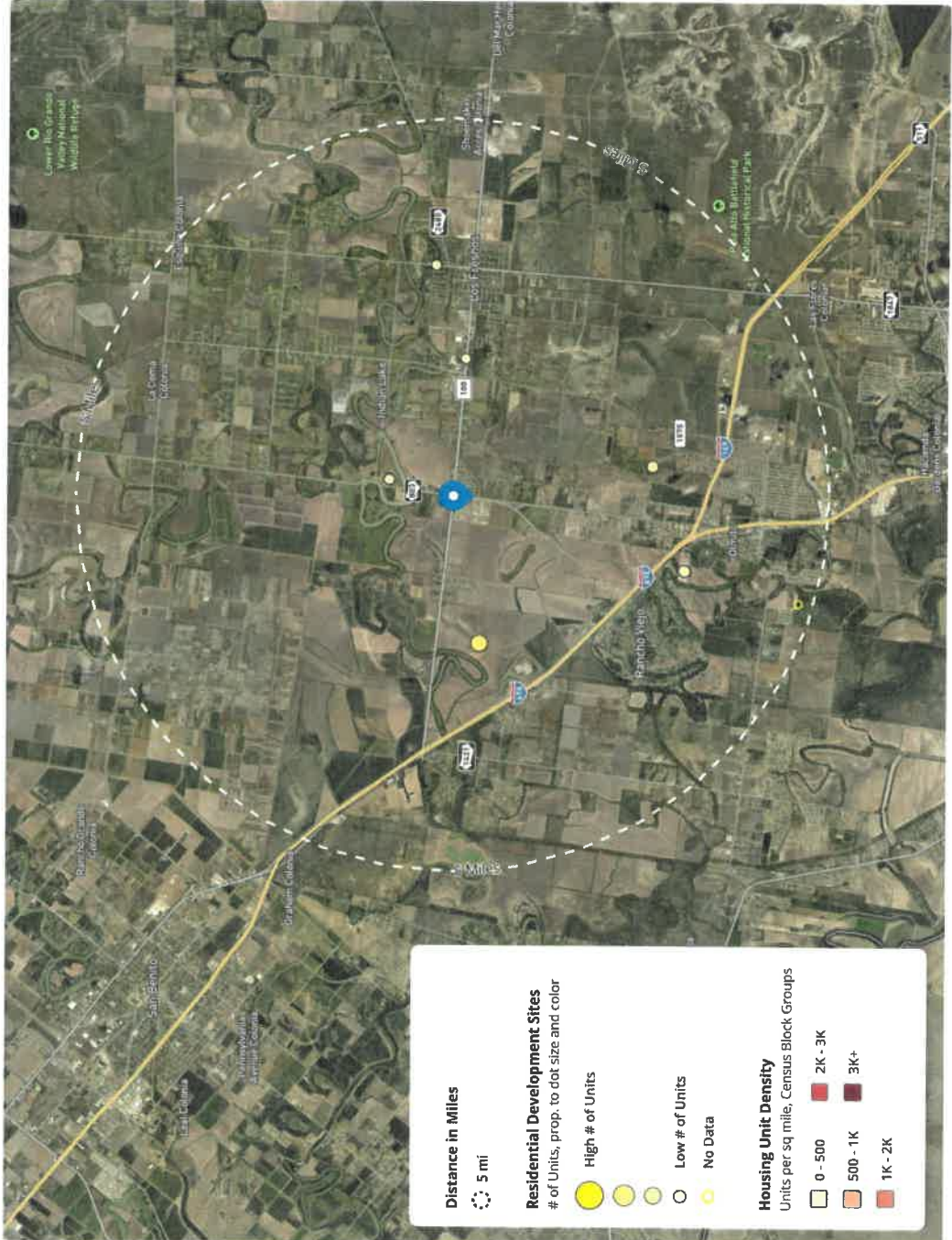
To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



31040 Texas State Highway 100, Los Fresnos

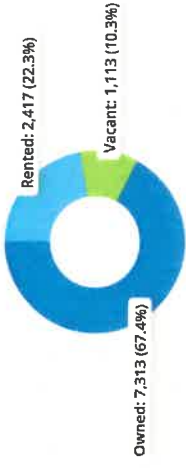
31099 Texas State Highway 100, Brownsville, TX 78586



Residential Development Sites (BCI)		
3 Sites Planned	2 Under Construction	2 Completed (12 months)
Total New Estimated Residential Units		
651		
Single-Family Units		
21.2%		
Multi-Family Units		
24.3%		
Mixed-Use Units		
54.5%		
355		

Trade Area Demographics

Population	34,604	↑ 9.5% (2029)
Households	9,730	↑ 9.8% (2029)
Group Quarters	1,063	
Median Home Value	\$199,267	
Total Housing Units	10,843	



Residential Development Sites represent estimated current BCI BuildCentral data for planned, in progress, and recently completed residential development projects. and data tables are based STI Popstats 2024 and BCI BuildCentral.