

Development Opportunity

SEC of Inglewood Drive & N. Nevarez Road
El Paso, Texas 79927
www.cbre.com/elpaso



Land Overview

Located in the heart of a thriving industrial area, this Fee Simple 47.47-acre property is an ideal value add opportunity for an industrial developer. The subject property is currently zoned R-F Ranch and Farm District. With its close proximity to major highways like Loop 375, North Loop, and Interstate 10, this is an ideal area for any logistics and transportation operator. The Ysleta Port of Entry is only about 3.5 miles/10 minutes from the subject property.

Demographics*

	3 MILES	5 MILES	10 MILES
2023 Population	64,500	159,520	481,973
2028 Projected Population	67,610	164,215	493,420
2023 Estimated Households	20,857	51,850	160,770
2028 Projected Households	22,270	54,336	167,363
2023 Average Household Income	\$66,065	\$72,898	\$73,366
2028 Average Household Income	\$74,954	\$82,969	\$83,418
2023 Median Age	32.9	32.5	32.8
2023 Businesses	1,260	3,259	10,143
2023 Employees	18,173	42,383	126,170

*Source: ESRI, 2023





Contact Us

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