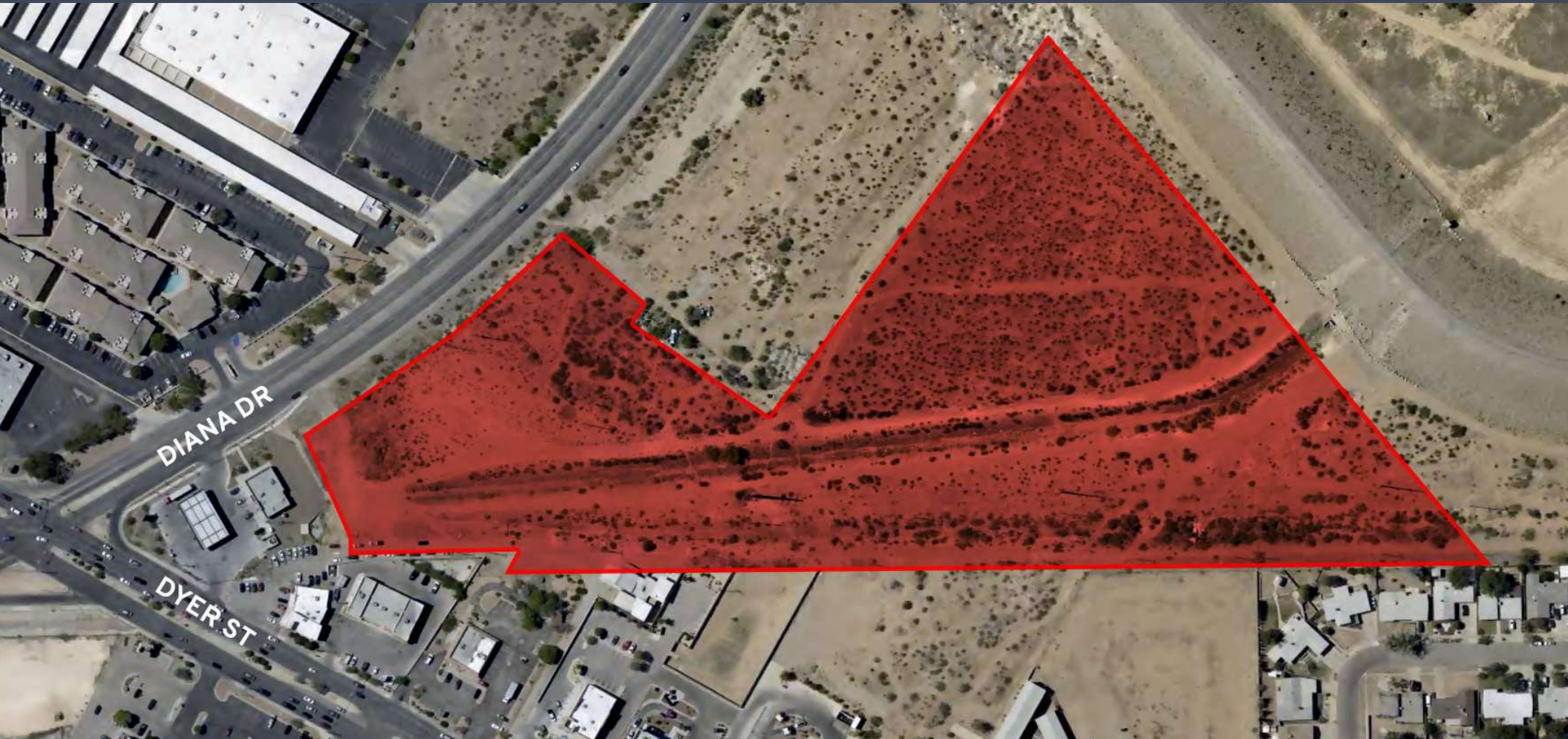


FOR SALE: \$1,650,000 | LAND: ±16.65 AC

DIANA DR, EL PASO, TX 79924



FOR LEASING INFORMATION, PLEASE CONTACT



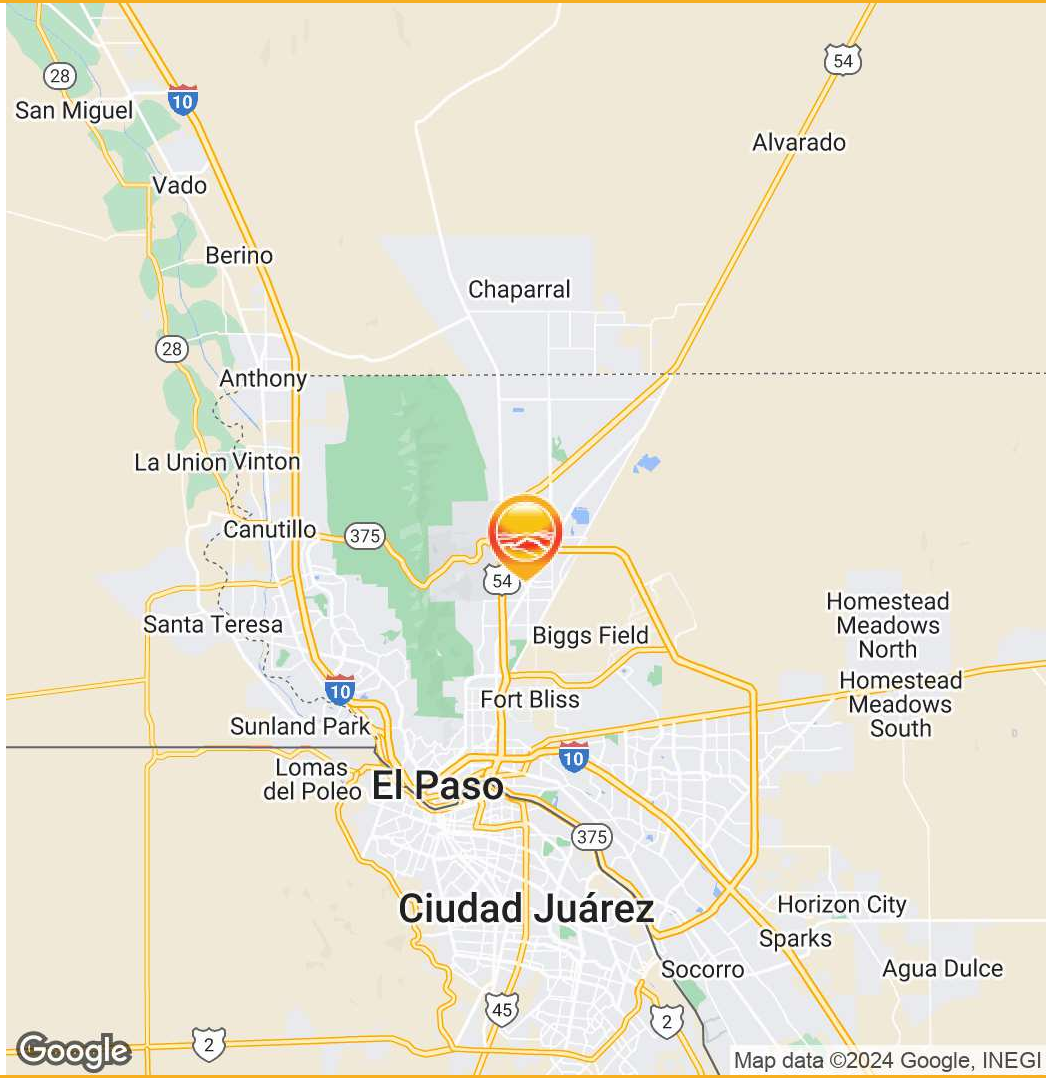
Adin Brown, President/Partner
Sonny Brown Associates
+1 915-584-5511 x2 Office
Adin@sonnybrown.com



The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.

FOR SALE: \$1,650,000 | LAND: ±16.65 AC
 DIANA DR, EL PASO, TX 79924

PROPERTY DESCRIPTION



| | |
|----------------------------------|---|
| Property Type | Land |
| Property Subtypes | Multifamily, Flex |
| Zoning | C-3 |
| Lot Size | 16.653 Acres |
| Traffic Counts (TxDOT AADT Data) | Dyer St: ±22,621 AADT Diana Dr: ±11,080 AADT |

16.6531 AC land site for sale in northeast El Paso near approved future amphitheater development as well as residential/retail areas. Includes multi-family development concept.

FOR LEASING INFORMATION, PLEASE CONTACT

Adin Brown, President/Partner
 +1 915-584-5511 x2 Office
 Adin@sonnybrown.com



200 Bartlett Dr., Suite 105
 El Paso, TX 79912
 www.sonnybrown.com

FOR SALE: \$1,650,000 | LAND: ±16.65 AC
DIANA DR, EL PASO, TX 79924

SURROUNDING AREA



FUTURE SITE OF AUTHORIZED DEVELOPMENT FOR SUNSET AMPHITHEATER ENTERTAINMENT VENUE AT THE COHEN ENTERTAINMENT DISTRICT IN NORTHEAST EL PASO

FOR LEASING INFORMATION, PLEASE CONTACT

Adin Brown, President/Partner
+1 915-584-5511 x2 Office
Adin@sonnybrown.com



200 Bartlett Dr., Suite 105
El Paso, TX 79912
www.sonnybrown.com

FOR SALE: \$1,650,000 | LAND: ±16.65 AC
DIANA DR, EL PASO, TX 79924

SITE PLANS



FOR LEASING INFORMATION, PLEASE CONTACT

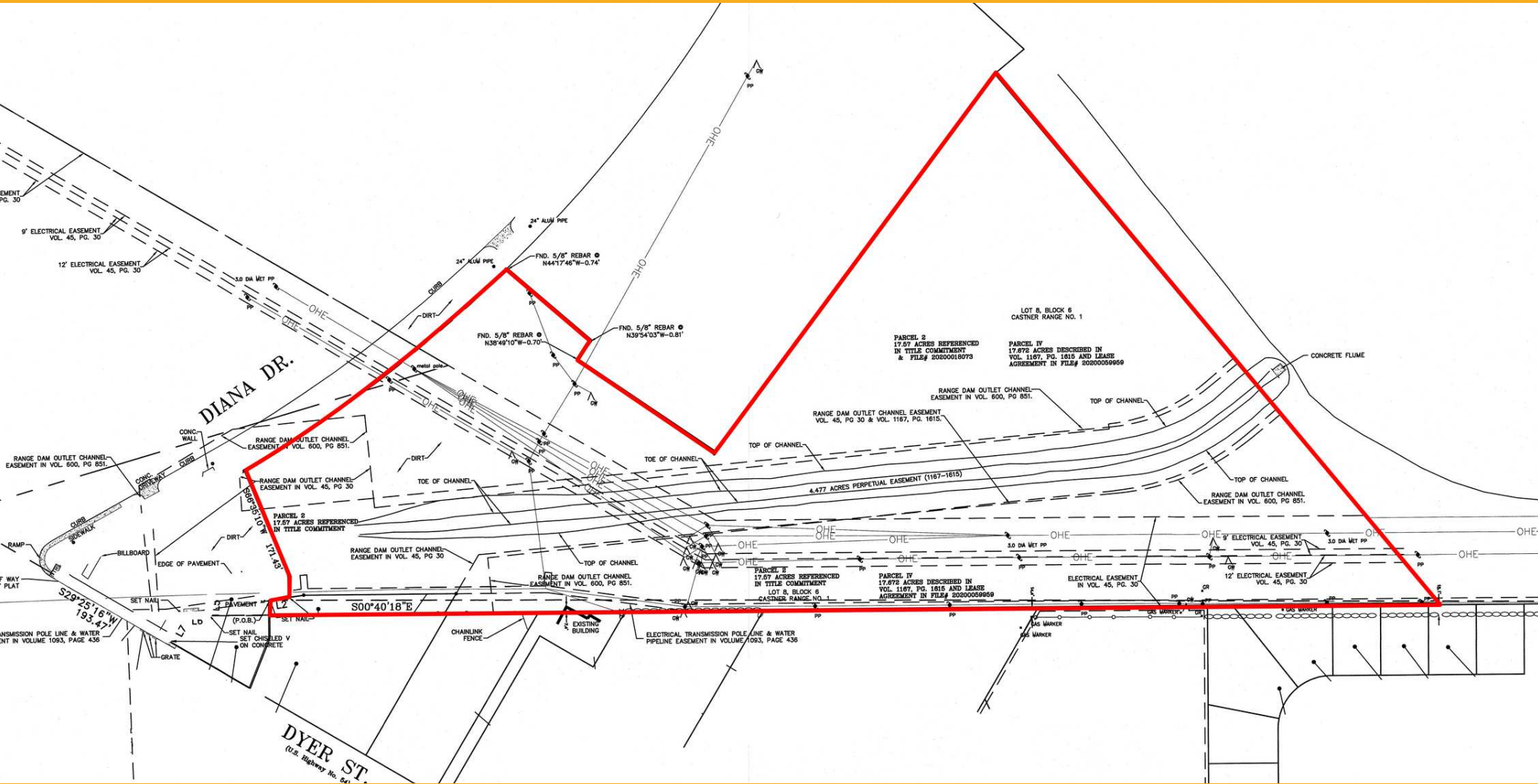
Adin Brown, President/Partner
+1 915-584-5511 x2 Office
Adin@sonnybrown.com



200 Bartlett Dr., Suite 105
El Paso, TX 79912
www.sonnybrown.com

FOR SALE: \$1,650,000 | LAND: ±16.65 AC
DIANA DR, EL PASO, TX 79924

SURVEY



FOR LEASING INFORMATION, PLEASE CONTACT

Adin Brown, President/Partner
+1 915-584-5511 x2 Office
Adin@sonnybrown.com

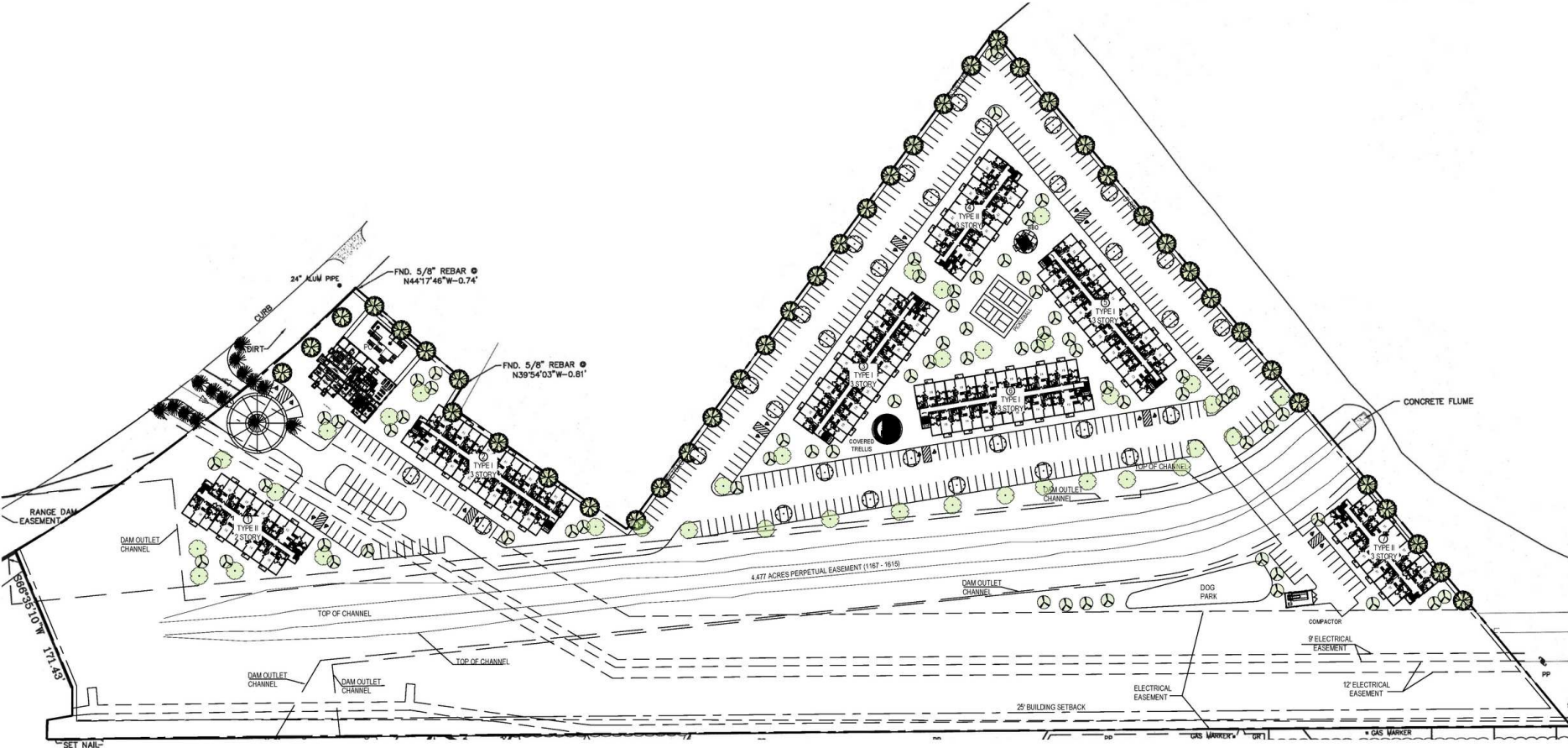


200 Bartlett Dr., Suite 105
El Paso, TX 79912
www.sonnybrown.com

FOR SALE: \$1,650,000 | LAND: ±16.65 AC

DIANA DR, EL PASO, TX 79924

POTENTIAL DEVELOPMENT: MULTI-FAMILY | ±200 UNITS



FOR LEASING INFORMATION, PLEASE CONTACT

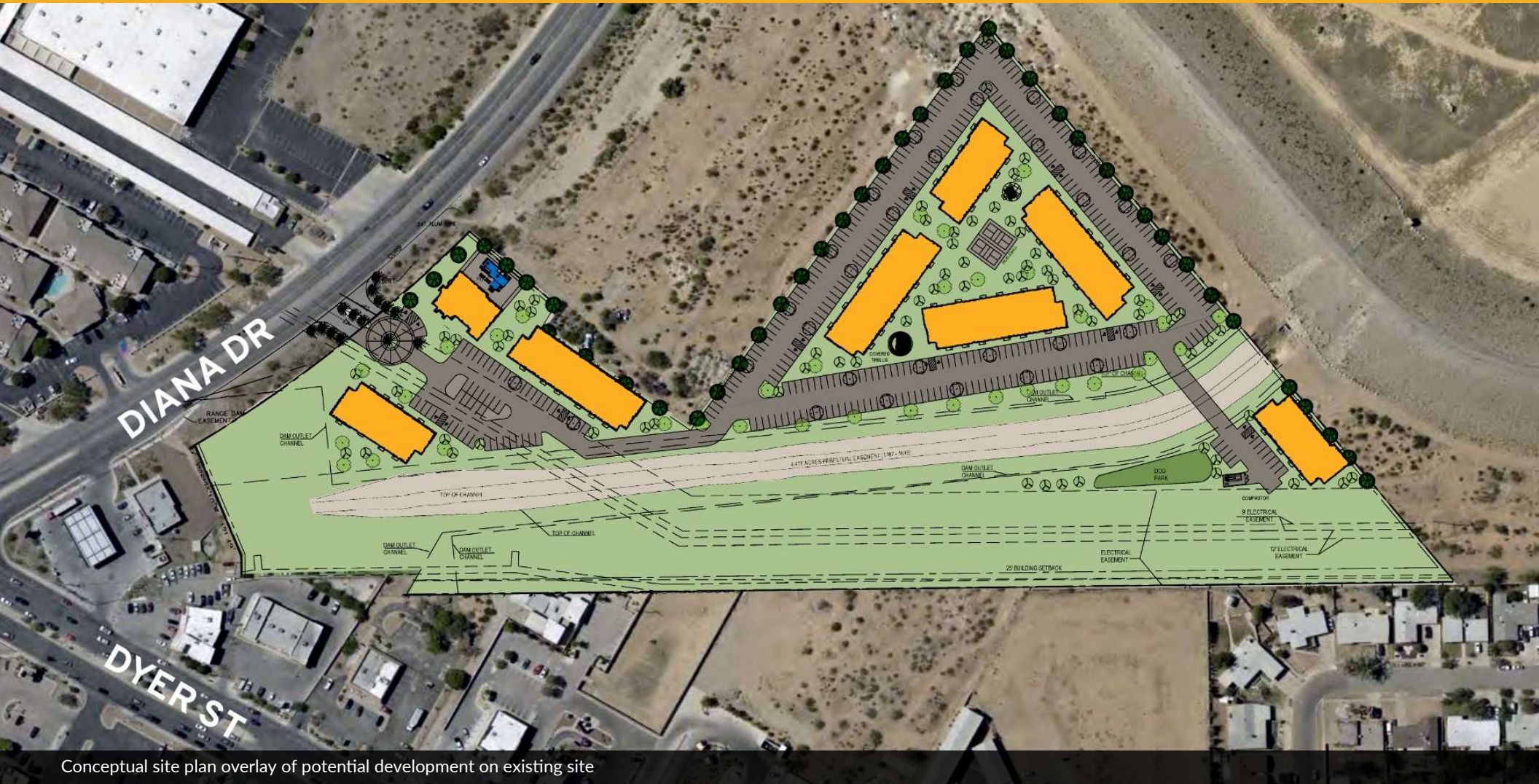
Adin Brown, President/Partner
+1 915-584-5511 x2 Office
Adin@sonnybrown.com



200 Bartlett Dr., Suite 105
El Paso, TX 79912
www.sonnybrown.com

FOR SALE: \$1,650,000 | LAND: ±16.65 AC
DIANA DR, EL PASO, TX 79924

POTENTIAL DEVELOPMENT: MULTI-FAMILY | ±200 UNITS



Conceptual site plan overlay of potential development on existing site

FOR LEASING INFORMATION, PLEASE CONTACT

Adin Brown, President/Partner
+1 915-584-5511 x2 Office
Adin@sonnybrown.com



200 Bartlett Dr., Suite 105
El Paso, TX 79912
www.sonnybrown.com

FOR SALE: \$1,650,000 | LAND: ±16.65 AC
DIANA DR, EL PASO, TX 79924

RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

FOR LEASING INFORMATION, PLEASE CONTACT

Adin Brown, President/Partner
+1 915-584-5511 x2 Office
Adin@sonnybrown.com



200 Bartlett Dr., Suite 105
El Paso, TX 79912
www.sonnybrown.com

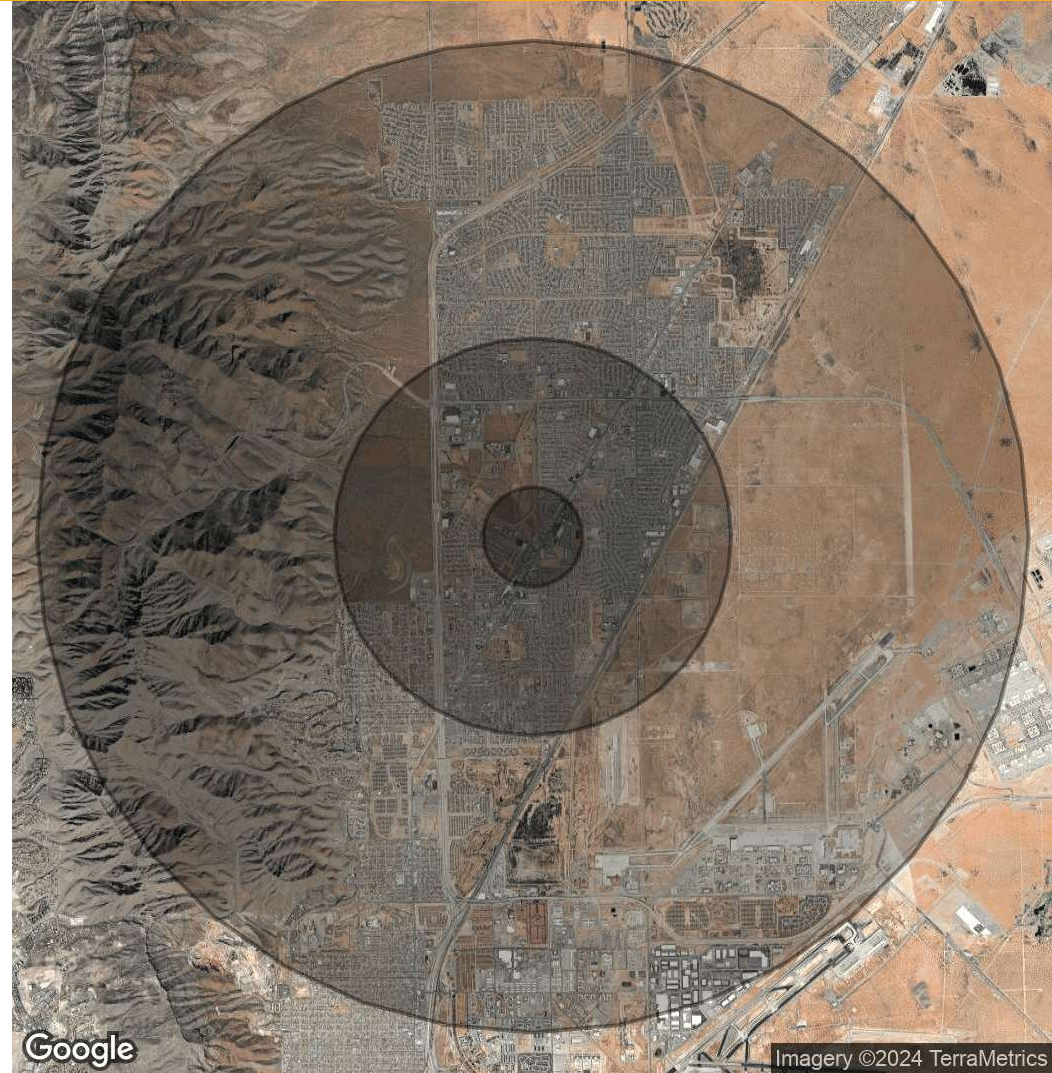
FOR SALE: \$1,650,000 | LAND: ±16.65 AC
DIANA DR, EL PASO, TX 79924

DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.5 MILES | 2 MILES | 5 MILES |
|----------------------|-----------|---------|---------|
| Total Population | 3,010 | 41,374 | 120,277 |
| Average Age | 41 | 40 | 37 |
| Average Age (Male) | 39 | 38 | 35 |
| Average Age (Female) | 42 | 41 | 38 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 2 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,291 | 15,849 | 43,488 |
| # of Persons per HH | 2.3 | 2.6 | 2.8 |
| Average HH Income | \$52,811 | \$53,969 | \$70,663 |
| Average House Value | \$172,442 | \$190,364 | \$185,143 |

Demographics data derived from AlphaMap



Imagery ©2024 TerraMetrics

FOR LEASING INFORMATION, PLEASE CONTACT

Adin Brown, President/Partner
+1 915-584-5511 x2 Office
Adin@sonnybrown.com



200 Bartlett Dr., Suite 105
El Paso, TX 79912
www.sonnybrown.com

