



# TRES LAGOS

TAX INCREMENT REINVESTMENT ZONE (TIRZ)

**2,461 acre development (commercial and residential) in far north McAllen and site of the new TEXAS A&M**

With the approval of this TIRZ, the **City leverages over \$151,000,000 in County contributions** for PUBLIC infrastructure in this area which heretofore was only agricultural land with ag exemption (generating almost no taxes to the City).

**Future value at build-out expected to be 2.5 billion dollars.**



**City of McAllen  
Participation  
Agreements 2015-16**

**Working to GROW  
the tax base!**

**Current “farmland”  
has Ag exemption  
and pays almost  
nothing to City**

**Monte Cristo will be  
2<sup>nd</sup> route to South  
Padre Island –  
growth area for city  
& county**

**CITY OF McALLEN**

1300 W. Houston Ave.  
McAllen, TX 78501