



FOR SALE

AVAILABLE SPACES
20.9 AC

**CALL LISTING AGENT FOR
MORE INFORMATION**

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PROPERTY HIGHLIGHTS

The property is conveniently located approximately a mile north of Interstate 10 on Horizon Boulevard, with nearby on-ramps and exits providing seamless access to and from the site. The Ysleta-Zaragoza Port of Entry is just six miles to the northwest, while the Tornillo-Guadalupe Port of Entry is 17 miles southeast.

Interstate 10, a critical transportation corridor connecting Los Angeles to Jacksonville, FL, passes through major cities such as Phoenix, San Antonio, and Houston, making it the most vital east-west highway in the southern United States. Additionally, Interstate 25, which originates in El Paso, serves as a key northbound route through Albuquerque and Denver, facilitating efficient connectivity to central U.S. markets.

The Horizon City area has experienced rapid growth, attracting major corporations such as Amazon, FedEx, and Philips, along with numerous large-scale manufacturing operations. This expansion has solidified the region as a prime location for logistics, distribution, and industrial development.



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2023



61,904
POPULATION
3-MILE RADIUS



\$82.4K
AVG HH INCOME
3-MILE RADIUS



\$70.2K
MEDIAN HH
INCOME



TRAFFIC COUNTS
HORIZON BLVD: 36,393 VPD
ELLSWORTH DR: 1,939 VPD
(TDT)





