The Favorite Spot!

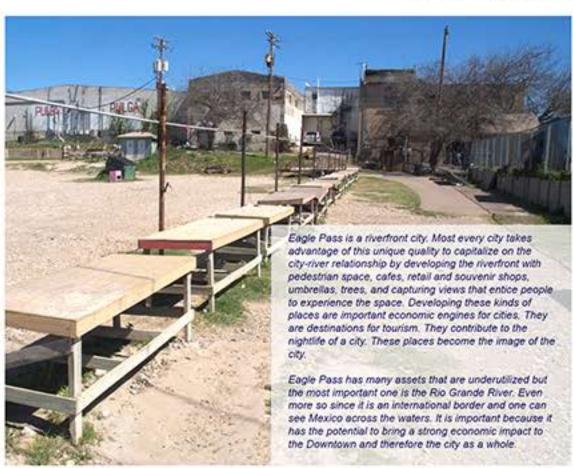
Families watching kids in the soccer tournament. Enjoying drinks under umbrellas, stolling and shopping; lunch, dinner, leisure time with family; Evening sunsets over the Rio Grande.

A main tourist attraction evolves from the neglected back sides of downtown businesses transforming a former site of storage and waste into one of the most important gathering places in the region. Shops and businesses come alive with the newly enhanced activity. Buildings are being remodeled to accomodate higher quality retail and restaurant experiences. Dollars are being spent since families are enjoying their day.



Embracing The River

Converting a deficit into a destination







To create the kind of asset that will have this kind of tremendous economic impact requires a two-phased approach; first the removal of approximately 1000 feet of the border fence that is directly in front of the blocks from Rio Grande to Ford Street (two blocks). The 2nd item is the development of a boardwalk at the elevation of Commercial Street that will front the backsides of all the commercial buildings in those two blocks. A taxation district can be formed to capture taxes on increased value for the benefit of Commercial Street and the boardwalk (TIRZ). This initial concept believes that the development of this feature will have the dual effect of cleaning up these two blocks of trash, junk, and illegal flea markets, all facing Ryan Street while creating a valuable economic and tourism element that can accommodate hundreds of cars parked below it.

Eagle Pass needs this facility to contribute to making downtown alive and vibrant.





