



JARDINES AT CIMARRON

"YOUR HEALTH, WELLNESS AND LIFESTYLE HUB"

3500-12,000 sq ft Outparcels (Phase 1 Q2 2027)
20,000-60,000 sq ft Anchor Site (Phase 2 TBD) available







Jardines at Cimarron – Contemporary Design. Prime Location. Limitless Opportunities.

Shaping the Future of Mixed-Use Development in West El Paso

Located at 1610 Resler, Jardines at Cimarron is a 7.5-acre, mixed-use project featuring a sleek, modern architectural approach that integrates healthcare, retail, dining, and professional spaces within one of El Paso's most rapidly expanding neighborhoods. Set to open in Q1 2027, Jardines will become a dynamic center where residents can live, work, and enjoy leisure activities—uniting medical providers, retailers, restaurants, and wellness services in a highly visible, high-traffic area.

A Contemporary Vision for Development

- **Versatile Space Options:** Offering suites ranging from 2,000 sq. ft. to 60,000 sq. ft. (three story configuration), designed to accommodate medical offices, surgical centers, retail outlets, restaurants, or lifestyle services.
- **Modern Aesthetic:** Featuring clean lines, large glass panels, shaded plazas, and welcoming courtyards that foster a professional yet inviting environment.
- **Ideal Tenant Mix:** Perfect for medical and dental practices, urgent care facilities, fitness and wellness centers, casual and sit-down dining, specialty retail, and neighborhood services.

Prime Location in Cimarron

- **Gateway Access:** Strategically positioned at the main entrance to Cimarron, with direct connections to Transmountain Road and I-10, providing excellent regional exposure.
- **Built-In Traffic:** Located directly across from Aldrete Middle School (a \$110M project opening in 2026) and adjacent to Las Mansiones Apartments, ensuring consistent foot traffic.
- **Affluent Surroundings:** Situated among high-income neighborhoods with thousands of homes in Cimarron and ongoing development at Emerald Springs nearby.
- **Convenient Amenities:** Within walking distance of grocery stores, fitness centers, banks, salons, and other everyday services, making Jardines a natural extension of the Cimarron community.

Benefits for Tenants

- **Parking & Accessibility:** Provides over 7 parking spaces per 1,000 sq. ft., patient drop-off zones, and ADA-compliant design that exceeds industry standards.
- **Infrastructure Ready:** Equipped with medical-grade systems suitable for clinics and surgical centers, alongside flexible utilities for restaurant and retail build-outs.
- **Community-Focused Design:** Includes shaded walkways, outdoor seating, and plazas to encourage pedestrian activity and foster a vibrant sense of place.
- **High Visibility:** Located directly on Resler Drive, one of the busiest streets in Cimarron.

Expanding Market

Cimarron stands as El Paso's leading master-planned community, currently home to over 2,000 households with more development underway. Together, Cimarron and Emerald Springs represent the largest surge of new residential growth in West El Paso. This growing population, combined with nearby national retailers, dining options, and services, guarantees strong demand for healthcare, retail, and restaurant tenants at Jardines.



Positioned for Business Success in a Thriving Commercial Ecosystem

Located in one of El Paso’s fastest-growing areas, The Jardines at Cimarron places your business at the center of a dynamic, service-driven environment. Whether you’re a healthcare provider, professional service firm, or high-end retailer, you’ll benefit from proximity to hospitals, offices, retail centers, and dense residential communities—enhancing visibility, collaboration, and daily foot traffic.

- Built for High-Performance Operations Across Industries
- Superior Parking & Accessibility: Over 7 spaces per 1,000 SF—well above commercial standards
- ADA-compliant stalls and dedicated drop-off zones for client or customer convenience
- Ample space for deliveries, service vehicles, and guest access
- Infrastructure to Support Modern Business Needs: Medical-grade HVAC and enhanced air systems available for clean air circulation
- High-capacity electrical designed for equipment-heavy operations (labs, tech firms, studios, etc.)
- Plumbing systems engineered to support complex uses—from dental clinics to wellness centers
- Sound-dampening and privacy options ideal for confidential meetings, consults, or client services

A Collaborative Business Hub:

Join a community of forward-thinking professionals across medical, retail, and professional sectors—creating synergy, cross-referral opportunities, and shared clientele.

Customer- and Client-Centered Experience:

- Elegant interiors with natural light and warm tones
- Private offices or consultation rooms for discretion and comfort
- Landscaped outdoor areas for staff breaks or customer relaxation
- Welcoming, upscale atmosphere that enhances your brand presence

A Professionally Managed Business Park: You focus on your business—we handle everything outside your walls. Landscaping, signage, maintenance, lighting, and common area upkeep are all covered under our streamlined management model, ensuring a Class A environment year-round.

Key Features for Tenants Across All Sectors:

- | | | |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| • Flexible, Customizable Spaces Build to suit for retail storefronts, executive suites, medical labs, or creative studios | • Tailored infrastructure for specialty users—optical, tech, wellness, financial, or legal | • Operational Efficiency & Modern Connectivity |
| • 24/7 access with professional CCTV | • Secure service corridors for deliveries, supply logistics, and discrete staff movement | • Equipped for high-speed internet, teleconferencing, and cloud platforms |
| • Staff & Client Satisfaction | • Beautiful, calming surroundings that promote well-being and productivity | • Smart design that boosts morale and enhances your team’s daily experience |

Let’s Build the Future of Business Together. Whatever your vision, our team is here to bring it to life. Let’s create a space that reflects your brand, supports your workflow, and leaves a lasting impression on every client, patient, or guest.



Cimarron: The Heart of West El Paso Growth

A Thriving Community

Cimarron is one of El Paso's fastest-growing master-planned communities, offering a unique balance of modern living, vibrant retail, and natural beauty. With thousands of new homes built and more underway, Cimarron has quickly become the premier address for families, professionals, and businesses in West El Paso. The community features beautiful parks, walking trails, and family-friendly amenities, making it one of the most desirable places to live and work.

Master-Planned Growth: Over 2,000 homes with continued expansion.

High-Income Demographics: Strong purchasing power and upwardly mobile families.

Education & Lifestyle: Top-rated schools, sports complexes, and planned educational facilities including the new Aldrete Middle School (\$110M investment).

Retail & Dining:

Cimarron is the retail and dining hub of West El Paso, attracting both national brands and high-end local favorites. The area blends convenience with destination-style shopping and dining, serving residents and drawing customers from across the city.

National Retailers: Walmart Supercenter, HomeGoods, Ross, PetSmart, and Spectrum.

Dining & Entertainment: Gyu-Kaku Japanese BBQ, Chick-fil-A, McDonald's, Starbucks, and multiple local restaurants and cafés.

Lifestyle & Services: Planet Fitness, national banks, medical offices, salons, and professional services. From Pickleball to Rock Climbing Gyms Cimarron has a growing list.

Regional Growth: Emerald Springs

Just minutes from Cimarron, Emerald Springs, another rapidly expanding residential community, is bringing thousands of new homes and families into the area. Together, Cimarron and Emerald Springs represent the largest wave of new residential growth in West El Paso, ensuring continued demand for retail, dining, medical, and professional services.

Added Population Density: Thousands of new households within a short drive.

Retail & Service Demand: Expanding customer base drives stronger sales potential.

Shared Infrastructure: Easy access between Cimarron and Emerald Springs via Loop 375 and Resler Drive creates a unified growth corridor.

Unmatched Connectivity

Located at the intersection of Loop 375 and Resler Drive, Cimarron offers quick access to I-10 and is strategically positioned near El Paso's newest neighborhoods, schools, and commercial centers. Its central location provides unmatched visibility and accessibility for both residents and businesses.

Why Cimarron?

Population Growth: Rapidly expanding West El Paso corridor, boosted further by Emerald Springs.

Affluent Market: Surrounded by high-income households with strong retail demand.

Live-Work-Play Design: Integrated parks, trails, retail, and professional services.

Future Development: Room for expansion with additional retail, medical, and educational facilities planned.

Cimarron, strengthened by Emerald Springs, represents the future of El Paso – a community where families, businesses, and retailers grow together.





1610 Resler (Nearby Activity 1000 ft)

1610 Resler, El Paso, TX 79911

Benchmark: State

3 Mile

5 Mile

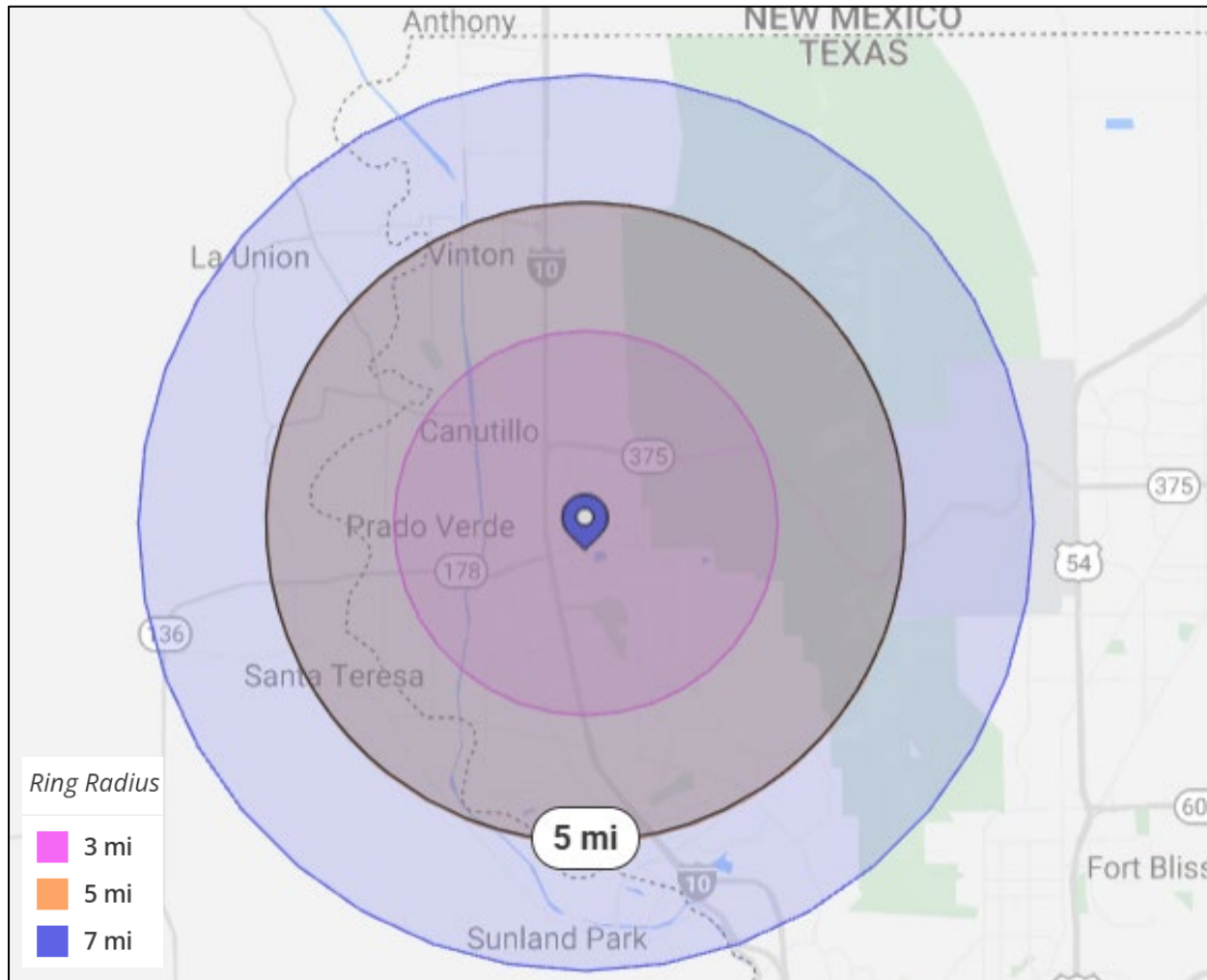
7 Mile

Overview

Population	59,963	126,450	164,806
Pop density (per sq mile)	2,383	1,216	185
Area (sq mi) - based on Census Block Groups	25.16	104.02	892.97

Households

Households	20,986	45,811	59,536
Family Households	15,960 (76.1%)	33,477 (73.1%)	41,397 (69.5%)
Non-Family Households	5,026 (23.9%)	12,334 (26.9%)	18,139 (30.5%)
Persons per Household	2.86	2.76	2.77





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Ethnicity

Hispanic or Latino	46,101	(76.9%)	195	94,763	(74.9%)	190	127,622	(77.4%)	196
White	10,443	(17.4%)	44	24,730	(19.6%)	49	28,844	(17.5%)	44
Asian	1,855	(3.1%)	59	2,706	(2.1%)	41	3,323	(2%)	38
Black	791	(1.3%)	11	1,975	(1.6%)	13	2,337	(1.4%)	12
Two or more races	628	(1%)	37	1,809	(1.4%)	50	2,088	(1.3%)	44
American Indian and Alaska Native	129	(<0.5%)	142	236	(<0.5%)	123	317	(<0.5%)	127
Other	16	(<0.5%)	7	231	(<0.5%)	51	275	(<0.5%)	47

Native Hawaiian and Other Pacific Islander

Household Income

Household Average Income	\$114,344.07	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><di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Education

Elementary	3,622	(9.4%)	66	8,823	(10.6%)	74	13,472	(12.6%)	88
High School Graduate	6,495	(16.9%)	69	14,632	(17.6%)	72	20,913	(19.6%)	8
College / Associate Degree	10,751	(28%)	99	21,616	(26%)	92	27,464	(25.7%)	91
Bachelor Degree	10,484	(27.3%)	129	23,421	(28.2%)	133	27,878	(26.1%)	123
Advanced Degree	7,082	(18.4%)	154	14,600	(17.6%)	147	17,175	(16.1%)	35



Strategic Location with Built-In Demand for Services

Situated at the heart of Cimarron and just minutes from Loop 375 and I-10, Jardines offers exceptional regional access and visibility. Its positioning makes it ideal for attracting clients:

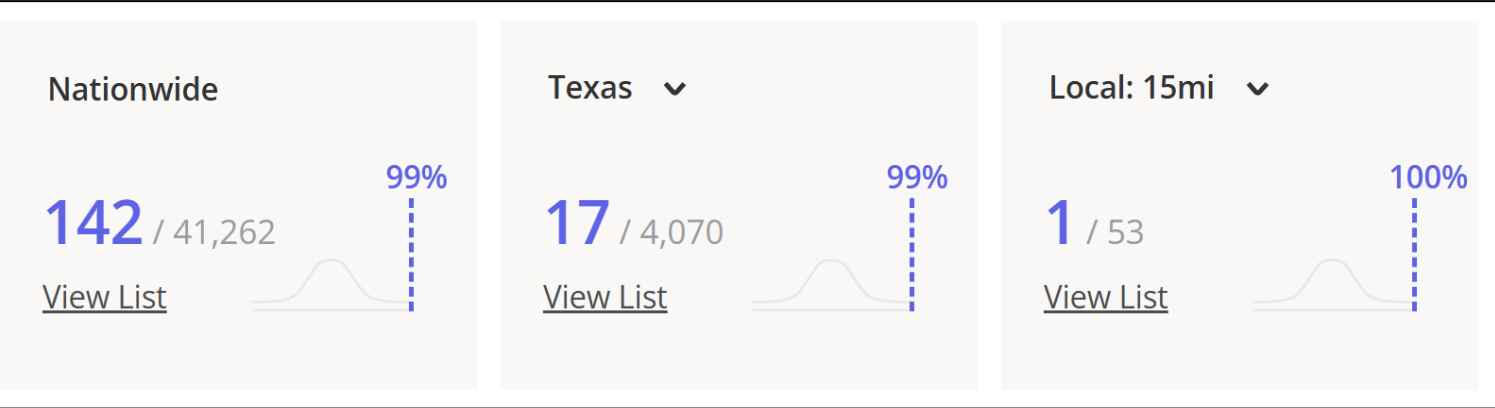
- Across from Aldrete Middle School** – a \$110 million campus opening in Q4 2026, increasing family traffic and creating opportunities for pediatric, family medicine, and community wellness services.
- Surrounded by affluent residential neighborhoods** – offering a strong base of patients with demand for primary care, specialty practices, and preventive health services.
- Adjacent to high-end retail and dining** – enhancing convenience and overall patient and visitor experience.
- Designed for accessibility** – with shaded walkways, inviting plazas, and ample parking to ensure patient-friendly access and community engagement.

Other Notable Centers in the Vicinity West Town Marketplace Retail Center Analytics (0.3 Miles Away):

Metrics

Visits	10.6M	Avg. Dwell Time	42 min
Visits / sq ft	21.1	Panel Visits	761.1K
Size - sq ft	500K (GLA)	Visits YoY	+3.1%
Visitors	779.8K	Visits Yo2Y	+4.5%
Visit Frequency	13.53	Visits Yo3Y	+12.2%

Ranking Overview





Key Aspects in the Area

Growth & Affluence

The area is surrounded by high-income residential communities, with incoming developments such as Aldrete Middle School increasing family traffic. This aligns with a diverse, educated, and upwardly mobile demographic—ideal for supporting healthcare, wellness, and medical service facilities.

Established Professional Network

Educational services, healthcare, and social assistance represent one of the highest employment sectors in the area, providing a strong built-in network of potential patients, clients, and professional partners.

Prime Demographics

The community includes a large concentration of homeowners in their prime earning years, offering both stability and consistent demand for healthcare services. This demographic mix creates a strong base for medical facilities ranging from outpatient care and clinics to specialized practices.

The Hospitals of Providence Transmountain Campus (1.0 Miles Away):

Metrics

Visits	498.7K	Avg. Dwell Time	248 min
Visits / sq ft	0.24	Panel Visits	36.9K
Size - sq ft	2.1M	Visits YoY	+3.6%
Visitors	115.3K	Visits Yo2Y	+8.8%
Visit Frequency	4.33	Visits Yo3Y	+11.9%

Ranking Overview

<div>Nationwide</div> <div>1,630 / 4,162</div> <div>View List</div> <div>60%</div>	<div>Texas ▾</div> <div>136 / 397</div> <div>View List</div> <div>65%</div>	<div>Local: 10mi ▾</div> <div>1 / 2</div> <div>View List</div> <div>100%</div>
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ILLUSTRATIVE VISION PLAN

CIMARRON

City of El Paso, Texas



LEGEND

- RETAIL / OFFICE
- PARKS
- OPEN SPACE
- DRAINAGE FACILITIES
- SUBDIVISION BOUNDARY
- HIKE & BIKE TRAILS
- NATURAL TRAILS
- TRAIL HEADS
- ENTRY MONUMENTS
- RESIDENTIAL CATEGORIES
- LOW/MEDIUM DENSITY
- HIGH DENSITY

ACREAGES

RETAIL PARCELS

1002	10.820	1022-A	1.273
1004-A	7.838	1022-C	1.435
1004-B	7.104	1022-D	1.679
1005	11.790	1022-E	1.940
1006-A	6.460	1022-F	2.233
1006-B	1.800	1022-H	1.275
1006-C	1.774	1023-A	0.196
1006-D	3.103	1023-B	10.207
1006-E	5.415	1040	2.301
1007-B	6.029	1041-B	1.097
1011-A1	7.405	1041-D	1.172
1011-B	1.925	1041-I	1.551
1021	6.914	1041-K	1.390

RESIDENTIAL PARCELS

1011-A2	10.012	1011-D	6.211
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Aerials

The Jardines at Cimarron





3 Story Anchor Concept -60,000 Sq Ft



1 Story Anchor Concept -20000-35000 Sq Ft





2 Story Anchor Concept -60,000 Sq Ft



Jardines Development Render





JARDINES AT CIMARRON

YOUR HEALTH, WELLNESS AND LIFESTYLE HUB



WOLF
INVESTMENT AND DEVELOPMENT

For Information Contact

George@WolfInvestment.com

320 Texas Ave.

2nd Floor El Paso TX 79901

915-858-3100