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Build to Suit or Land For Sale

9459 DYER ST
EL PASO, TX 79924
4,000 SF AVAILABLE





City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.



The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.



About This Property



**UP TO
4,000 SF
BUILD TO SUIT**

Property Details

This highly visible commercial parcel sits along one of the strongest retail corridors in Northeast El Paso, offering an exceptional opportunity for a retail, medical, or professional office user. The site is anchored by a Hampton Inn and neighbored by major traffic drivers including Starbucks, McDonald's, GECU, Uptown Cheapskate, a future Chick-fil-A, Circle K, Chipotle, and numerous other national retailers, providing strong daily traffic and a robust surrounding population. With utilities nearby, cross access and parking in place, and zoning that supports a wide range of commercial uses, the property is well positioned for a build-to-suit or owner-user development.

9459 DYER ST - EL PASO, TX - 79924



Property Details

LAND FOR SALE OR BUILD TO SUIT FOR LEASE

| | |
|------------------|----------------------------|
| Parcel Size | 20,000 SF |
| Building Size | 4,000 SF |
| Type of Business | Build to Suit (Negotiable) |
| Sales Price | \$500,000.00 (LAND ONLY) |
| Zoning | C-3 |
| Use Restrictions | Restaurants |

**UP TO
4,000 SF
BUILD TO SUIT**

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ACCESS



Site Aerial

WITH SURROUNDING BUSINESSES



9459 DYER ST



9459 DYER ST - EL PASO, TX - 79924



Site Aerial

WITH SURROUNDING BUSINESSES



sam's club

54

FUTURE



*RENDERING NOT TO SCALE

4,000 SF
BUILD TO SUIT

UPTOWN
CHEAPSKATE

FUTURE
DEVELOPMENT



DIANA DR



ACCESS (TIMES LN)



ACCESS

DYER ST

DYER ST

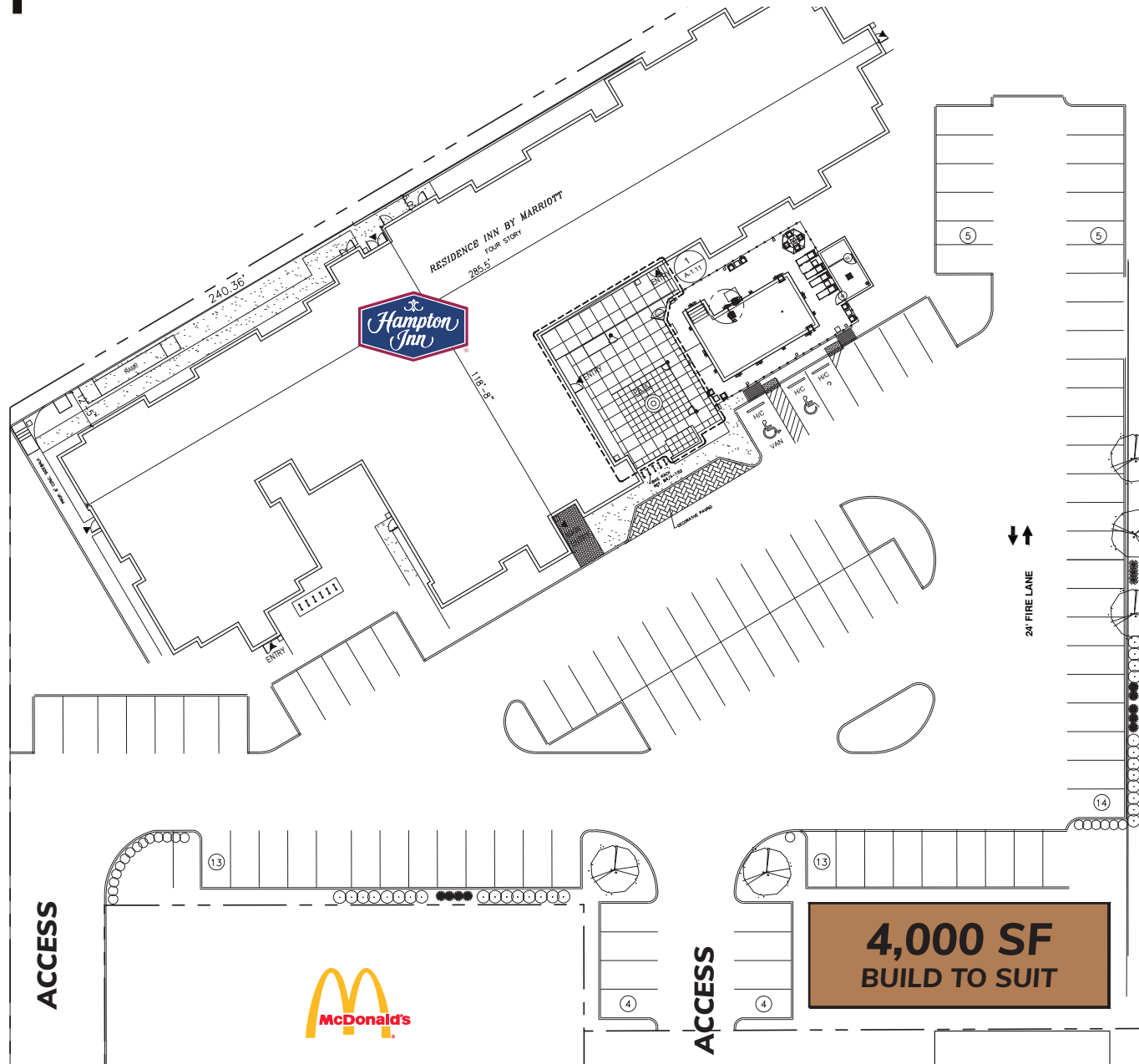
DYER ST

TIMES LN



Site Plan

NOT TO SCALE





Property Photos





Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2025 & 2030



Population

| | | |
|---------|---------|---------|
| 1 mile | 15,073 | 15,219 |
| 3 miles | 73,863 | 74,055 |
| 5 miles | 123,726 | 123,787 |



Households

| | | |
|---------|--------|--------|
| 1 mile | 5,804 | 6,014 |
| 3 miles | 28,066 | 28,896 |
| 5 miles | 45,523 | 46,786 |



Median HH Income

| | | |
|---------|----------|----------|
| 1 mile | \$54,835 | \$60,705 |
| 3 miles | \$53,448 | \$59,794 |
| 5 miles | \$58,376 | \$63,380 |

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