

**11680 MONTANA
EL PASO, TX 79936**

O C O T I L L O

OFFICE • RETAIL • RESTAURANT • MEDICAL

REPRESENTED BY:

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SEVERO HUGHSTON

2 | PROPERTY PHOTOS

11680 MONTANA | EL PASO TEXAS 79936 | FOR LEASE



3 | PROPERTY PHOTOS

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Building A
± 3,000 ft²



Building B1
± 7,000 ft²



Building B
± 16,000 ft²



Building B1
± 3,000 ft²



Building B
± 16,000 ft²



Building C
± 7,000 ft²

4 | PROPERTY OVERVIEW

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LOCATION



11680 Montana Ave.
El Paso TX, 79936
Name: Ocotillo

PARCEL



Zoning: C-4
PID: L20399900100325

SIZE



Land: 102,306 ft²
Property: 33,000 ft

PRICE



Lease Type: NNN
Lease Rate: \$30 PSF +
\$6.50 NNN

TRAFFIC COUNTS



Montana Ave: 33,522 VPD
Saul Kleinfeld Dr: 10,020 VPD
Source: TxDOT2025

IMPROVEMENTS



Year Built: 2025
Parking: 120 Spaces

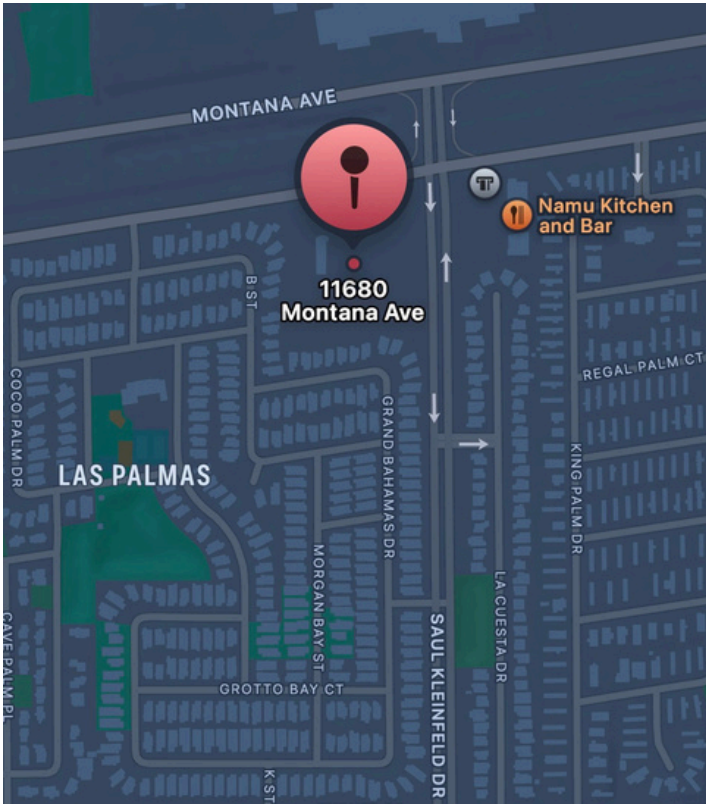
5 | SITE PLAN

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6 | AREA DEMOGRAPHICS

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TRAFFIC COUNTS*

Montana Ave.	33,522 VPD
Saul Kleinfeld Dr.	10,020 VPD

*Source Date: Jan. '26, TXDOT

Demographics*

	1 Mile	3 Miles	5 Miles
2026 Businesses	168	1,467	4,941
2026 Employees	1,290	17,253	55,138
2026 Population <i>Current Year Estimate</i>	13,683	102,790	226,091
2026 Households	4,342	33,562	75,740
2026 Average Household Size	3.14	2.99	2.94
2026 Average Household Income	\$67,722	\$80,095	\$79,448

*Source Date: Jan. '26 Esri

7 | CONTACT US

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Severo Hughston LLC, is a full service commercial developer and property management company in Texas.

Our goal is to develop the best spaces to meet each of our client's unique needs. We are committed to providing quality construction, a simple lease process, and efficient property management for all the properties in which we have vested interest.

We provide easy lease terms and affordable rent prices. This has allowed us to build an extensive portfolio of 700 units and staying at a 97% occupancy rate.

Proud to serve the Texas community while building partnerships with local and national businesses.

SCHEDULE A TOUR:



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& Leasing

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SCAN ME

VIRTUAL TOUR

