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# CAMPO DEL SOL

NEQ MCCOMBS & US 54

*62 Acre Mixed-Use Development*



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## INTRODUCTION

And so it starts! Located at the foothills of the Franklin Mountains in North El Paso, the thread of an all-new beginning is forming. A **2,313 acre master planned collaboration** that captures the story of El Paso's continued growth.

Spearheaded by a **62 acre mixed-use development where healthcare, hospitality and retail conveniences** are being thoughtfully woven into the spirit of **southwestern living** at its finest.

A place where beautiful residences will be embraced by the sun kissed tapestry of the Chihuahuan desert. A community that offers **exclusivity** and **comfort** with **area conveniences** for all.

## HIGHLIGHTS

- Master Plan Development
- New **growth** corridor
- 16 minutes from El Paso International Airport
- 22-26 minutes to International Ports of Entry
- Designated as a **Medically Underserved Area (MUA)** according to the Department of Health Resources and Services Administration\*

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\*Source: [www.data.hrsa.gov](http://www.data.hrsa.gov)

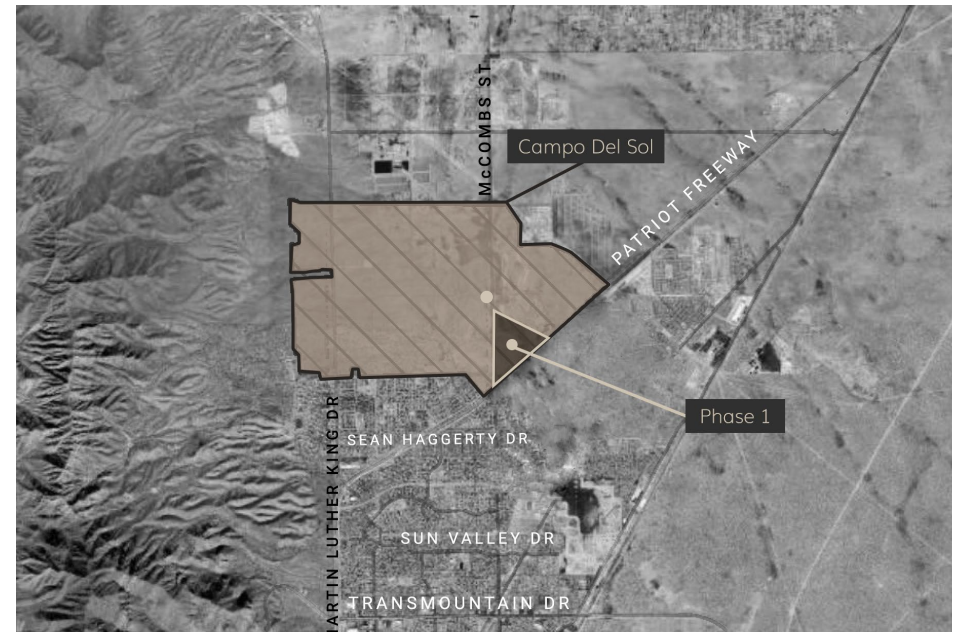
## SITE SPECIFICATIONS

Rates	Call for Quote
Type of Business	Retail, Hospitality & Healthcare
Zoning	General Mixed-Use
Minimum Size	1.35 AC

AVAILABLE SPACE FOR SALE OR GROUND LEASE

62 Acres (Divisible)

## CAMPO DEL SOL MASTER PLAN





# CAMPO DEL SOL DEVELOPMENT - MASTER PLAN





## CAMPO DEL SOL



Perfectly located in the far western point of Texas, sitting at the edge of the U.S.-Mexico Border sits the safest and most prominent metropolitan area filled with a warm and welcoming culture. Enriched by its bold and robust history, El Paso Texas is where the skyline.

Surrounded by six international ports of entry, El Paso brings over 80 billion dollars in trade to our economy and houses the largest military installation in the United States – making it the Borderplex of West Texas.

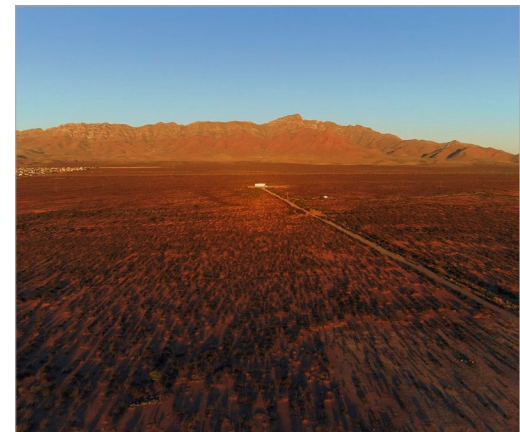
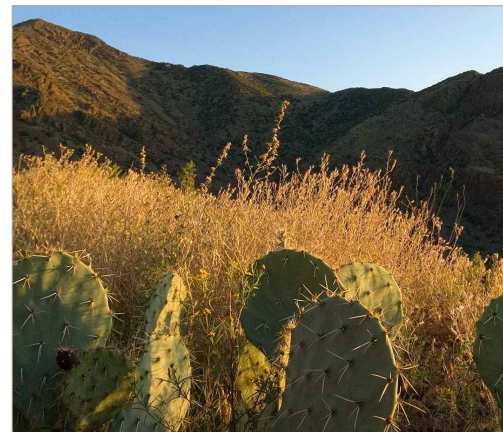
Located at the foothills of the Franklin Mountains in North El Paso, the thread of an all-new beginning is forming. Campo Del Sol is a master-planned collaboration, transforming over 2,300 acres of land into a New Growth Corridor. This 2.9-billion-dollar project will accommodate thousands of single-family residences, 55-and-over active-adult living, multi-family units, miles of interconnected hike and bike trails, four lazy rivers, a golf course, healthcare facilities, specialty retail and hospitality amenities throughout.

Spearheaded by a 62-acre mixed-use development where lifestyle, healthcare, and hospitality conveniences are being thoughtfully woven into the spirit of southwestern living at its finest. Adorned by unique architectural features that encourage overall wellbeing from the smallest comforts to the fundamental necessities of life, offering memorable and exclusive living for all. Campo Del Sol will immerse you in the enchanted and rugged beauty of the Chihuahuan Desert, full of opportunities to discover nature and balance.

This new community, grounded in the sun-kissed terrain of the borderland, is revolutionizing the future of North El Paso by connecting community, wellness and hospitality.

With a team of driven, active, and honest experts who provide dependable, full-service real estate consultancy, we are ready to help you be a part of this exciting new vision.

*Campo Del Sol is revolutionizing the future of North El Paso.*



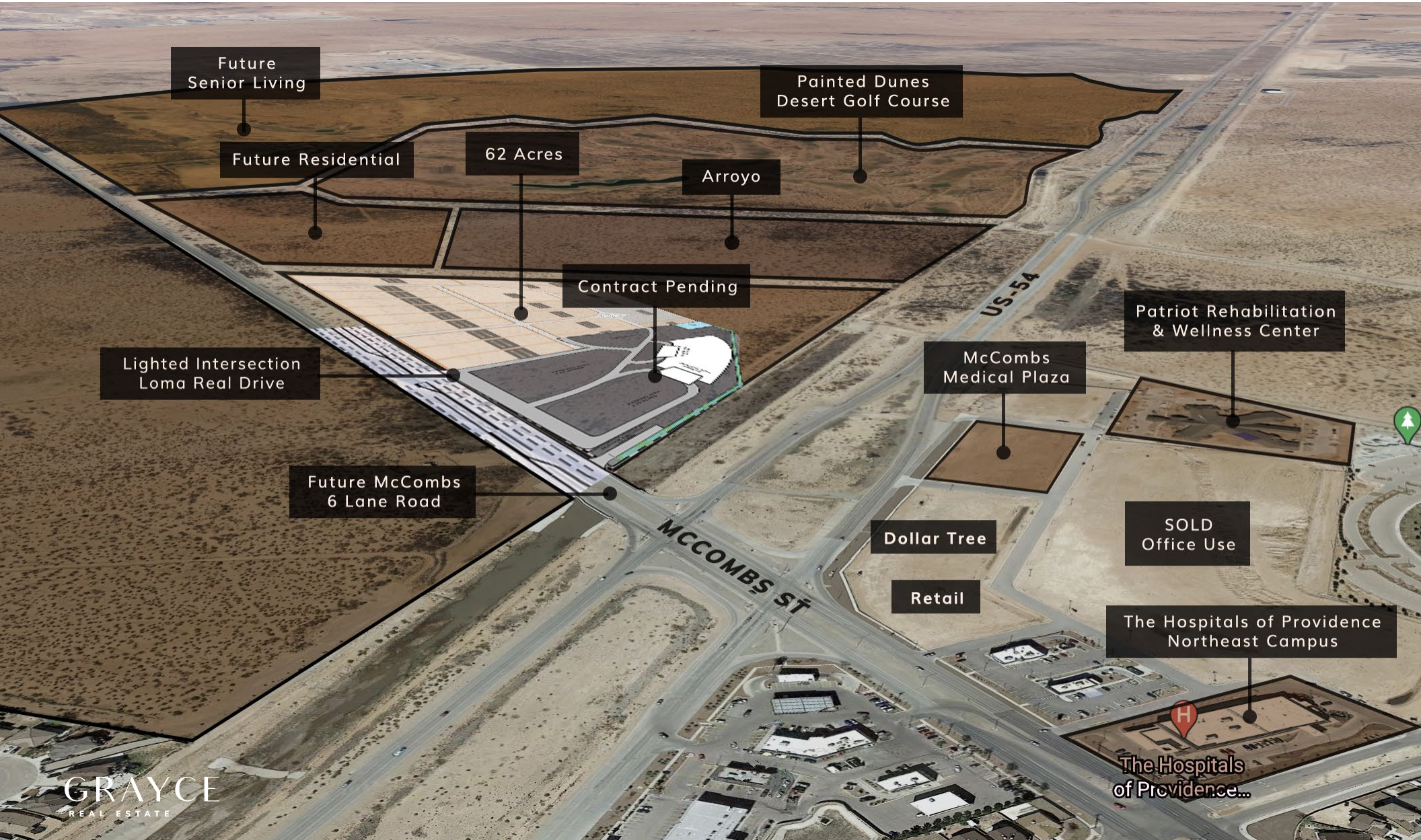


CONCEPTUAL MASTER PLAN





## PLANNED DEVELOPMENTS





# 62 ACRE COMMERCIAL CORNER - LOT PLAN





## FACTS



**9,000**

Single Family Units  
(subject to increase)  
First Phase (2 Years)



**2**  
YEAR

Build-out  
timeline



**PREMIUM**

Mixed-Use  
Retail Developments



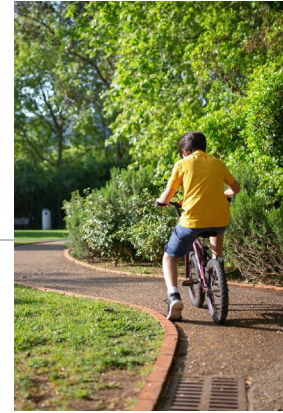
**3,000**

Multi-Family  
Units planned



**680**  
LOTS

Breaking ground as of  
June 2022 with only  
selective quality builders



## AMENITIES

- Village located amenity centers to include a lazy river, cabanas, splash pad, numerous shade structure, large pavilion, picnic tables, restrooms, showers and more.
- Hike and bike trail system interconnected with each village developed.
- Retail, healthcare, and hospitality business developments.



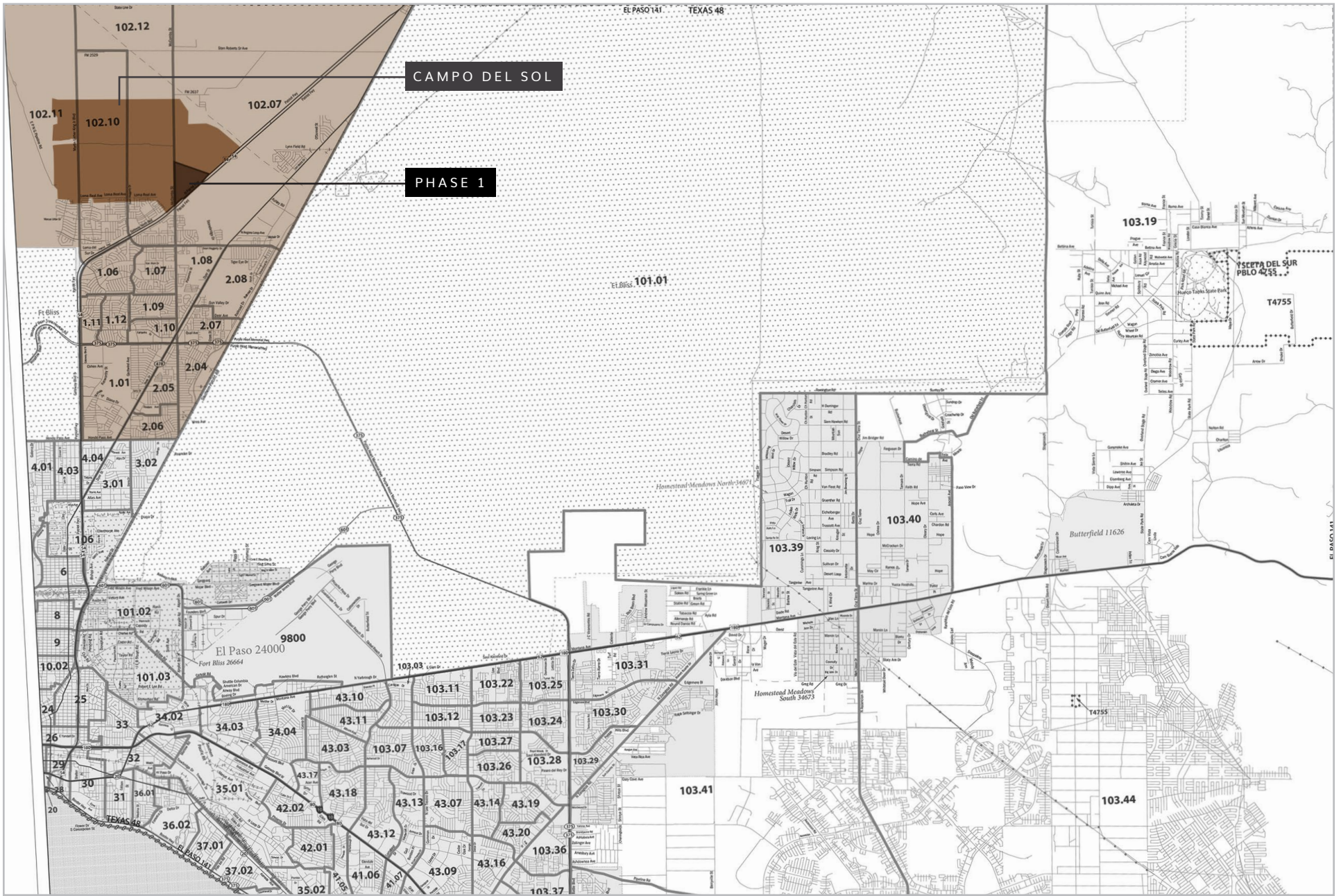


## SITE ACCESSIBILITY





# MEDICALLY UNDERSERVED AREA





# HOSPITAL AERIAL





## AREA HIGHLIGHTS

### HEALTHCARE

- William Beaumont Army Medical Center
- Las Palmas del Sol
- The Hospitals of Providence Hospital
- University Medical Center

### PARKS & RECREATION

- Grandview Park
- Nations Tobin Park
- Veterans Park
- McKelligon Canyon
- Castner Range
- Franklin Mountains State Park
- Weldon Yerby Senior Garden
- Sue Young Park



## NORTH EL PASO

### ARTS & CULTURE

- Bowen Ranch
- Edge of Texas Steakhouse & Saloon
- National Border Patrol Museum
- El Paso Archaeology Museum

### INFRASTRUCTURE

- Newman Solar Project: (the largest solar project in El Paso in 2015)

### EDUCATION

- El Paso Independent School District (EPISD)
- Ysleta Independent School District (YISD)
- Richard Burges Public Library



## DEMOGRAPHICS

1,3, 5 Mile Radius, 2020 & 2025



### Population

1 mile	11,063	12,357
3 miles	63,767	67,697
5 miles	91,104	95,956



### Households

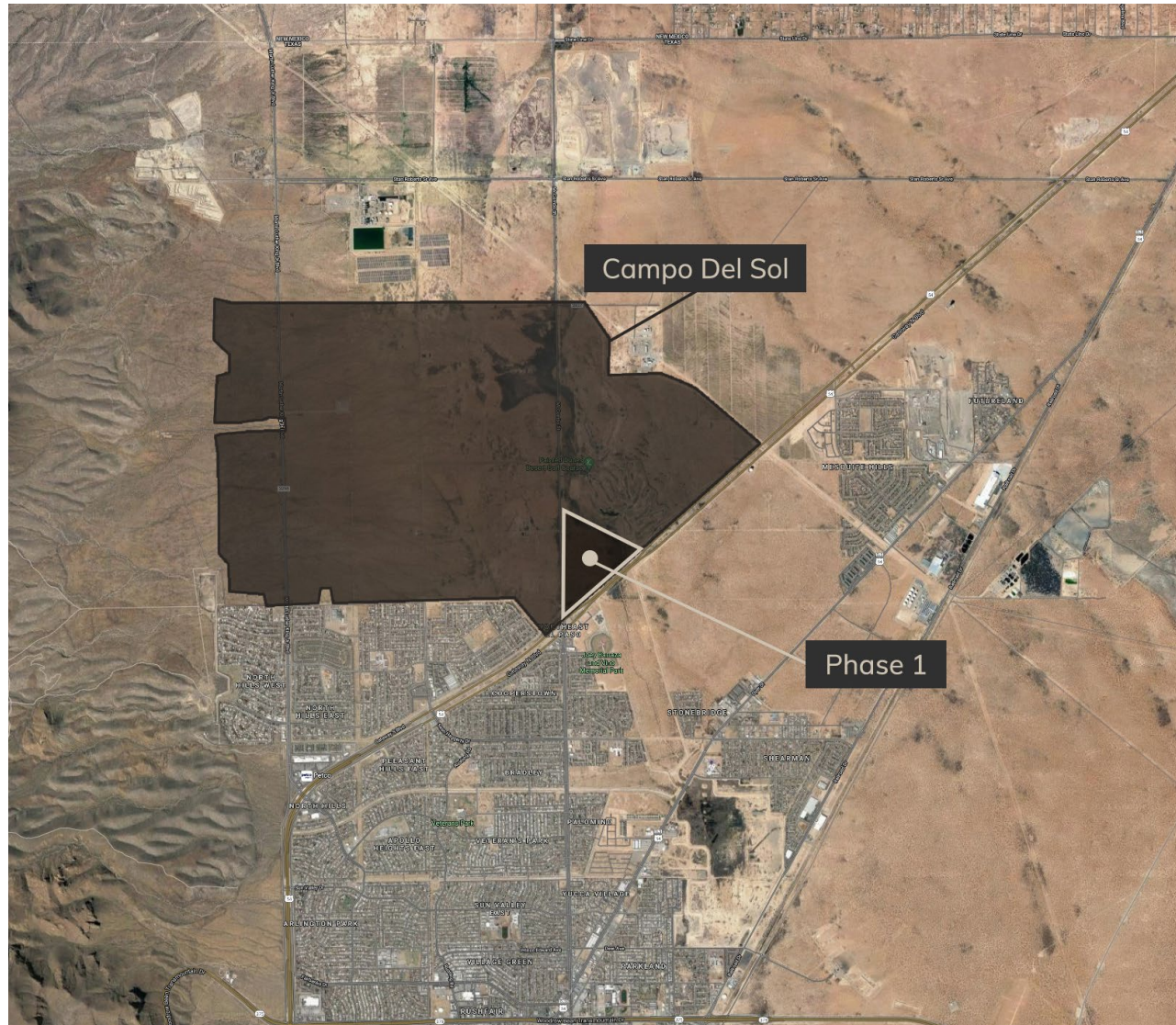
1 mile	3,607	5,054
3 miles	21,457	22,892
5 miles	31,015	32,741



### Median HH Income

1 mile	\$61,602	\$67,883
3 miles	\$51,661	\$54,136
5 miles	\$49,143	\$51,644

## AERIAL MAP





## EL PASO DEMOGRAPHICS



**849,146**

El Paso Metropolitan Area Population



**6th**  
Largest city in Texas



**22nd**  
Largest city in the US



**0.27%**  
Current Annual Growth Rate



**5.59%**  
Population Increase since 2010 Census



**649,121**  
2010 Census Population



**302**  
Days of Sunshine in the year



**2.5 Million**  
Regional Population



**\$60,025**  
Average Household Income



**6**  
International Ports of Entry

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