

In Hidalgo County, cross-border cargo and vehicular traffic increased 214% and 69% respectively during the decade of the 1990's from 228,133 to 715,305 cargo trucks and from 10.92 million to 18.45 million automobiles. US/Mexico trade crossing the international bridge in Hidalgo County increased from \$5.0 billion in 1994, pre-NAFTA, to \$12.56 billion in 2000.

Single-family home sales by McAllen MLS Realtors in 2005 was 2,293.. The average selling price for these new homes was \$117,801.

Total single-family permits in McAllen reached 1,904 in 2004 & 2005. On the basis of permit value, the average new home cost is \$70,101. 2001 looks like it will have 885 permits, with costs averaging \$69,728. Building permit values in the Rio Grande Valley cities rose from \$264 million in 1990 to an all-time high of \$825 million in 2000. Building permits, Valley-wide are projected to exceed \$994 million by the end of 2001.

McAllen MSA's share of total building permits was \$161 million and \$434 million for 1990 and 2000 respectively. McAllen leads the Valley with \$84 million and \$179 million respectively.

Comparison of Population within Selected Metro Areas

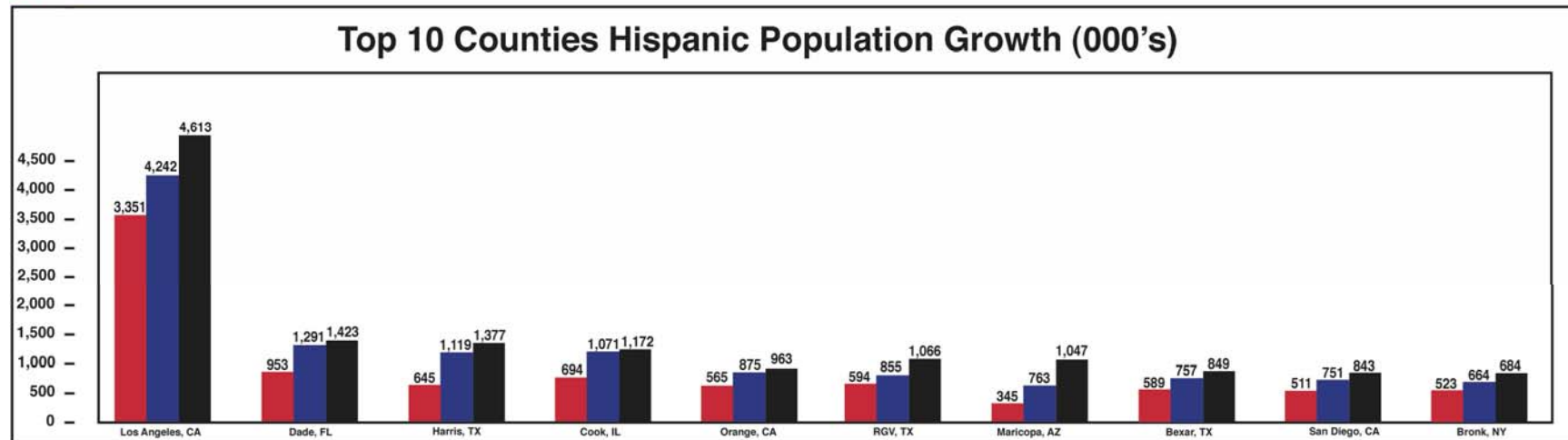
METRO AREAS	1990	2000	2004	% Increase 1990-2004
SAN FRANCISCO, CA	6,253,311	7,039,362	6,951,260	-1.25%
PHILADELPHIA, PA	5,892,937	6,188,463	5,951,797	-3.82%
DETROIT, MI	5,187,171	5,456,428	5,437,277	-0.35%
DALLAS, TX	4,037,282	5,221,801	5,696,767	9.10%
HOUSTON, TX	3,731,131	4,669,571	5,171,071	10.74%
ATLANTA, GA	2,959,950	4,112,198	4,477,579	8.89%
MIAMI, FL	3,192,582	3,876,380	4,051,442	4.52%
PHOENIX-MESA, AZ	2,238,480	3,251,876	3,715,360	14.25%
RIOPLEX (US&MEXICO)	1,711,665	2,457,009	2,870,941	16.85%
SAN ANTONIO, TX	1,324,749	1,592,383	1,850,466	16.21%
LAS VEGAS, NV-AZ	852,737	1,563,282	1,688,385	8.00%
NEW ORLEANS, LA	1,285,270	1,341,724	1,313,694	-2.09%
RIOPLEX USA	643,665	981,959	1,030,075	4.90%
EL PASO, TX	591,610	679,622	714,945	5.20%
MCALLEN MSA	383,545	569,463	658,029	15.55%

BROWNSVILLE MSA	260,120	335,227	372,046	10.98%
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Population

According to the U.S. Census, the McAllen MSA grew by more than 145,500 persons since 1990, a 37.9% growth rate, or 3.8% annually. By 2010, McAllen's population is projected to exceed 132,000, while the MSA will grow to an estimated 715,000 persons.

■ 1990 ■ 2000 ■ 2005



The U.S. Hispanic population has soared to 12% of the U.S. total. The importance of this explosion in the Hispanic population is pertinent both in sheer numbers and economic impact. Growth indicators project that by the year 2015, Hispanics will be the largest minority group in the America.

The McAllen MSA has the 15th largest Hispanic population in the U.S., totaling 503,100. Hispanics comprise 88.3% of McAllen MSA's population. Figure 1 above presents the growth in Hispanic population among the top 10 counties in the U. S. The Rio Grande Valley includes Cameron, Hidalgo, Starr and Willacy counties. On the basis of this information, the RGV is now the 6th largest Hispanic market in America. If just the border communities on the Mexico side were included, this RGV would rise to number 2. n

Growth in selected cities within the McAllen MSA is presented in Table 2. It is clear that growth for this decade bodes well for each of the surrounding communities.

Table 2 - Population in McAllen MSA					
	1970	1980	1990	2000	2010
McALLEN MSA	183,000	288,371	383,545	569,463	715,050
McALLEN	37,636	66,952	84,021	106,414	132,459
EDINBURG	17,163	24,075	29,885	48,465	55,984
MISSION	13,043	22,589	28,653	45,408	61,649
PHARR	15,829	21,381	32,921	46,660	49,229

McAllen City, Texas
 General Demographic Characteristics: 2005
 Data Set: 2005 American Community Survey
 Survey: 2005 American Community Survey