

FIESTA MERCADO SHOPPING CENTER

PAD SITE | FOR SALE: ±1.9 AC

10620 NORTH LOOP RD, SOCORRO, TX



FOR LEASING INFORMATION, PLEASE CONTACT



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PROPERTY DESCRIPTION



FEATURES

- ±196,000 SF Grocery-Anchored Regional Shopping Center
- **Pad Site Available:**
 - **±1.9 AC:** ±82,764 SF
- **Traffic Counts (Source: TxDOT STARS II):**
 - North Loop Dr: 24,476 AADT (2023)
 - Horizon Blvd: 20,890 AADT (2023)
- **Zoning: C-2**
 - Zoning Description: The purpose of this zone is to allow those commercial activities that serve the general community on a day-to-day basis.
- **Located centrally off of North Loop Dr and Horizon Blvd in growing Socorro/East El Paso area**
- **Minutes from both Loop 375 and I-10**
- Serves several communities as central hub of retail activity with diverse tenant mix and wide variety of options/services available

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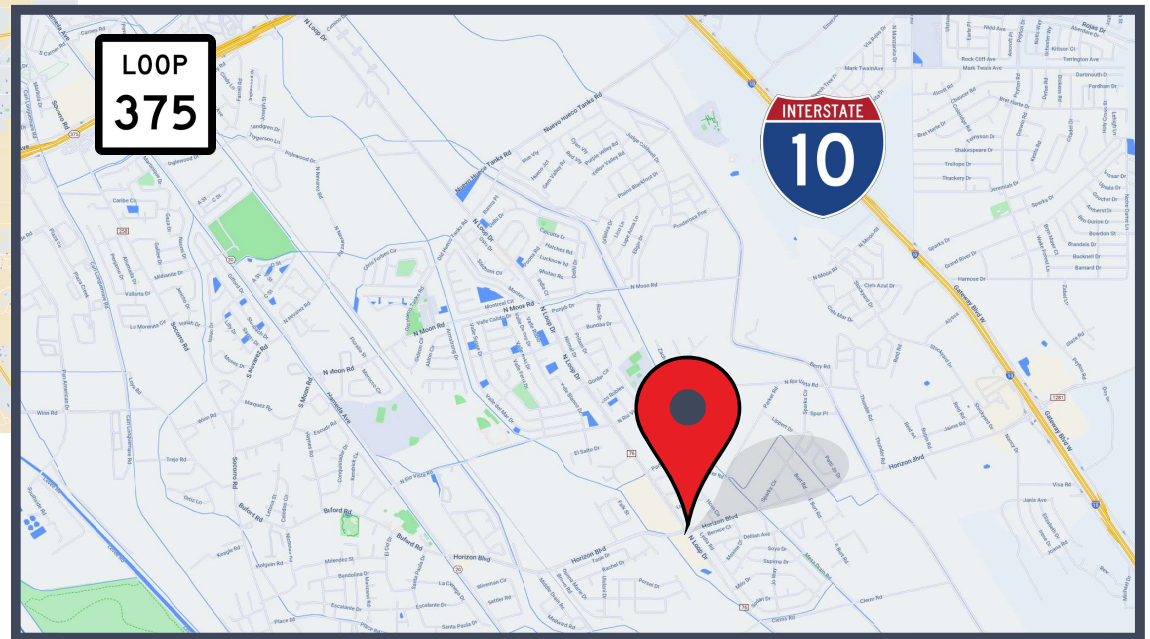
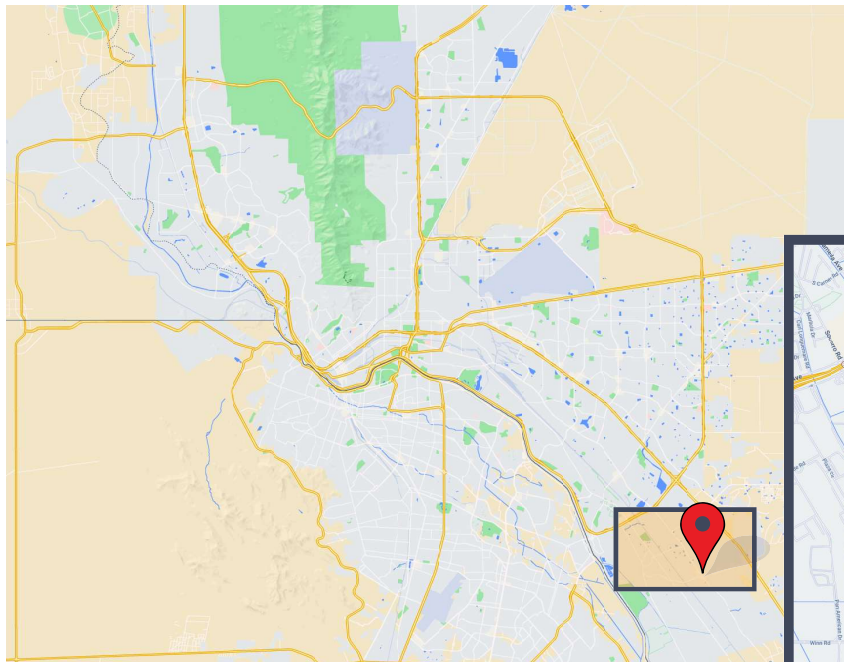
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AREA MAP



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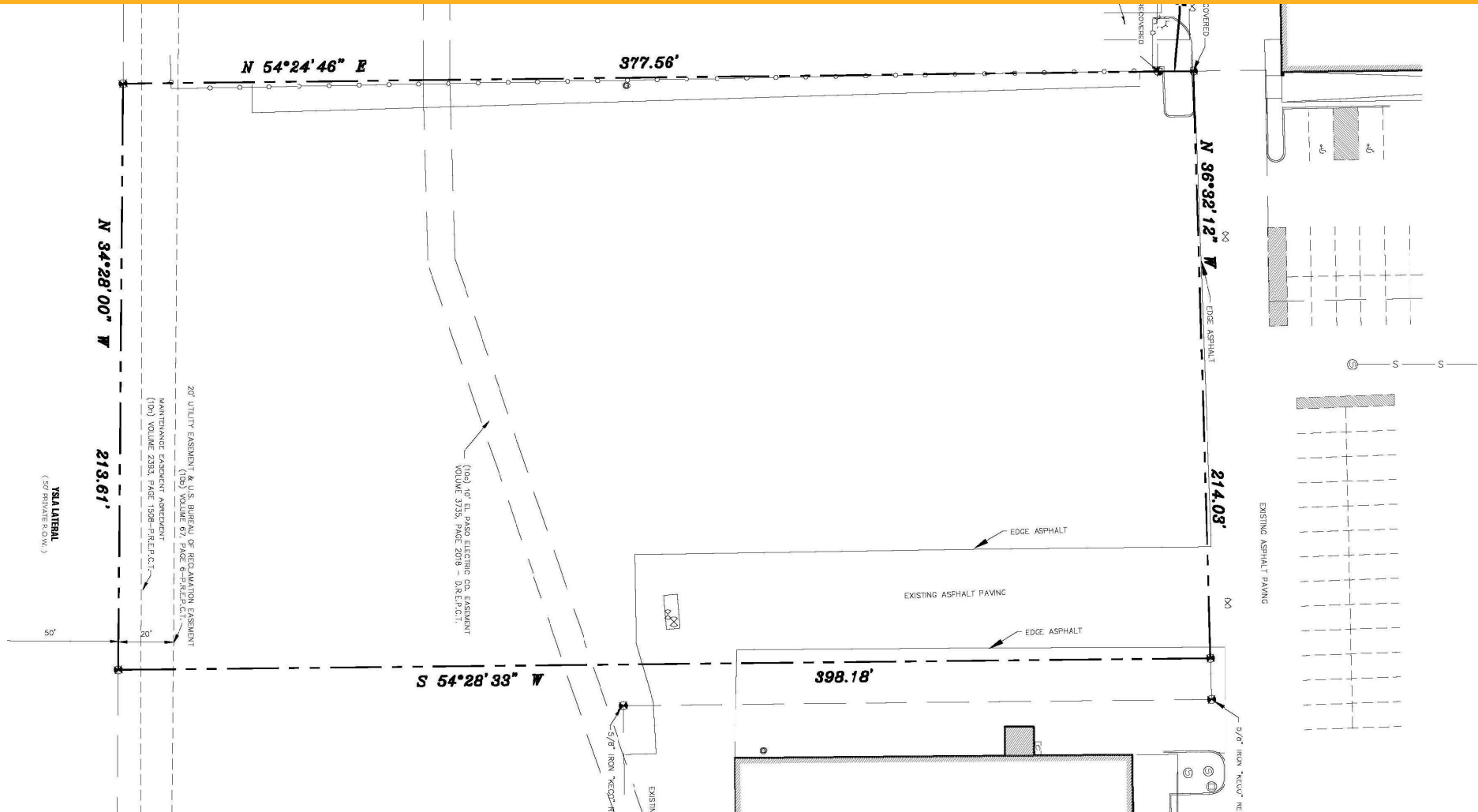
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LAND SURVEY



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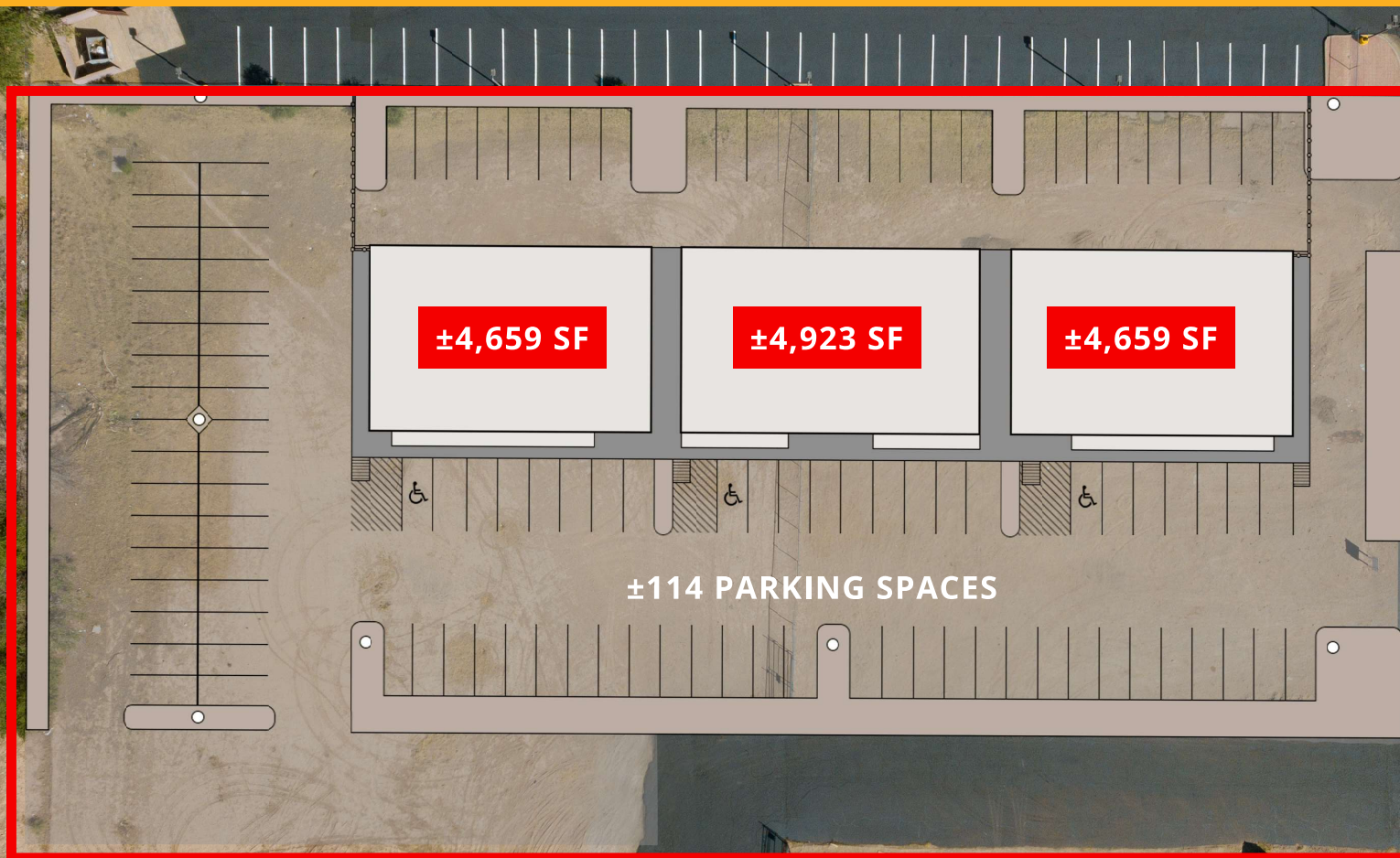
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FOR SALE: ± 1.9 AC PAD SITE | POTENTIAL DEVELOPMENT CONCEPTUAL



***CONCEPTUAL OFFICE/MEDICAL PARK SITE PLAN SHOWN**

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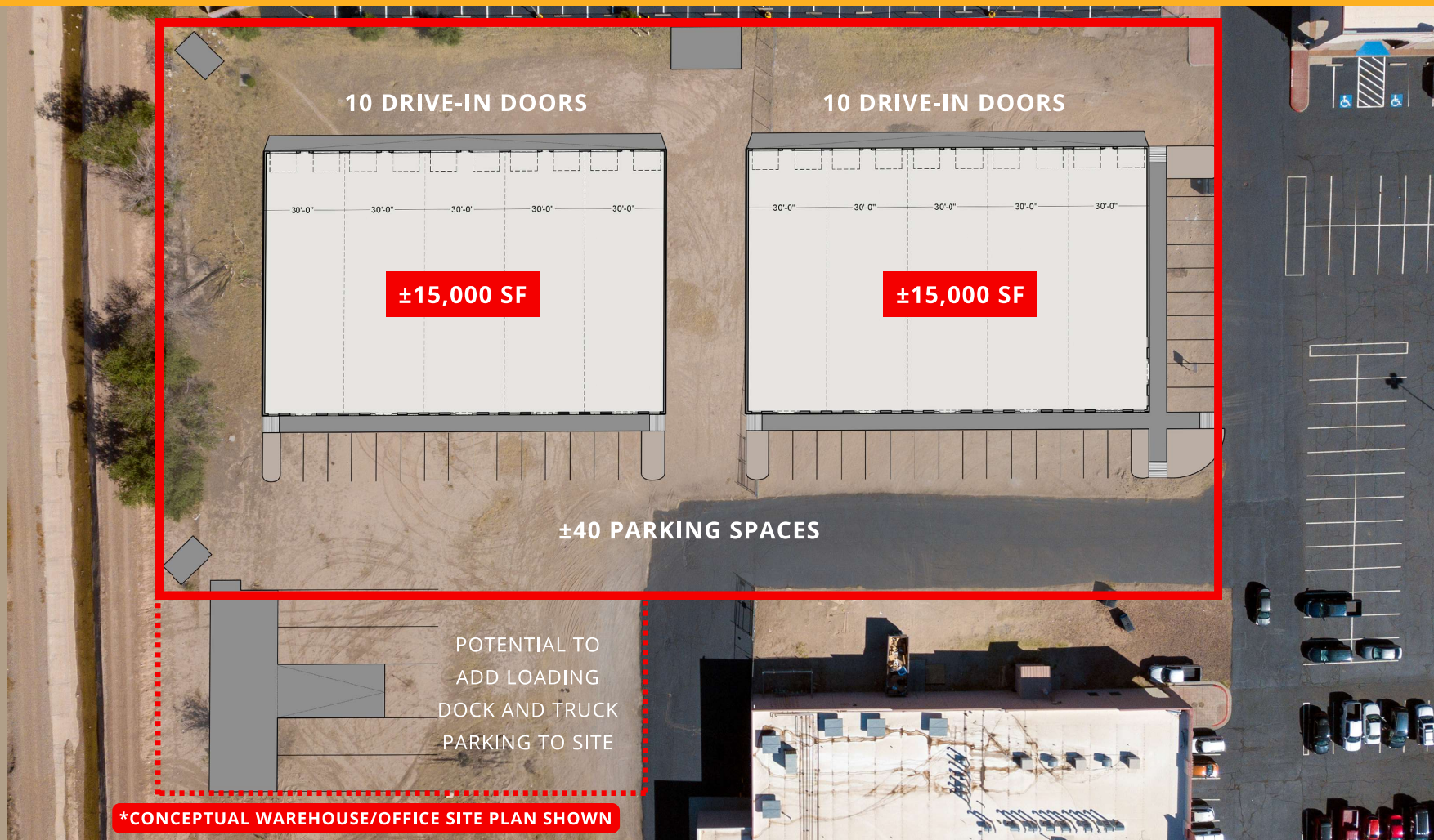
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AERIAL VIEW



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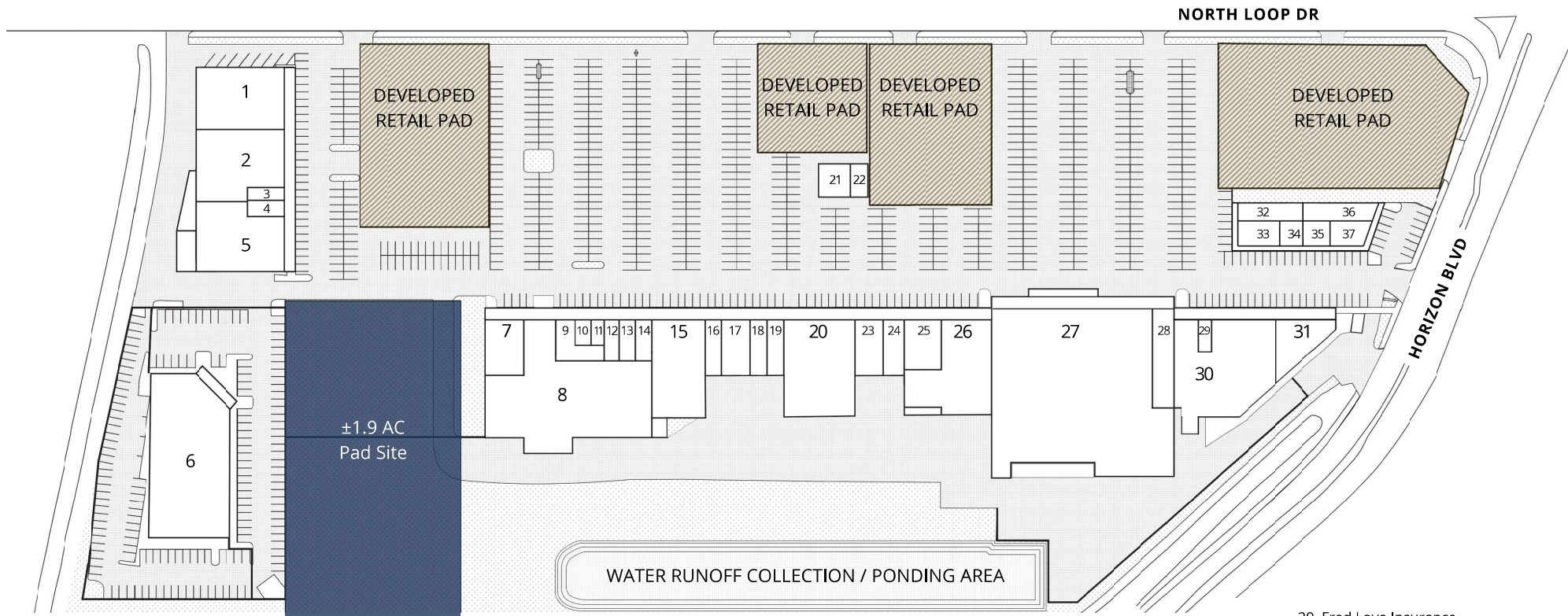
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SITE PLAN



1. **Dollar Tree**
2. **NAPA**
3. Titanium Barber Shop
4. **Pizza Hut**
5. GMD
6. **Texas Health and Human Services**
7. Sunshine Laundromat

8. El Prema Fun & Find
9. Familia Saludable
10. **Cricket Wireless**
11. Colonial Insurance Agency
12. **Total by Verizon**
13. El Paso Auto Registration
14. Patriot Eagle Financial Services

15. **Ace Hardware**
16. VACANT (±1,400 SF)
17. Guadalupe Tortillería y Restaurante
18. Lori's Glamorous Hair Design
19. **H&R Block**
20. **Melrose Family Fashions**
21. Nails World

22. Socorro Pharmacy
23. China Wok Express
24. **Sally Beauty**
25. **UMC Border Pediatrics**
26. **Family Dollar**
27. **Food King**
28. Socorro Medical Clinica

29. Fred Loya Insurance
30. Circle of Friends Adult Day Care
31. Coconuts Wing Cantina
32. R Liquors
33. Affordable Dental Associates
34. Inter-America Finance
35. Farmer's Insurance
36. VACANT (±2,242 SF)
37. Premier Tax & Financial Services

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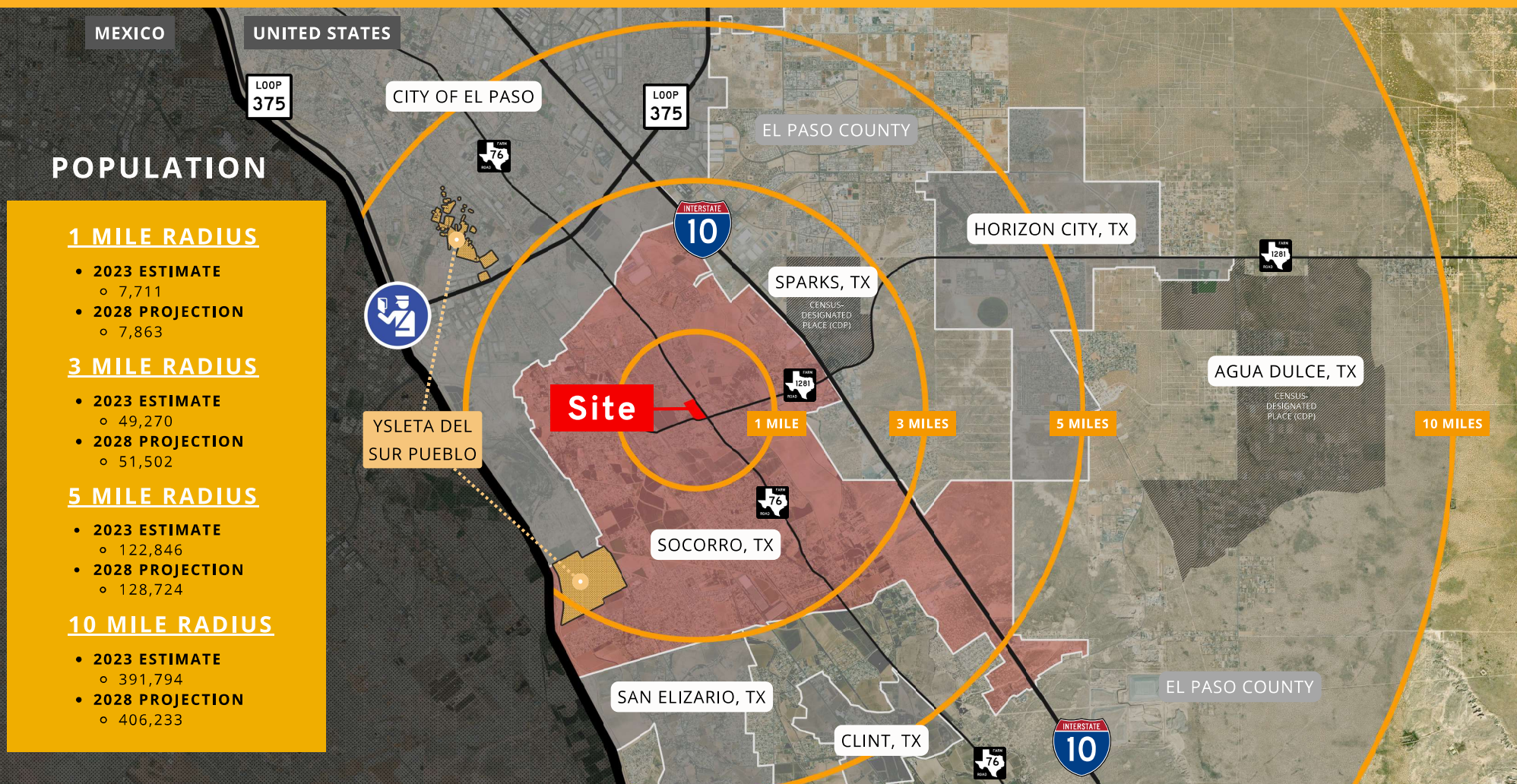
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DEMOGRAPHICS: POPULATION AND LOCAL MUNICIPALITIES



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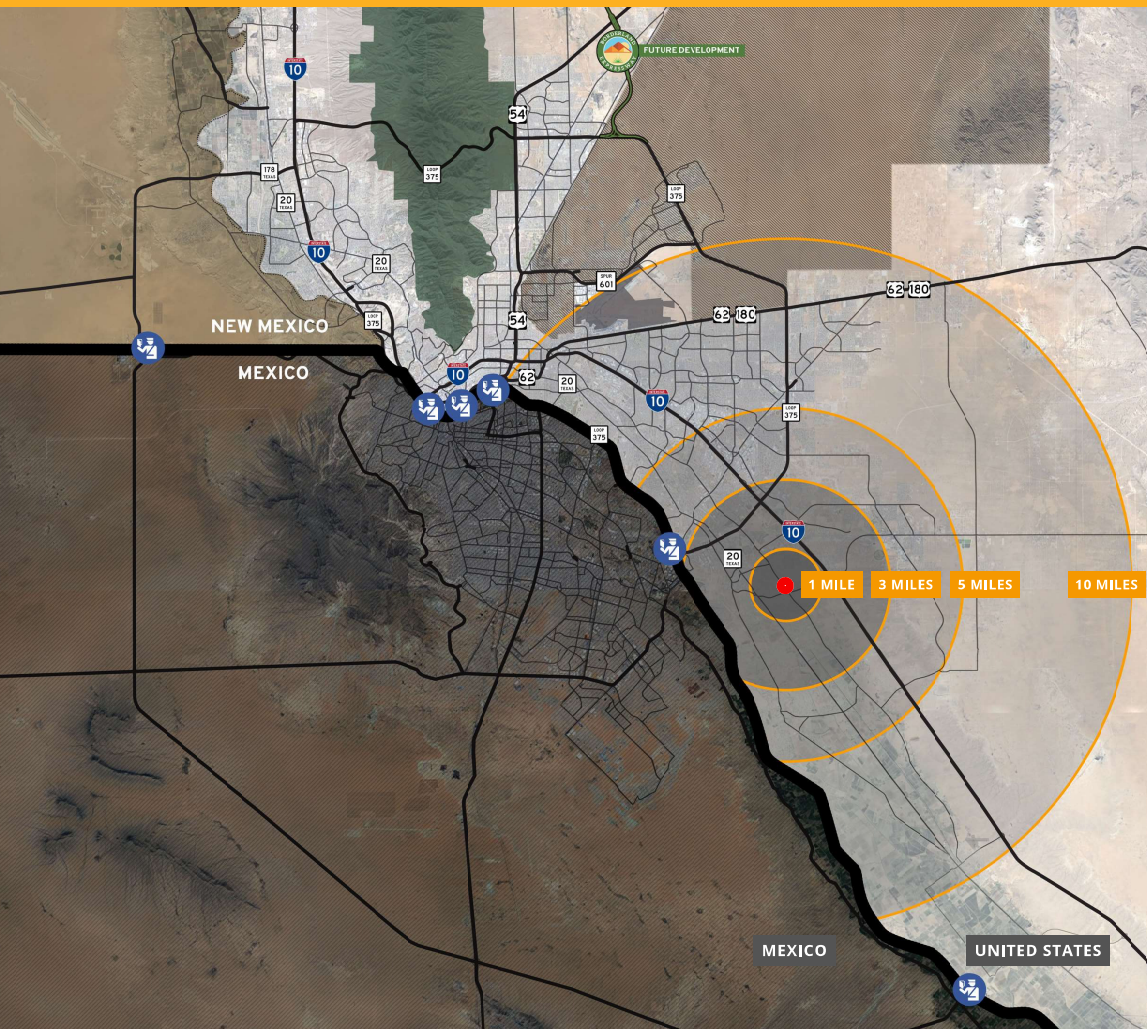
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DEMOGRAPHICS: MAP



TOTAL POPULATION

RADIUS	1 MILE	3 MILES	5 MILES	10 MILES
<u>2028 Projection</u>	7,863	51,502	128,724	406,233
<u>2023 Estimate</u>	7,711	49,270	122,846	391,794
<u>Growth 2023-2028</u>	1.98%	4.53%	4.78%	3.69%

POPULATION BY RACE

RADIUS	1 MILE	3 MILES	5 MILES	10 MILES
<u>White: Hispanic Origin</u>	7,555*	48,033	116,286	356,616
<u>White: Non-Hispanic Origin</u>	40*	205	1,496	12,914
<u>American Indian & Alaskan</u>	50	562	1,768	4,508
<u>Black</u>	30	182	1,747	9,736
<u>Asian</u>	11	83	503	3,205

HOUSEHOLD GROWTH

RADIUS	1 MILE	3 MILES	5 MILES	10 MILES
<u>2023 Estimate</u>	2,175	13,890	35,440	119,982
<u>Owner Occupied</u>	1,590	10,810	27,149	86,152
<u>Renter Occupied</u>	585	3,080	8,291	33,830

HOUSEHOLD BY HOUSEHOLD INCOME

RADIUS	1 MILE	3 MILES	5 MILES	10 MILES
<u>Less than \$25,000</u>	812	4,129	9,297	27,850
<u>\$25,000 - \$50,000</u>	488	4,470	9,912	31,094
<u>\$50,000 - \$75,000</u>	413	2,354	7,065	25,898
<u>\$75,000 - \$100,000</u>	189	1,554	3,735	14,235
<u>More than \$100,000</u>	271	1,383	5,430	20,905

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