

Sarah Dominguez

President

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Property For Sale

1401 N MESA ST
EL PASO, TX 79902
31,720 SF AVAILABLE





Market Overview

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.

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.





About This Property

Property Details

1401 N. Mesa is a premier land parcel in the heart of Downtown El Paso, Texas. This strategically located property offers immense investment potential with flexible zoning ideal for various business ventures. As part of the city's ongoing urban revitalization, it presents a unique opportunity to contribute to El Paso's vibrant growth. With great visibility from Mesa Street and just a 25-minute drive to the El Paso International Airport, this site is perfectly positioned for those ready to reimagine and repurpose for the city's growing demand to live, work, and play.



1401 N MESA ST - EL PASO, TX - 79902



Property Details

31,720 SF AVAILABLE FOR SALE

Lot Size	31,720 SF
SF Available	31,720SF Available
Acreage	0.73
Municipality	The City of El Paso
Sale Price	\$1,300,00.00
Zoning	A-3

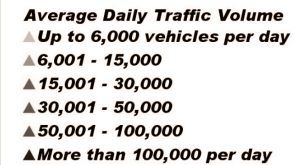
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Site Aerial



IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	12,330	12,287
3 miles	49,242	49,457
5 miles	122,128	122,308



Households

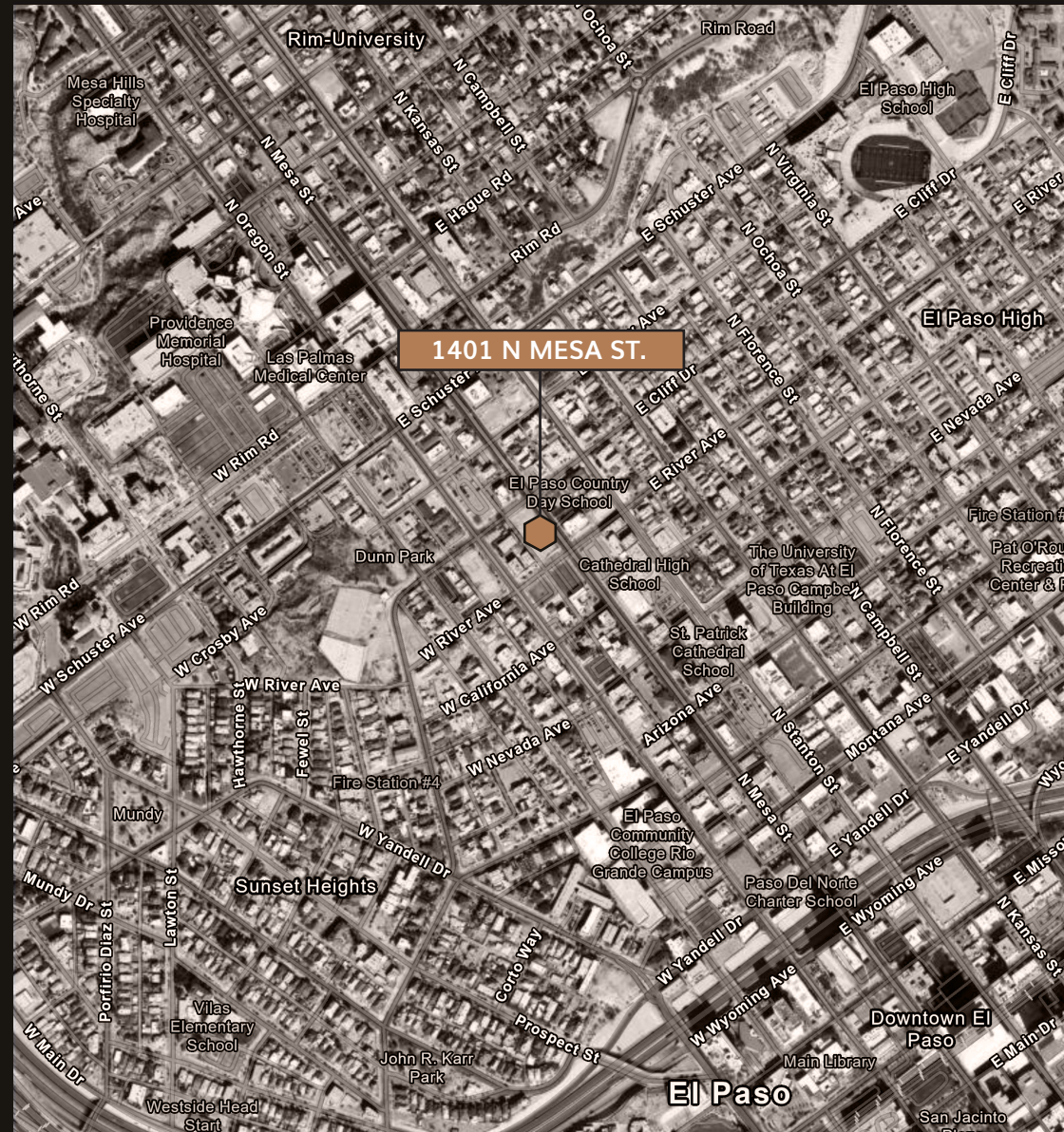
1 mile	5,228	5,398
3 miles	20,641	21,446
5 miles	50,780	52,712



Median HH Income

1 mile	\$31,126	\$35,668
3 miles	\$33,276	\$37,314
5 miles	\$38,456	\$43,992

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