



FOR SALE/LEASE

AVAILABLE SPACE
0.59 - 4 AC

ZONING
C-4

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PROPERTY HIGHLIGHTS

Located in the fast growing NorthWest El Paso area with nearly 6,500 new homes developing in close proximity

Across from The Outlet Shoppes at El Paso which hosts approx. 12 million visitors each year (HGP)

Large daytime population in the area with college campus, industrial developments, call centers, high school, major soccer complex, restaurants, car dealerships and more.

Close proximity to new Tenet hospital with 140 beds, and Texas Tech Training Hospital with 55 beds.

Easy access to and from Transmountain/Loop 375 and Interstate 10

Ongoing TXDOT I-10 corridor improvements set to enhance traffic flow for the area



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



37,535
POPULATION
3-MILE RADIUS



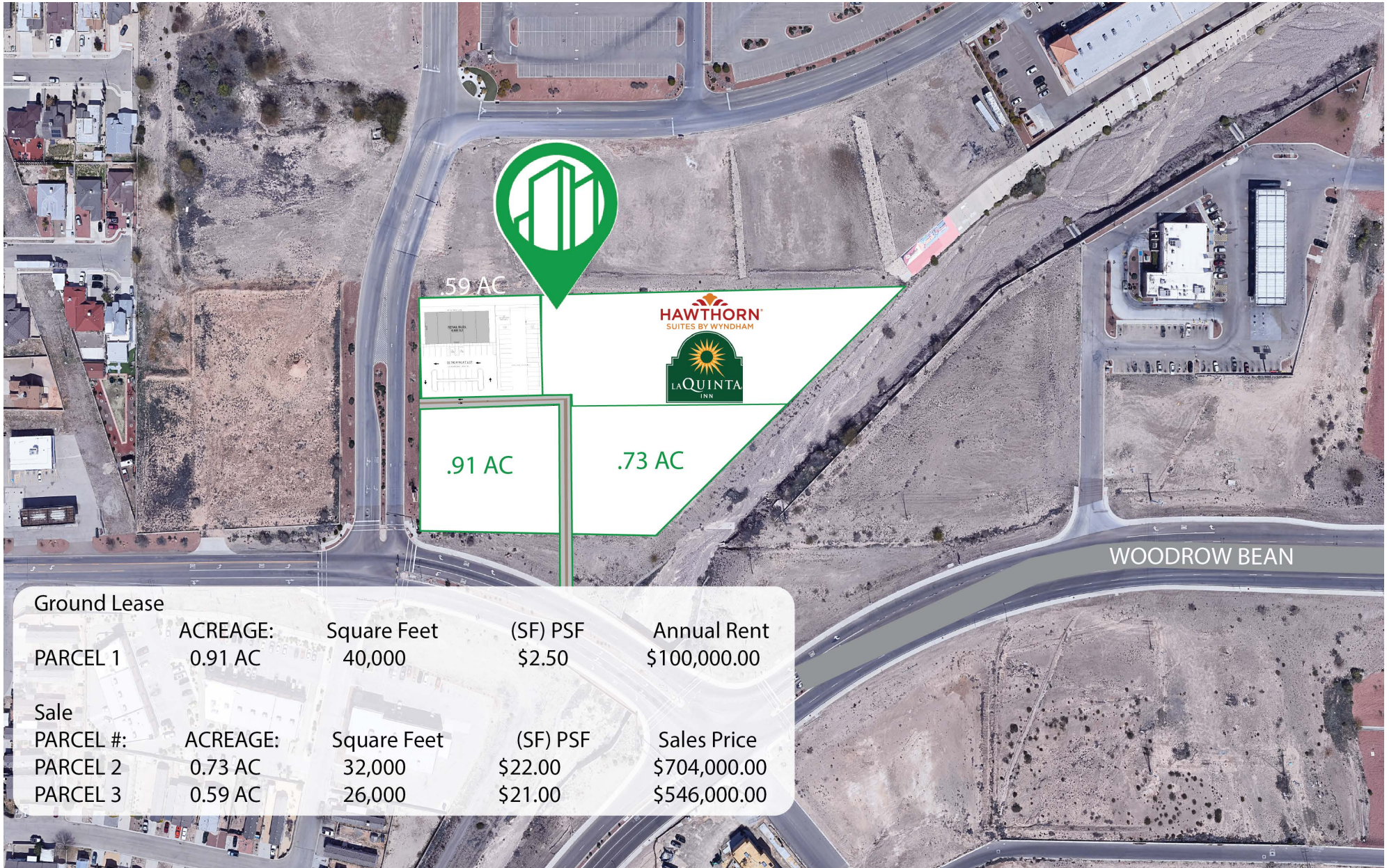
\$ 83,473
AVG HH INCOME
3-MILE RADIUS



\$77,084
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
TRANSMOUNTAIN DR: 21,299
VPD
TALBOT: 13,210 VPD
(TDT)

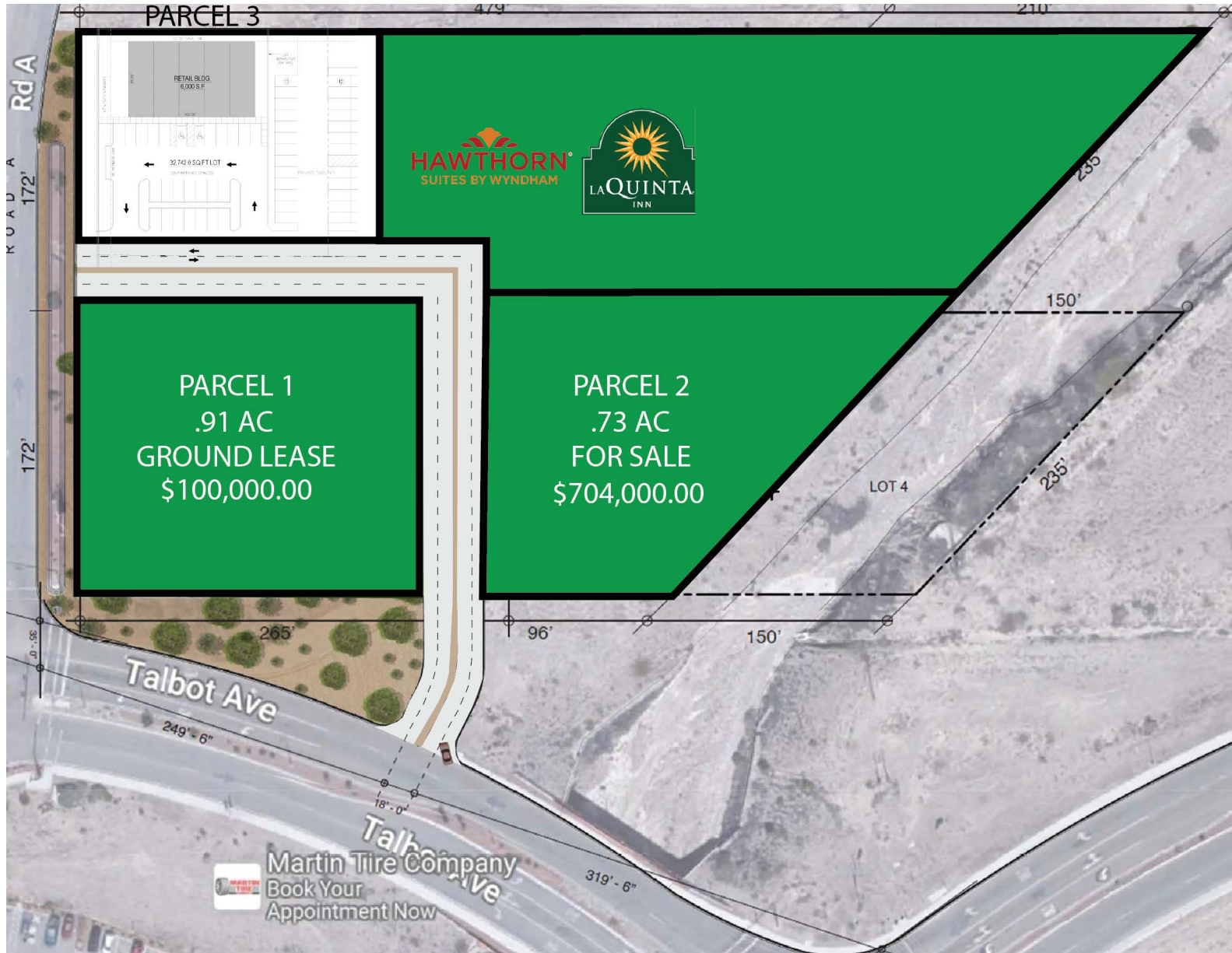


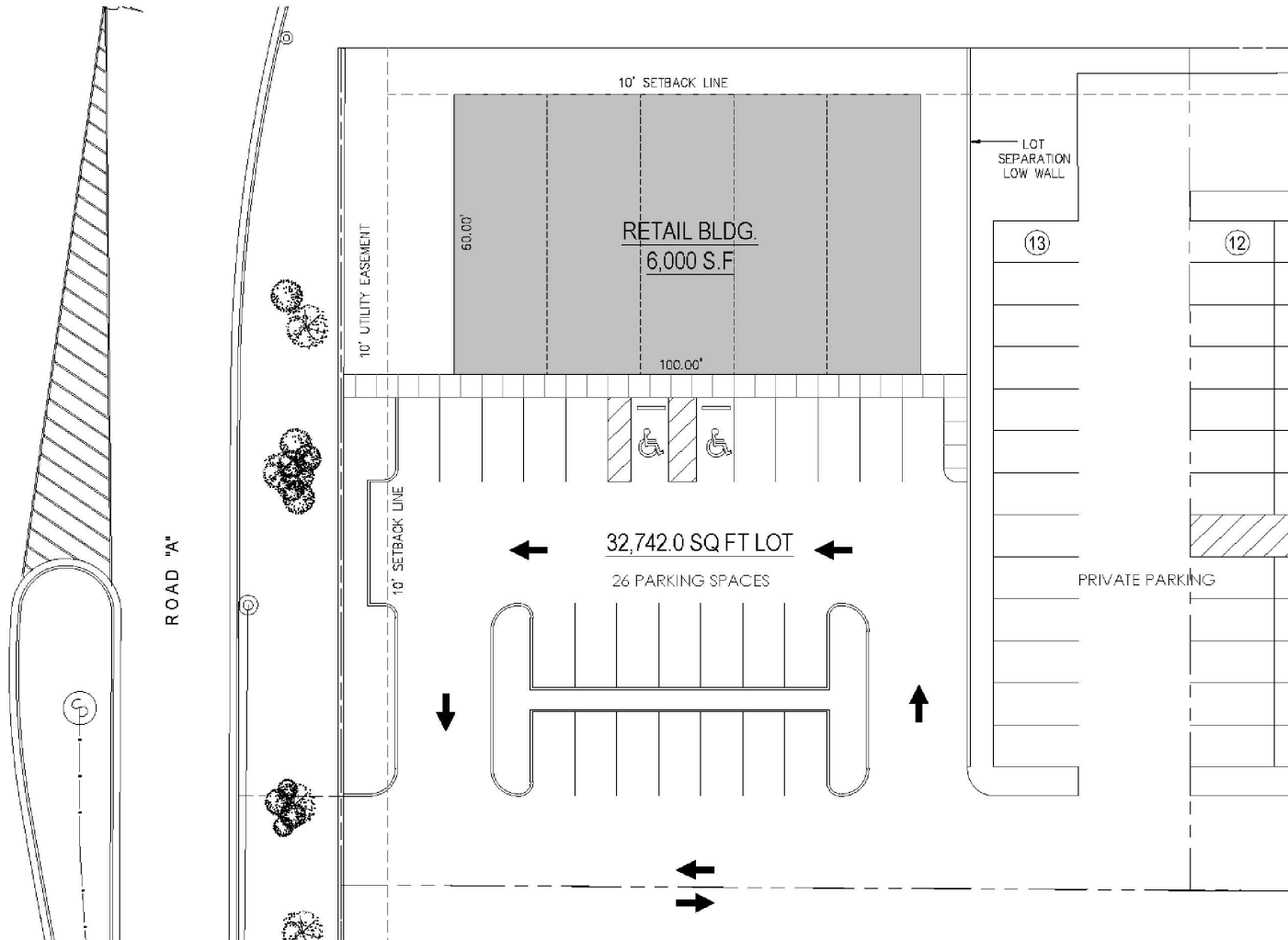
Ground Lease

PARCEL #	ACREAGE:	Square Feet	(SF) PSF	Annual Rent
PARCEL 1	0.91 AC	40,000	\$2.50	\$100,000.00

Sale

PARCEL #:	ACREAGE:	Square Feet	(SF) PSF	Sales Price
PARCEL 2	0.73 AC	32,000	\$22.00	\$704,000.00
PARCEL 3	0.59 AC	26,000	\$21.00	\$546,000.00





Size:	Rent	NNN
1,200 - 6,000 SF	\$24.00	\$6.00

