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# FOR SALE

1401 N. MESA ST.  
EL PASO, TX 79902

31,720 SF



**Sarah Dominguez**

President

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EL PASO'S ECONOMY HAS BEEN EXPERIENCING CONSISTENT GROWTH, DRIVEN BY DIVERSE SECTORS INCLUDING HEALTHCARE, EDUCATION, MANUFACTURING, AND TRADE. THIS ROBUST ECONOMIC FOUNDATION PROVIDES A SOLID BACKDROP FOR COMMERCIAL REAL ESTATE ENDEAVORS. SITUATED AT THE CROSSROADS OF THE UNITED STATES AND MEXICO, EL PASO ENJOYS A PIVOTAL ROLE IN INTERNATIONAL TRADE. ITS BORDER LOCATION MAKES IT A HUB FOR LOGISTICS, DISTRIBUTION, AND CROSS-BORDER BUSINESS ACTIVITIES, ATTRACTING A WIDE RANGE OF COMMERCIAL VENTURES.

WELCOME TO EL PASO, A CITY WHERE HERITAGE MEETS INNOVATION, CREATING A VIBRANT TAPESTRY OF COMMERCIAL REAL ESTATE POSSIBILITIES. THIS MARKET OVERVIEW WILL SHED LIGHT ON THE DYNAMIC LANDSCAPE OF EL PASO, SHOWCASING ITS ECONOMIC PROWESS, STRATEGIC ADVANTAGES, AND THE LIMITLESS POTENTIAL IT OFFERS TO INVESTORS AND DEVELOPERS IN THE REALM OF COMMERCIAL REAL ESTATE.





**FOR SALE**

**COMMERCIAL DEVELOPMENT, 1401 N. Mesa St.**



## **SITE SPECIFICATIONS**

Total SF	31,720 SF
AC	0.73
Municipality	The City Of El Paso
Sales Price	\$1,300,000.00
Zoning	A-3

AVAILABLE SPACE  
**31,720 SF**

## **PROPERTY INFORMATION**

- 25 minute drive to the El Paso International Airport
- Parcel zoning is flexible and can accommodate multiple different business set ups
- Prime location in the heart of Downtown El Paso
- Holds immense investment potential
- Great visibility from Mesa St.



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**HIGHLIGHTS**, 1401 N. Mesa St.



Welcome to 1401 N. Mesa, a prime land parcel nestled in the heart of El Paso, Texas. This exceptional property presents a unique opportunity for visionary investors and developers to shape the landscape of El Paso's commercial real estate scene. With its strategic location, versatile zoning, and the city's vibrant economic environment, 1401 N. Mesa stands as a canvas for innovative ventures.

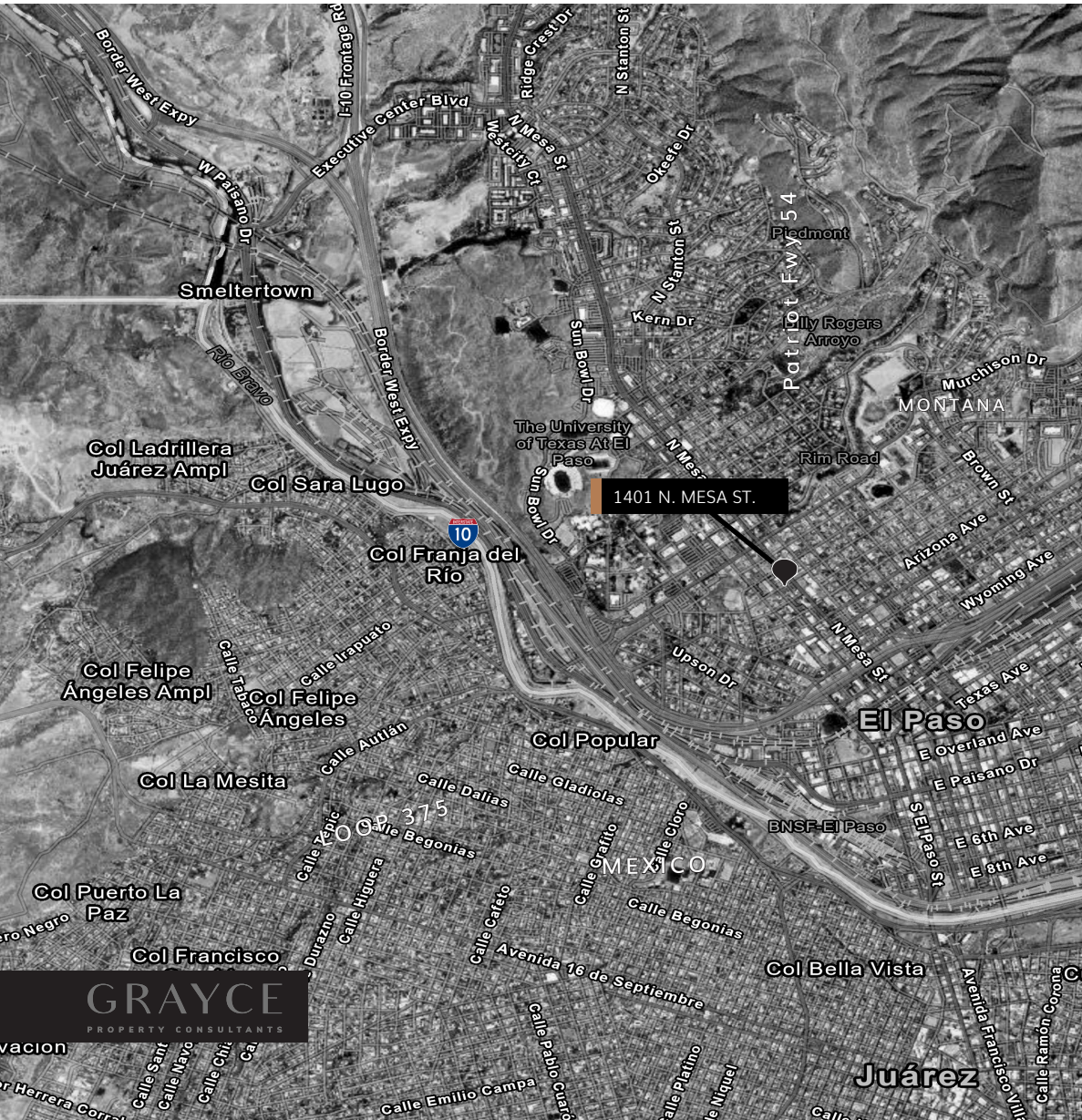
The property is part of the ongoing urban revitalization efforts in the area. By participating in the transformation of this land parcel, investors have the chance to contribute to the positive evolution of El Paso's urban landscape. The demand to live, work, play is here. Reimagine and repurpose for the need.





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SITE AERIAL, 1401 N. Mesa St.







## 1,3, 5 Mile Radius, 2022 & 2027



### Population

1 mile	12,456	12,539
3 miles	49,864	50,799
5 miles	122,952	124,824



### Households

1 mile	5,212	5,305
3 miles	20,528	21,125
5 miles	50,187	51,488



### Median HH Income

1 mile	\$29,371	\$38,337
3 miles	\$30,437	\$38,572
5 miles	\$37,652	\$46,476





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