



This mixed-use opportunity is a low “by the acre” investment soon to be parceled out “by the square foot.” Rail exists along Highway 90 for potential industrial “port of entry” users. Zorro Creek meanders through, providing an excellent 18-hole golf course layout. In addition, TxDOT has approved construction of a new 12.1 mile route highway through the center of the tract. Miles of frontage on Highway 90, US 277 and the new highway provide future commercial and residential opportunities. Property is adjacent to Laughlin Air Force Base.

This property is poised for Del Rio’s debut as an international border crossing trade center. Acuna is now the fastest growing city on the Texas border.

With the burgeoning international market on the Texas border, a new bridge proposed, and with the new TxDOT approved highway project through the site, the potential upside for this investment is tremendous.

For additional information, please visit: www.monarchcrossing.com.

- **Fronts Highway 90 West and US 277 contiguous to Laughlin AFB**
- **International trade center potential**
- **TxDOT approved new highway through middle of subject land to begin construction Fall 2008**
- **New entrance to Laughlin AFB proposed through subject land**
- **Topography: Flat to gently rolling**
- **New highway to bridge over rail at Hwy 90 allows better air base access through subject land**
- **Great “value” investment opportunity**
- **Willing to subdivide**
- **Asking price: Call for details**

For more information please contact:

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