

VAULTED BUSINESS PARK



exp
COMMERCIAL



FOR SALE

1800 APPALOOSA DR, SUNLAND PARK NM 88063

- OFFICE / WAREHOUSE
- HIGH-END STORAGE
- DESIGN BUILD

- FROM 2,200 SQFT.
- FINANCING AVAILABLE
- TURN KEY

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GROUP

1800 APPALOOSA DR, SUNLAND PARK NM 88063

- Commercial Shell Type Building
- Spaces from 2,200 sqft
- Design Build
- Turn Key
- Office Warehouse
- High-end Storage

To Include:

- Land & Common Areas
- Parking
- Landscaping (\$3.25/SF Allowance)
- Architectural Plans (\$5/SF Allowance)
- All Utilities at the building to include:
 - Gas
 - Electricity
 - Fire Sprinkler (main)



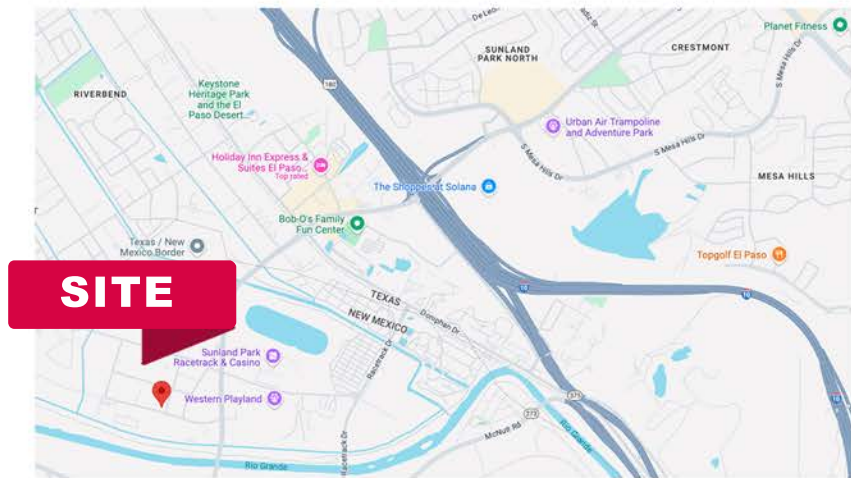


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- Commercial Shell Type Building
- Metal Rigid Frame Structure
- 26 GA Standing Seam Metal Roof
- 26 GA U-Panel Wall Panels
- 22 GA Corten Wall Panels
- 24 GA Flush Wall Panels
- 24GA Concealed Gutters
- Self adhered Vapor Barrier
- 24GA Flush Wall Soffit Panels
- 26GA Flush R-Panel at Canopies
- Storefront Type Glass



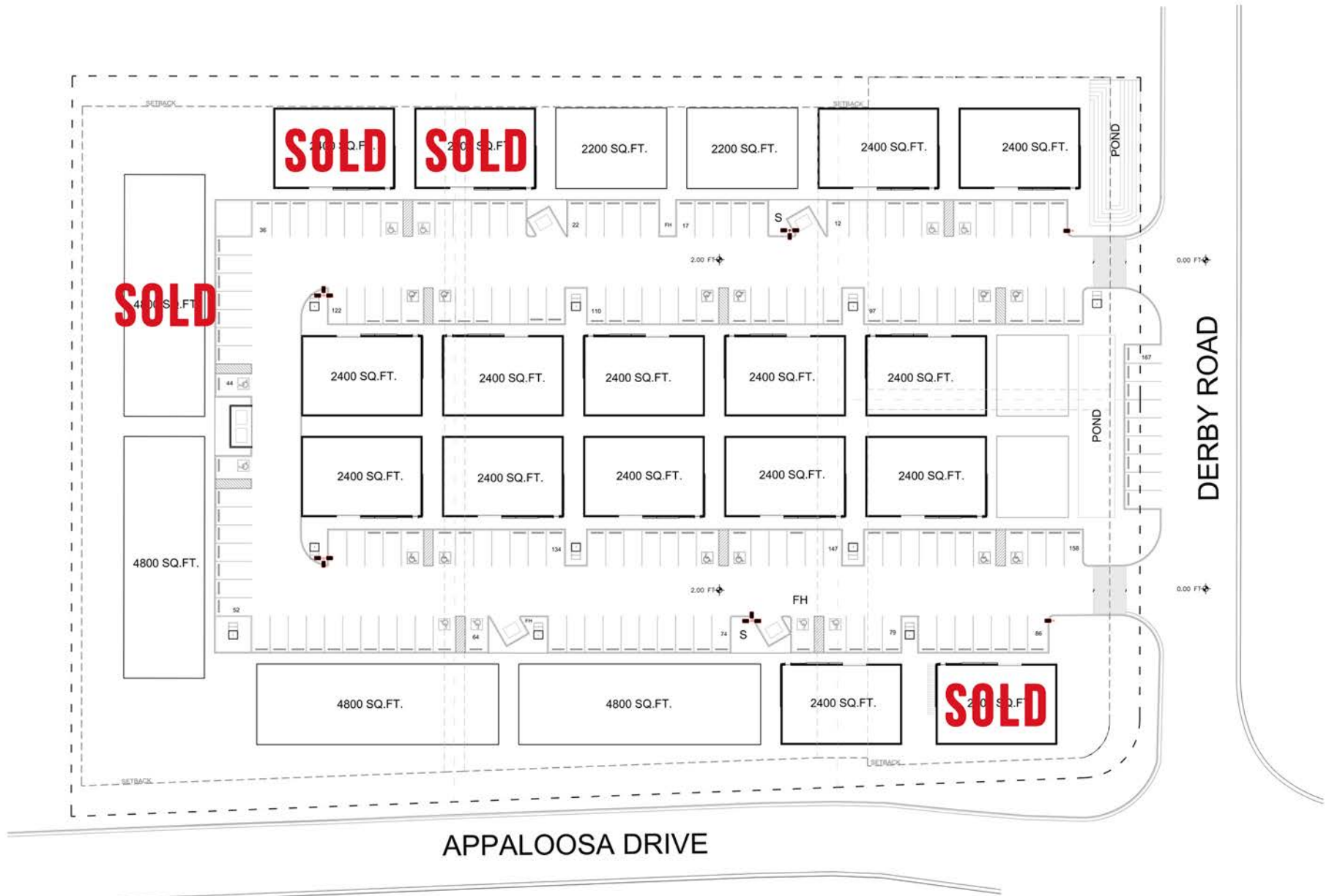
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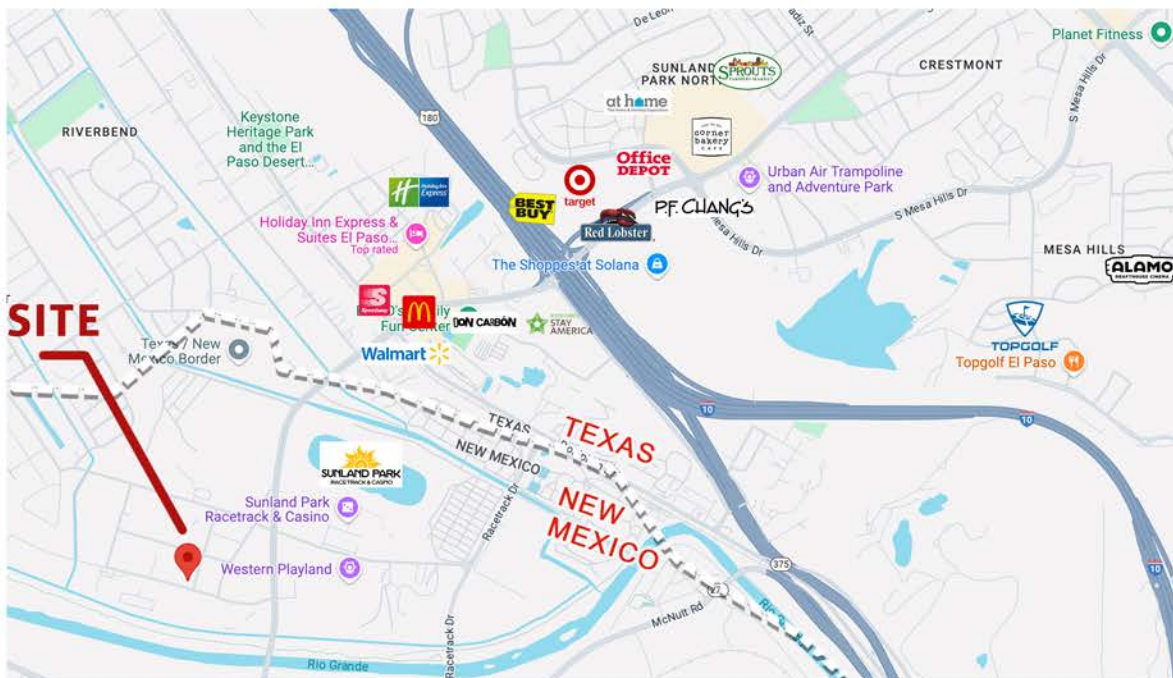
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POPULATION

2026 Projection
2021 Estimate
2020 Census
Growth 2021-2026
Growth 2010-2021

1 MILE	3 MILE	5 MILE
7,133	79,161	141,351
7,053	78,232	139,236
6,414	78,653	140,454
0.2%	0.2%	0.3%
0.4%	-	0.2%

HOUSEHOLDS

2026 Projection
2021 Estimate
2020 Census
Growth 2021-2026
Growth 2010-2021

1 MILE	3 MILE	5 MILE
3,196	32,228	54,630
3,152	31,641	53,568
2,736	31,790	53,972
0.3%	0.4%	0.4%
1.7%	0.6%	0.8%

2021 EST. AVERAGE HOUSEHOLD INCOME

\$67,092 \$72,326 \$82,410

2021 EST. MEDIAN HOUSEHOLD INCOME

\$61,297 \$58,518 \$67,748

- #9 Best Places to live in the U.S. for Quality of Life (US News, Jun. 2016)
- #16 Top Metro Areas to start a Business in America List (CNBC.com, Aug. 2016)
- Top 25 of Nation's Major Metro Economies – (Brookings metro monitor, Jan. 2016)
- Top 10 Metropolitan Areas by Change in Prosperity (Brookings metro monitor, Feb. 2016)
- Top High Performing City - (Governing and Living Cities, 2017)
- El Paso Tri-County Population: 1.1 million
- Estimated Juarez Population: 1.3 million
- Estimated State of Chihuahua Population: 4.8 million



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