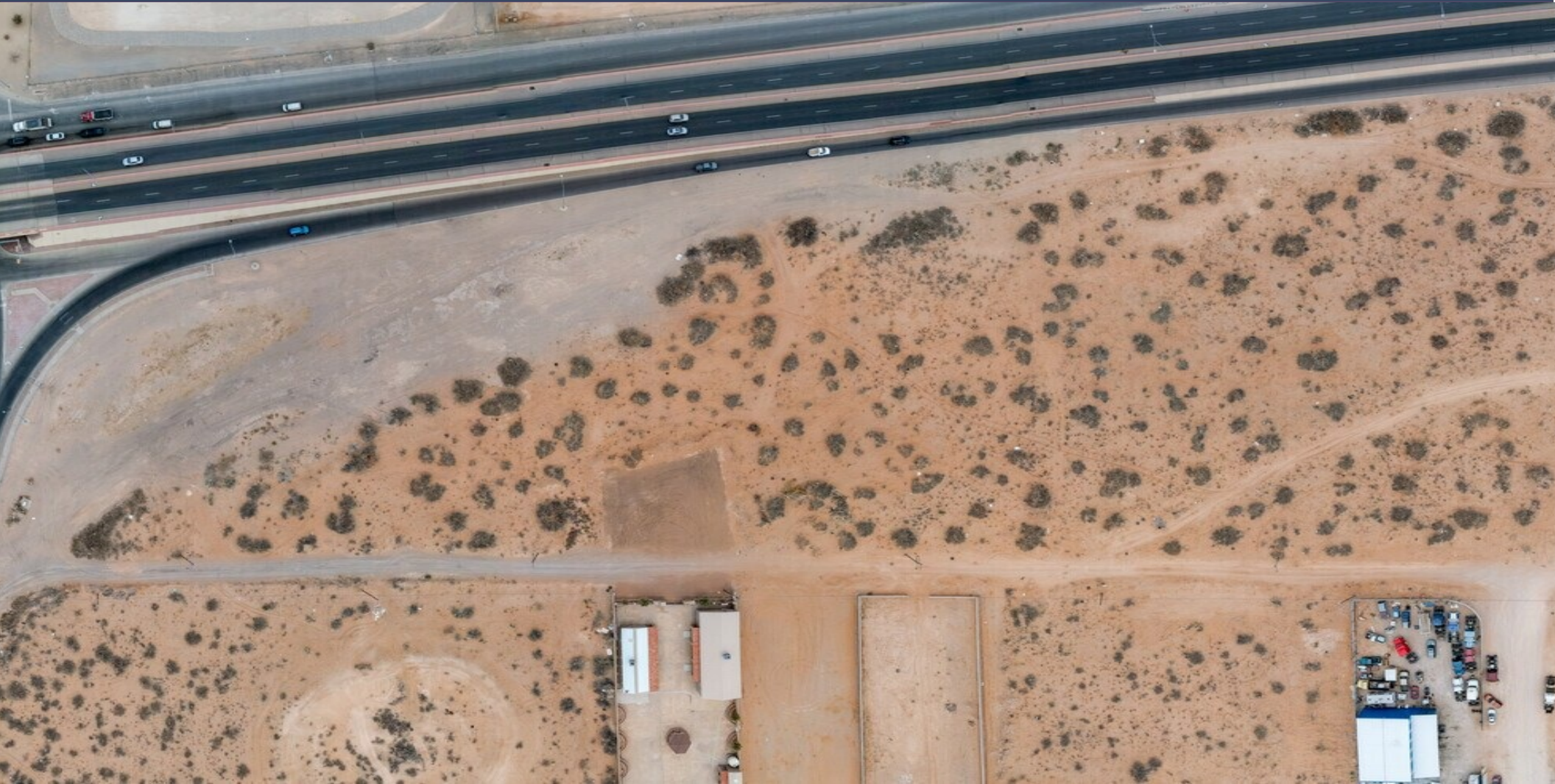


FOR SALE OR LEASE: \$2,995,000 | LAND: ±9.25 AC
13690 MONTANA AVE, EL PASO, TEXAS



FOR INFORMATION, PLEASE CONTACT



Perry Wolfe, President

Wolfe Worldwide

+1 915-760-4411 Office

+1 915-820-1384 Mobile

perry@wolfeworldwide.com

Disclaimer: The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.

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13690 MONTANA AVE, EL PASO, TEXAS

PROPERTY DESCRIPTION

LOCATION

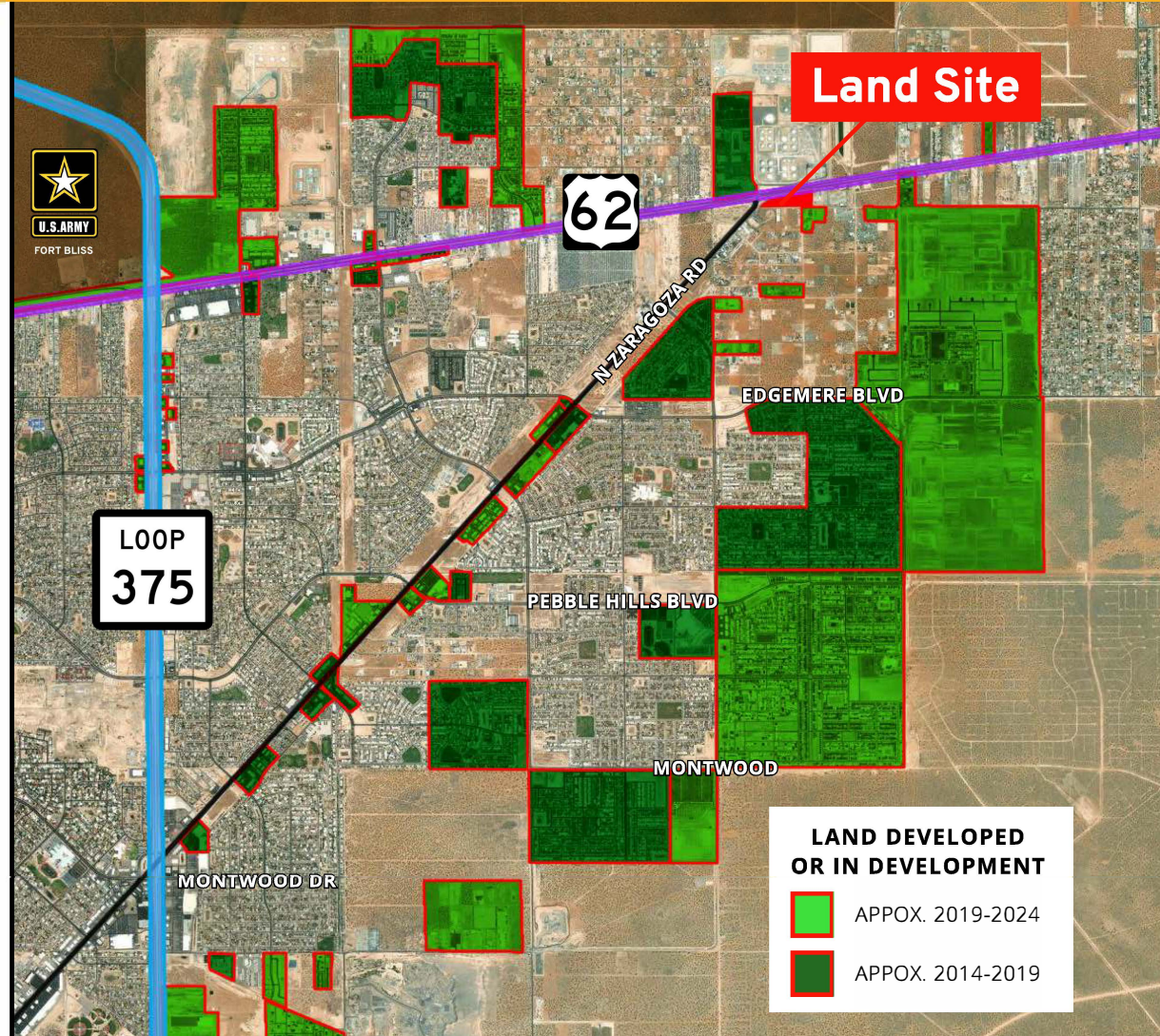
- **Located within moments:**
 - Frontage on Montana Ave
 - Loop 375
- **Located within 10 minutes:**
 - Interstate 10
 - US 54
 - Ysleta Port of Entry

SPECIFICATIONS

- 9.2505 AC raw land
- No buildings on property
- Direct access to Montana Ave
- 897.59' of frontage on Montana Ave
- 400' depth (average)

USES

- **Adjacent to C-4 Zoning property**
 - Commercial
- **Potential Development:**
 - Retail
 - Commercial



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PARCEL MAP



**±897' US HWY 62 /
MONTANA AVE FRTG**

**TRAFFIC COUNTS
(TXDOT 2022)**

**US 62/MONTANA AVE
WEST OF ZARAGOZA RD
±18,536 AADT**

**US 62/MONTANA AVE
EAST OF ZARAGOZA RD
±30,291 AADT**

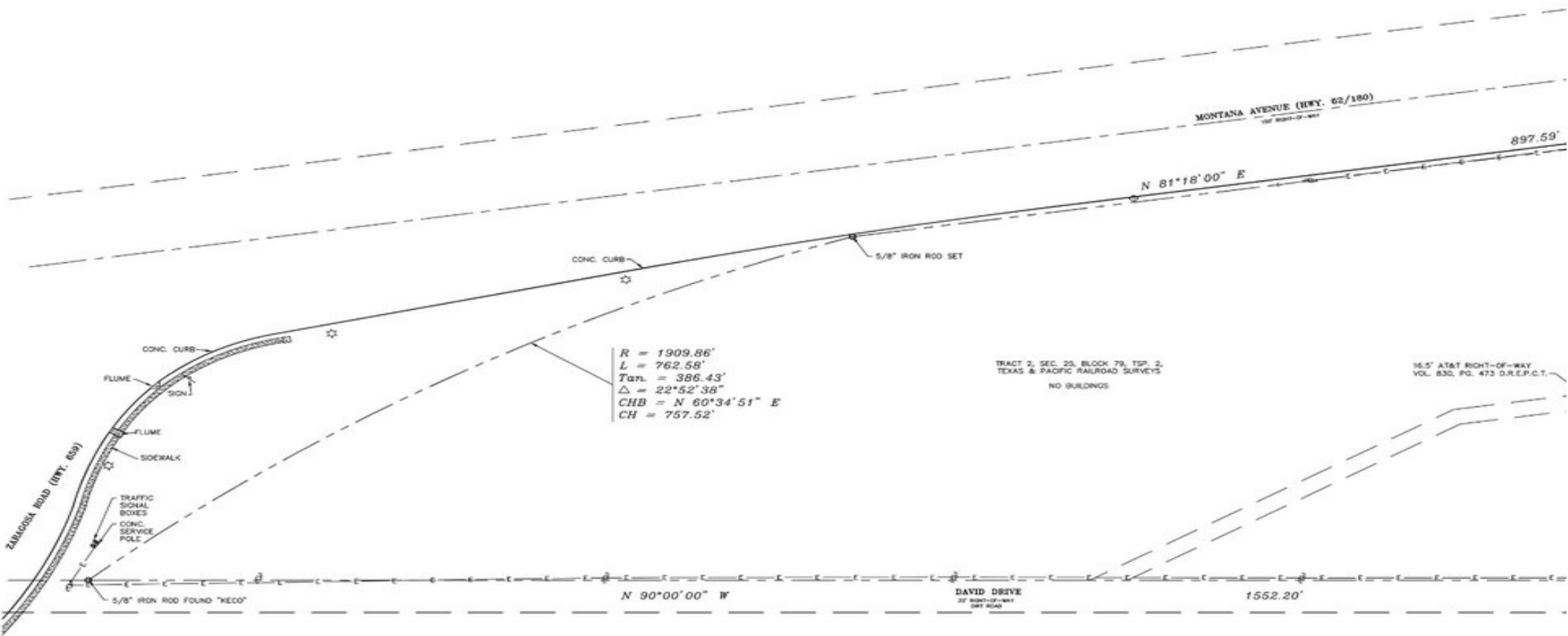
**N ZARAGOZA RD
±12,796 AADT**

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SURVEY



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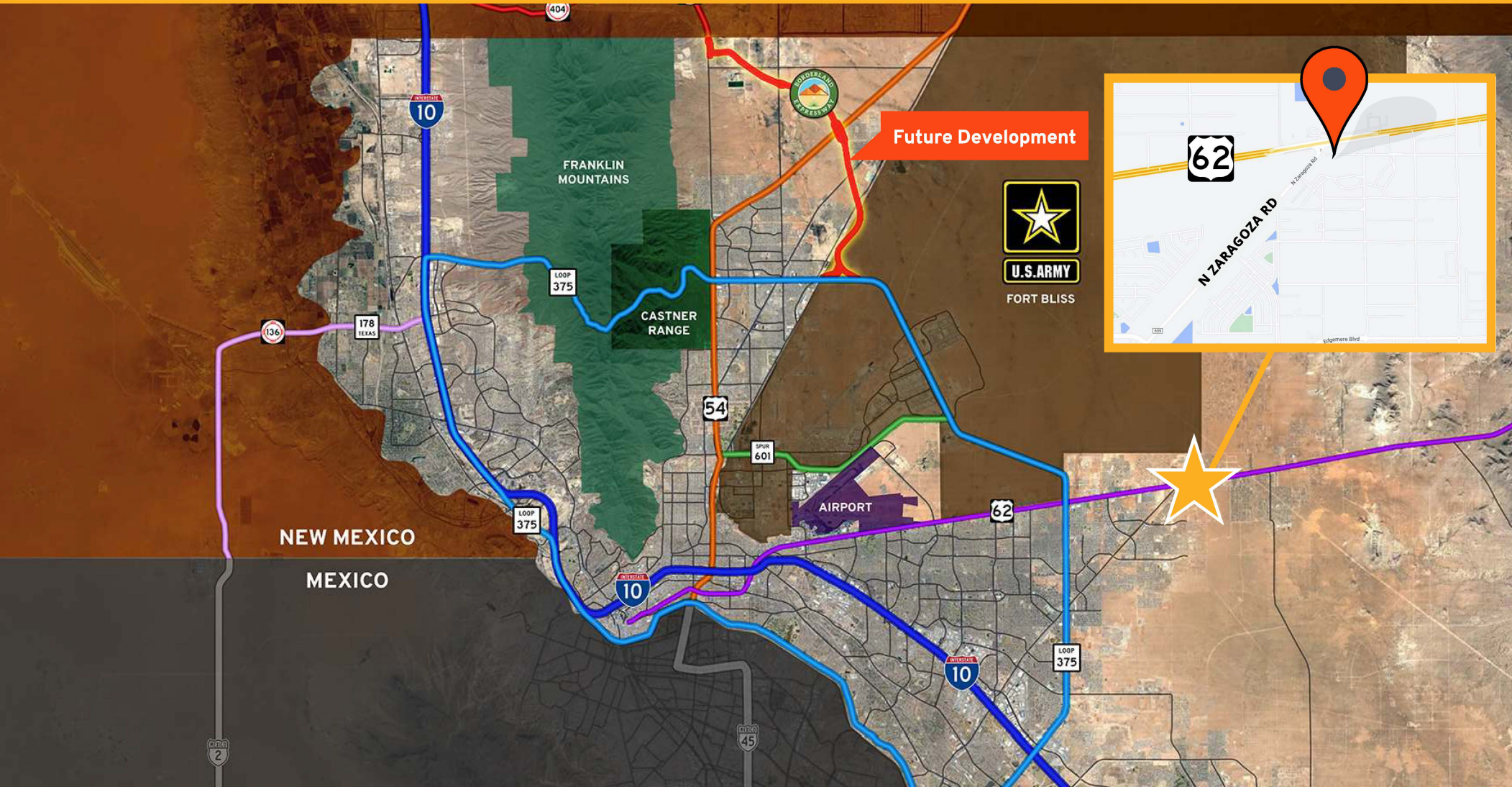
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FOR SALE OR LEASE: \$2,995,000 | LAND: ±9.25 AC

13690 MONTANA AVE, EL PASO, TEXAS

LOCATION



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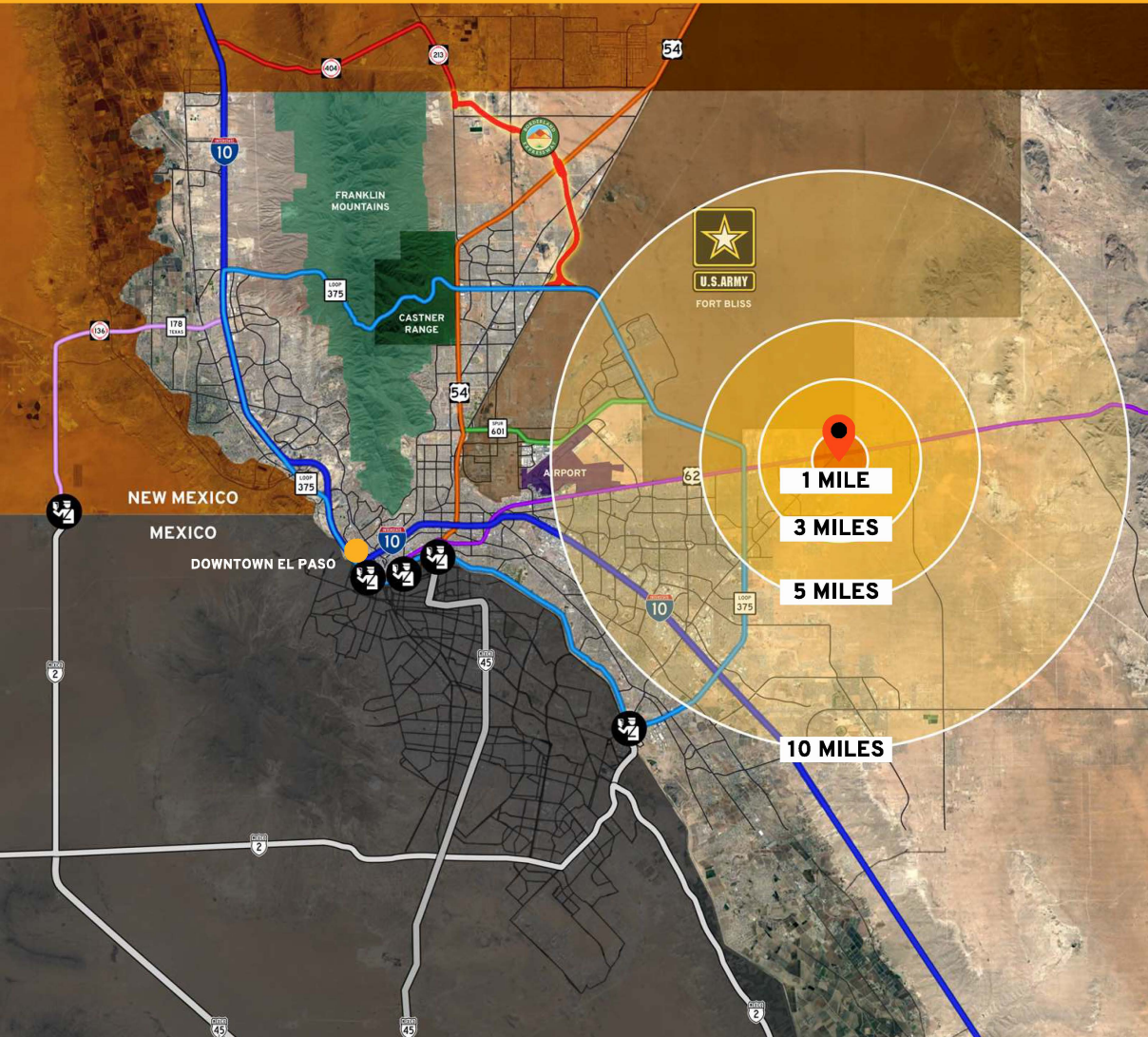
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LOCATION & DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	10 Miles
Population	885	47,561	104,375	326,547
5 Yr Growth	2.3%	2.1%	1.4%	0.9%
Median Age	31.3	32.4	31.5	33.2
Total Specified Consumer Spending	\$7.3M	\$397.6M	\$904.8M	\$3B
Households	292	13,084	29,027	101,656
Avg Household Size	3	3.4	3.5	3.2
Average Household Income	\$53,759	\$69,156	\$70,137	\$68,987
Median Home Value	\$146,381	\$152,263	\$148,612	\$146,547

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