



**McALLEN MSA  
COMMUNITY PROFILE  
2011**

## MSA COMMUNITY PROFILE

### DEMOGRAPHICS

#### Geographic Data (McAllen MSA)

Located 75 miles from the Gulf of Mexico, 4 miles from the Mexico border.

26.396 N; 98.1848 W

Average Elevation: 122 ft.

MSA Area: 1,567 Sq. Miles

#### Climate

Semi-Tropical

##### **Average Annual**

**Rain:** 25.22"

**Snow:** 0"

**Temp.:** 84.7° F

**Wind Speed:** 8.15 Miles/Hour

##### **Seasonal Temperature**

**January:** 69.9° F

**July:** 96.1° F

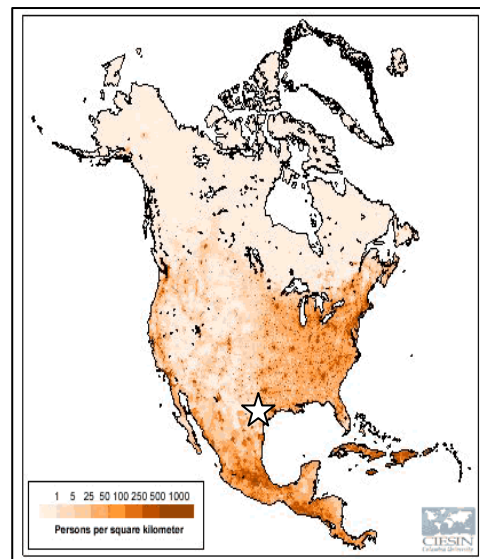
**Direction of Prevailing Wind:** Southeast

### POPULATION

#### Population (MSA):

The McAllen MSA is the 8th fastest growing MSA by percentage in the State of Texas Growing 36.1% from 2000 to 2010. (U.S. Census Bureau 2010 vs. 2000 & 2009)

	Year		
	2000	2009	2010
Population	569,463	741,152	774,769



North American Population Density Map provided by CIESIN



## **Population by City**

McAllen: 129,877  
Mission: 67,119  
(Source: U.S. Census Bureau 2010)

## **Median Age**

McAllen MSA: 27  
Reynosa, Mexico: 24

## **Population Distribution by Age (MSA)**

### **Population Distribution**

Male: 48.6%

Female: 51.4%

### **18 years and over**

Male: 30.6%

Female: 34.1%

<b>Population by Age Group - Census 2000</b>	
Under 18	245,756
18 - 24	84,926
25 - 44	193,767
45 - 64	125,881
65 - Older	64,115

## **WORKFORCE**

### **Bilingual Workforce**

Approximately 88.3% of our MSA population is Hispanic, making a bilingual, bicultural workforce very commonly available. (Source: U.S. Census Bureau, Census 2000)

### **Labor Market-McAllen MSA\***

**Total Civilian Labor Force:** 307,700

**Unemployment Rate:** 12.2%

**Average commute time/distance:** 15-30 minutes/30 miles

\*Texas Workforce Commission, 2011 Data

### **Manufacturing Labor Force\***

**All Manufacturing Workers:** 6,400

**Non-Manufacturing Workers:** 218,600

**Average Weekly Wage- McAllen MSA:** \$631  
**all mfg occupations**



**Average Annual Manufacturing Production Wage:** \$23,290

**Wage and/or Labor Survey Available:** Yes

\*TWC Tracer 2 LMI report, McAllen MSA Dec 2010

## **Employment Services**

**Operating Agency:** Texas WorkForce Solutions

**Agency Type:** Government

**Person in Charge:** Program Director

**Fees:** No fee

**Intake Procedure:** Non-emergency walk-in

## **McALLEN MSA MAJOR EMPLOYERS**

### **All Sectors:**

La Joya Independent School Dist.  
Texas Regional Bancshares Inc  
Convergys Corp  
The University of Texas-Pan American  
South Texas College  
McAllen Medical Center  
Doctors Hospital-Renaissance  
Knapp Medical Center  
Rio Grande Regional Hospital  
H-E-B Foods  
Wal-Mart Supercenter  
Edinburg Regional Medical Center  
Mission Hospital  
Travis Middle School  
Remedy Intelligent Staffing  
Charles Clark Chevrolet Co  
VIP Providers

### **Manufacturing & Wholesale:**

Duro Bag Mfg Co  
Value Frozen Foods Inc  
Emerson Network Power  
Valley Coca Cola Bottling Co  
Texas Citrus Exchange  
Tri-City Steel  
International Paper  
Temple-Inland Inc  
Southern Steel Fabricators  
Kolder Inc  
Duda Texas  
Rio Queen Citrus Inc  
Plantation Produce Co  
Magic Valley Fresh Frozen Food  
Exquisita Tortillas Inc  
Azteca Milling Co  
A-W Produce Co  
Burton Auto Supply  
Interstate Fruit & Vegetable  
Mission Shippers



## TRANSPORTATION

### Ground

<b>Nearest Interstate Highway:</b>	I.H. 37	<b>Distance:</b>	130 miles
	I.H. 35	<b>Distance:</b>	150 miles
<b>Nearest Major Interstate Quality Expressway:</b>	U.S. 281	<b>Distance:</b>	0 miles
	U.S. 83	<b>Distance:</b>	0 miles

**Interstate Highways:** U.S. Hwy 281 and 83 connect McAllen with I-37 and I-35 running north and south. The I-69 corridor extending from Mexico City to Canada will run through McAllen and connect with other interstate highways throughout the U.S.

### **Distance to Nearest U.S. Metro Areas**

Distance in Miles to the Five Nearest Metro Areas	
Metro Area	Miles
1. Brownsville-Harlingen MSA	45
2. Corpus Christi	150
3. Laredo	110
4. San Antonio	230
5. Austin	330

### Air Service

**International Airport:** McAllen Miller International Airport

**Runways:** 2 runways

**Hub Status:** Non-Hub

**Hours of Operation:** 6:00 a.m. – 10:00 p.m. (tower)  
Airport Open 24 hours



**Approved Capital Expansion Plan:** Yes

**Aircraft Storage:** Yes

**Air Cargo Service:** Yes (Crate & Fly, Eagle USA, Ace Forwarding, Emery, American Airlines, Continental Airlines, Federal Express)



**Other Air Freight Companies:** UPS, Federal Express, DHL

**Air Carriers:**

**Continental Airlines**  
6 Direct flights daily to Houston



**American Airlines**  
4 Direct flights daily to Dallas Forth-Worth



**Allegiant Air**  
1 Direct flight to Vegas  
1 Direct flight to Orlando (Seasonal)



**Delta Northwest**  
3 Direct flights daily to Memphis  
Direct flight to Atlanta (May 2011)



**Ports of Entry**

**Nearest Water Port:** Port of Brownsville, 56 miles

**Channel Depth:** 42 ft.

**Customs Ports of Entry:** McAllen - Hidalgo/Reynosa International Bridge  
Pharr - Reynosa International Bridge  
Weslaco - Progreso International Bridge  
Mission/McAllen – Anzalduas International Bridge  
Donna Bridge (To Be Completed First Quarter 2010)

**Other Ports Servicing Site:** Altamira, Lazaro Cárdenas and Manzanillo, México

**Shipping**

**Nearest Deepwater Port:** Port of Brownsville

**Distance to Port:** 56 miles

**Channel Depth:** 42 ft.



## Transportation Access

The Port of Brownsville is unique in that it offers its customers five modes of transportation to and from the Port. They are ocean going vessels, U.S. and Mexican truck transport with access to major highways, rail service, barge service via the U.S. Intracoastal and Inland Waterway System, pipeline access service, and air service at the Brownsville/South Padre Island International Airport. The Brownsville ship channel is 42 feet deep with a turning basin of 36 feet at the westernmost terminus; 1,200 feet in width. ([www.portofbrownsville.com](http://www.portofbrownsville.com))

## Rail Service

**Providers:** Rio Valley Switching & Union Pacific  
Rio Valley Switching  
Richard Loya  
Director of Operations  
956-971-9111 ext. 102



**Main or Branch Line:** Branch line of main line to interior U.S. and Mexico

**Shortline or National:** Shortline. Local service provided by Rio Valley Switching

**Switching Yard:** Rio Valley Switching connects to Union Pacific Railroad;  
Burlington Northern

## Bus Service

**U.S. Providers:** Valley Transit, Greyhound Bus Lines & El Espresso

**Mexican Providers:** Tamaulipas Noreste Bus Co., Auto Transportes CD Mante,  
Autobus Turisticos Management, & ADO Management

**Local Transit Services:** McAllen Express (ME)



## Motor Freight Companies

**Number of Motor Terminals:** 18

**Number of Carriers:** More than 200

**Major Freight Carriers:** USA Carriers; ABF Freight; Boarder to Boarder; Hankyu International; Roadway Express; Royal Freight; Central Freight; CFI; Danny Hermin; Spirit Truck Lines; Southwestern Motor Transport; Triple Crown Services (intermodal service)

## **McAllen Area Third-Party Trucking Firms**

UPS Supply Chain Solutions, Federal Express Trade Networks, ProTrans International Inc., YRC (Yellow Freight & Roadway merger), Churchill Transportation Group, Team Worldwide Spartan Logistics LLC, C.H. Robinson Worldwide, Inc., Royal Freight L.P., USA Logistics Carriers L.L.C.

## **CIVIC INFORMATION – McALLEN MSA**

### **City Resources**

### **MUNICIPAL SERVICES (CITY OF McALLEN)**

**Council of Governments Member:** Yes

**Form of Local Government:** Commission-Manager / Single Member

**Annual Budget:** \$130,000,000

**Police Full Time:** 278/138 civilian officers

**Troopers:** 50

**Firemen Full Time:** 164

**Number of Pumpers / Trucks:** 18

**Fire Insurance Rate:** ISO Rating 4

**Fire Service outside the City:** Yes

**Ambulance Service:** Yes, Private Conductor

**Rescue Service:** Yes

**Air Ambulance:** Yes

**City Zoning Regulated:** Yes

**City Planning Commission:** Yes



## **MUNICIPAL SERVICES (CITY OF MISSION)**

**Council of Governments Member:** Yes

**Form of Local Government:** Mayor/City Manager

**Annual Budget:** \$69.7 Million for 2008-2009 Fiscal Year

**Firemen Full Time:** 57

**Number of Pumpers / Trucks:** 8

**Ambulance Service:** Yes

**Rescue Service:** Yes

**Air Ambulance:** Yes

**City Zoning Regulated:** Yes

**City Planning Commission:** Yes

## **ELECTRICITY (McAllen MSA)**

*Electric Power in Texas is deregulated*

**Wires Company:** AEP Texas Central & Sharyland Utilities  
Sharyland Utilities  
Michael Glass  
Accounting & Administrative Manager  
(956) 687-5600

**Average Rate kw/h for Transmission Usage:** 1-2 cent (Average Rate)

**Power Pool Membership:** Southwest Power Pool – can select from over 34 retail energy providers – rate is negotiated

**Average Rate kw/h for Power Usage:** 8-10 cents (Average Rate)

**Monthly Bill :** \*\* There are two components to the bill: 1) Transmission charge service provided by either AEP Texas Central or Sharyland Utilities 2) Energy charge provided by the selected provider.



## **NATURAL GAS (McAllen MSA)**

**Provider:** Texas Gas Service Company  
(956) 630-0742

**Average Cost Industrial:** Therm \* .0976 = mcf  
\$8.14 / mcf – Subject to negotiation based on usage  
projections

\*Cost varies with individual usage

## **WATER (City of McAllen):**

**Provider:** McAllen Public Utility  
Mark Vega  
(956) 681-1600

**Water Resource:** Rio Grande River

**Type of Treatment:** Conventional Treatment System

**Plant Capacity:** 38 (MGD)

**Average Daily Use:** Less than 60%

**Average Demand:** 19.5 MGD

**Peak Demand:** 34 MGD

**Elevated Storage:** 5.7 mgals

**Ground Storage:** 11 mgals

**Pressure in Mains:** 52 psi

**Rate:** Water Base Fee \$4.00  
Commercial & Industrial:  
Usage for first year \$1.30 per thousand gallons  
Usage over first year \$1.80 per thousand gallons

\*\* McAllen provides a water re-use program, depending on site location.



## **SEWER (City of McAllen)**

<b>Provider:</b>	McAllen Public Utility Mark Vega (956) 681-1600
<b>Treatment Type:</b>	Activated sludge with chlorine disinfection
<b>Solid Waste Disposal:</b>	Landfill/recycle program for residential/commercial
<b>Rate:</b>	Sewer Base Charge: \$9.00 Commercial: \$1.30 per thousand gallon Industrial: Level 1 0.10 of water consumption Level 2 0.50 of water consumption Level 3 0.70 of water consumption Level 4 0.90 of water consumption

## **PERMITTING (City of McAllen)**

For a general description of permitting requirements please visit:

<http://www.mcallen.net/files/docs/devservices/permits/BuildingPermitProcess.pdf>

## **ZONING CHANGE PROCESS (City of McAllen)**

1. Complete "Application for a Zone Change" and file with the Planning Department 21 days prior to a Planning & Zoning meeting. The application must include the \$225.00 processing fee, owner authorization and property survey and metes and bounds for unsubdivided properties.
2. Planning staff notifies all property owners within 200 feet of proposed rezoning and post a sign 10 days prior to public hearing and advertises notice in newspaper 15 days prior to hearing.
3. Planning staff conducts field survey and reviews rezoning request in conjunction with the Foresight McAllen Comprehensive Plan. Staff recommendation is mailed to applicant prior to hearing.
4. P & Z conducts the first public hearing to present the staff recommendation and record neighborhood and applicant comments. Planning & Zoning makes recommendation to City Commission on rezoning request.
5. City Commission conducts the second public hearing to consider Planning & Zoning recommendation and approves or disapproves rezoning request.

Should the Planning & Zoning Commission or the property owners of 20% of the area within the 200 foot radius of the proposed zone change oppose the request, a 3/4ths vote of the City Commission is required to approve the rezoning.



Applications may be withdrawn by the applicant at any time, upon written request to the city. An applicant may wish to withdraw an application since requests for rezoning may not be heard for six months upon disapproval.

For more information, please visit: [www.mcallen.net/devservices/default.aspx](http://www.mcallen.net/devservices/default.aspx).

## **TELECOMMUNICATIONS (McAllen MSA)**

**Providers:** AT&T and other 33 alternative local providers

**Long Distance Providers:** Multiple: AT&T, Sprint, Verizon, etc.

**Switch Technology:** Digital and Analog

## **FINANCIAL (City of McAllen)**

**General Obligation:** Moody-A1; S&P –A+

**Economic Development Corporation:** A2

\*Bonds have been updated to AAA rating through insurance.

## **McAllen MSA Tax Structure**

**Tax Structure:** Property tax (Rate/\$100 of assessed value)

<b>Area</b>	<b>Rate</b>	<b>Assessment</b>
City:	\$0.4213	100%
County:	0.5900	100%
McAllen School District:	1.1650	100%
STC:	0.1491	100%
South Texas ISD:	0.0492	100%
Drainage District #1:	0.0725	100%

Total Tax Rate: \$2.4471

\* 2009 Entity Tax Rates

## **Sales Tax**

**City:** 2.00%

**County:** None

**State:** 6.25%

**Total:** 8.25 %



## **State Taxes**

**Individual Income:** None

**Gasoline:** \$0.20 per gallon

### **State of Texas Tax on Tangible Personal Property:**

Revised Texas Franchise Tax: Recently revised. The Texas franchise tax is a privilege tax imposed on each taxable entity formed or organized in Texas or doing business in Texas.

Corporate Income Tax: None

Personal Income Tax: None

Ad Valorem: None

Sales / Use: 8.25% Sales Tax

### **Texas Franchise Tax:**

The Texas franchise tax is a privilege tax imposed on each taxable entity formed or organized in Texas or doing business in Texas. The tax was previously only imposed on corporations doing business in Texas, but because of recent revisions to applicable statutes, it is now more broadly applied.

The revised franchise tax applies to partnerships (general, limited and limited liability), corporations, LLCs, business trusts, professional associations, business associations, joint ventures and other legal entities.

The revised franchise tax does **not** apply to:

- sole proprietorships (except the tax does apply to single member LLCs filing as a sole proprietor for federal income tax purposes);
- general partnerships directly and solely owned by natural persons (except the tax does apply to all limited liability partnerships);
- entities exempt under Subchapter B of Chapter 171; and
- passive entities (as defined under TTC 171.0003).

**The most up to date information on the Revised Texas Franchise Tax is available at <http://www.window.state.tx.us/taxinfo/franchise/>**

### **Freeport Exemption:**

This exemption applies to items in your inventory on January 1 (or September 1 of last year, if applicable) that (1) are or will be forwarded out of Texas within 175 days of the date you acquire them or bring them into Texas and (2) are in Texas for assembling, storing, manufacturing, repair, maintenance, processing or fabricating purposes.



## QUALITY OF LIFE (McAllen MSA)

The McAllen MSA offers residents and visitors countless opportunities to explore, learn, shop and relax in a place that offers year-round sunshine. McAllen, along with the other cities in the Rio Grande Valley, are top destinations for bird watching and shopping, and serve as gateways to Mexico and the beaches of South Padre Island.

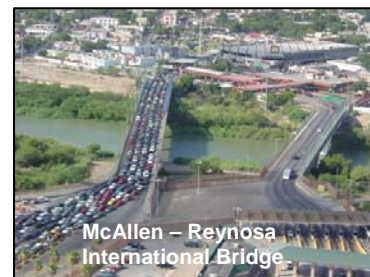
### EXPLORE

Within the McAllen MSA, residents can explore the unique tropical terrain that provides outdoor enthusiasts with hike, bike and walking trails throughout the area and parks. Bird lovers flock to the area during the winter months because of the area's location on a system of continental flyways. The World Birding Center, with headquarters in Mission, TX, features nine sites in the Rio Grande Valley that allow people to hike or meander through trails, towers and secluded paths and enjoy the scenery. Two of the sites, Quinta Mazatlan and the Old Hidalgo Pump house, also are historic properties important to the history of South Texas. The cities of McAllen and Mission also provide miles of recreational trails that residents utilize throughout all hours of the day.

In March, Borderfest attracts thousands of visitors to the border city of Hidalgo, TX. Here, visitors enjoy cultural music, events, rides and food from throughout the world. This family-friendly event begins with a ceremonial *abrazo*, or hug between the mayors of Hidalgo and Reynosa, the neighboring city in Mexico, in the middle of the international bridge. Every year, the festival honors a citizen for hard work and dedication to South Texas. Mike Allen, the former president/CEO of the McAllen Economic Development Corporation, is a former recipient of this award.

The historic district in McAllen encourages residents and visitors to explore the early 20<sup>th</sup> Century architecture and landscaping found just north of the railroad tracks. The Renaissance Casa de Palmas Hotel, which opened in the early 1900s and has housed Lyndon Johnson and even Bob Hope, anchors the historic district. Further north, one enters into McAllen's arts district, which features a mix of historic and new buildings ideal for galleries. The several galleries, restaurants and shops are packed with thousands of people during Art Walk. This event attracts art enthusiasts and people from throughout South Texas to enjoy the galleries for free and enjoy a refreshing beverage on the patio of one of the many restaurants.

Mexico is just ten minutes from the cities of the Rio Grande Valley and offers numerous opportunities for shopping, dining and exploration. The city of Nuevo Progreso, Tamaulipas provides hundreds of stores and vendors selling hand-crafted pottery and hand-blown glassware. Reynosa, Tamaulipas provides visitors with a chance to relax VIP style in a brand new movie theater, as well as hundreds of local and national eateries featuring Japanese, Italian and of course, Mexican cuisine.



## **LEARN**

The International Museum of Arts & Sciences in McAllen aims to promote a better appreciation of the arts and sciences through a variety of exhibits, cultural events and educational programs. IMAS consistently improves and changes its exhibits and collections. In Edinburg, the Museum of South Texas History features prehistoric plants, animal fossils and items before and after colonization. Also, visitors can explore the steamboat replica. This museum provides historical accounts of the Rio Grande Valley and Northern Mexico. For music lovers, the Valley Symphony Orchestra & Chorale perform six concerts throughout the Upper Rio Grande Valley. Also, the area features award-winning mariachi groups from the high schools and universities that perform locally and throughout the world.

Agriculture and ranching remain important historical and economic aspects in the Rio Grande Valley. The Rio Grande Valley Livestock Show, held each spring in Mercedes, TX, is one of the area's most popular events that draws about 200,000 visitors during the week. The show supports the local 4-H clubs and Future Farmers of America high school students. Many students display their animals and agriculture creations. The event also has carnival rides, music, dances and nightly shows.

## **SHOP**

The McAllen area features some of the best shopping, from high end boutiques, to locally-owned shops to the national chains. La Plaza Mall, uniquely situated across from the McAllen airport and near plenty of dining and hotels, is one of the most prosperous and busiest malls in the United States. Many national retailers in the mall say the La Plaza location always proves the most profitable. Palms Crossing surrounds McAllen's new convention center and features stores and shops unique to the area. Downtown McAllen also provides shoppers with direct access to wholesalers and has dozens of shops for weddings. The Rio Grande Valley Premium outlets, located in Mercedes, provide shoppers the opportunity to window shop outside and enjoy hundreds of stores.

## **RELAX**

With sunshine and temperatures that range from 65-100 degrees throughout the year, the McAllen area is the place to relax. South Padre Island is less than two hours away, as is Monterrey, Tamaulipas. McAllen provides a perfect location and starting point for many weekend getaways. The McAllen Convention Center and Dodge Arena attract performers such as Aerosmith, Shakira and Cher. Family events include the circus, Disney on Ice and Sesame Street.

The Entertainment District along 17<sup>th</sup> Street, a newly designated area, features a plethora of evening venues from restaurants to relaxing wine bars with a guitar in the background. This new district has attracted new investment back into McAllen's urban core and has transformed Downtown McAllen. This district has refreshed downtown and reused many of the historic buildings. During New Year's Eve, the city closes down the streets for a big festival and dropping of the ball at midnight.



For sports enthusiasts, the McAllen MSA offers venues for people to play and enjoy. There are 17 golf courses in the area, as well as hike and bike trails and tennis courts. Also, visitors and residents can rent a kayak and enjoy the cool breezes from the Rio Grande River right in between the United States and Mexico. For those who like to cheer, the McAllen area has the Rio Grande Valley Killer Bees, affiliated with the Central Hockey League and always a fan favorite. Also, the Rio Grande Valley Vipers became the first NBA Development League team to be 100-percent owned and operated by the NBA team, the Houston Rockets. This was the first time in the NBA to make this transition. The Rockets now hold some exhibition games at Dodge Arena.

Whatever your pleasure, as a resident or visitor, the McAllen MSA provides you numerous opportunities to explore, learn, shop and relax.

### **Education (McAllen MSA)**

<b>Number of School Districts:</b>	37
<b>Number of Public Schools:</b>	489
<b>Total Enrollment:</b>	382,672
<b>Annual High School Graduates:</b>	104,784
<b>Students per Teacher Ratio:</b>	15.4



### **Colleges and Universities (McAllen MSA):**

**The University of Texas - Pan American:**  
Approximately 18,377 students enrolled

**South Texas Community College:**  
Approximately 27,000 students enrolled



### **Commercial / Industrial Services (McAllen MSA):**

<b>Number of Banks:</b>	140
<b>Number of Daily Newspapers:</b>	1 <b>Weekly:</b> 38,357 <b>Sunday:</b> 64,859
<b>Major Newspaper:</b>	The Monitor ( <a href="http://www.themonitor.com">www.themonitor.com</a> )
<b>Number of Radio Stations:</b>	34
<b>TV Stations:</b>	8



**Mailing Services:** 13 Mailing Centers

**Post Offices:** 23

**Health Facilities (McAllen MSA):**

**Number of Hospitals:** 14

**Number of Beds:** 2,832

**Number of Doctors:** 718

**Number of Nurses:** 1,680

**Number of Clinics:** 253

**Number of Veterinarians:** 18

**Hotels (McAllen MSA):**

**Number of Hotels/Motels:** 93

**Religious Institutions (McAllen MSA):**

**Number of Churches:** 190 (all denominations)

**Housing (McAllen MSA):**

McAllen ranked as one of the least expensive cities to live and work (Kiplinger, 2010)

**Single Family Residential Average Cost of Home:** \$136,000

**Occupancy Rate for Multi-Family Housing Units:** 91%

**Average Rental Rate per month for 2 bedroom / 2 baths:** \$450 - \$850

**Public Recreational Facilities – McAllen MSA:**

**Golf Courses:** 18

**Public Swimming Pools:** 13

**Race Tracks:** 1

**Beaches:** 0 (1 at South Padre Island – 1.5 hours away)



<b>Lakes / Bays:</b>	4
<b>Zoos:</b>	0 (1 in Harlingen-Brownsville MSA – 1.5 hours away)
<b>Water Park:</b>	0 (1 at South Padre Island – 1.5 hours away)
<b>Tennis Courts:</b>	70
<b>Hockey:</b>	Rio Grande Valley Killer Bees (Central Hockey League)
<b>Baseball:</b>	Edinburg Roadrunners (Independent League)
<b>Basketball:</b>	RGV Vipers (NBA Development League / Sole Affiliation with Houston Rockets)
<b>Parks:</b>	82
<b>Hunting/Fishing Available:</b>	Yes
<b>Movie Theaters:</b>	6 (multiple movie screens – up to 20 screens in one theater)
<b>Fitness Centers:</b>	15
<b>Shopping Centers/Malls:</b>	18
<b>Country Clubs:</b>	4

### **Arts, Culture, and Recreation**

<b>Museums:</b>	9
<b>Performing Arts Companies:</b>	14
<b>Symphony Orchestras:</b>	2

