

The Favorite Spot!

Families watching kids in the soccer tournament. Enjoying drinks under umbrellas, strolling 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 accommodate 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



Eagle Pass is a riverfront city. Most every city takes advantage of this unique quality to capitalize on the city-river relationship by developing the riverfront with pedestrian space, cafes, retail and souvenir shops, umbrellas, trees, and capturing views that entice people to experience the space. Developing these kinds of places are important economic engines for cities. They are destinations for tourism. They contribute to the nightlife of a city. These places become the image of the city.

Eagle Pass has many assets that are underutilized but the most important one is the Rio Grande River. Even more so since it is an international border and one can see Mexico across the waters. It is important because it has the potential to bring a strong economic impact to the Downtown and therefore the city as a whole.



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.

