

# VAULTED BUSINESS PARK



## FOR SALE

1800 APPALOOSA DR, SUNLAND PARK NM 88063

- OFFICE / WAREHOUSE
- HIGH-END STORAGE
- DESIGN BUILD
- FROM 2,200 SQFT.
- FINANCING AVAILABLE
- TURN KEY

David Acosta  
915.252.7600  
[david@david-acosta.com](mailto:david@david-acosta.com)

TX 0496744 | NM 054577  
CA 01871101 |



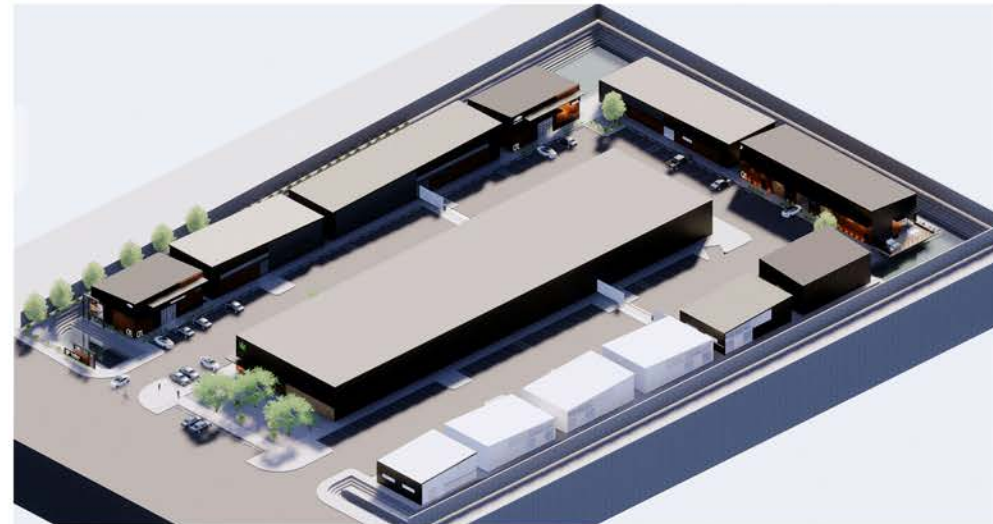
DAVID ACOSTA  
GROUP

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- 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)



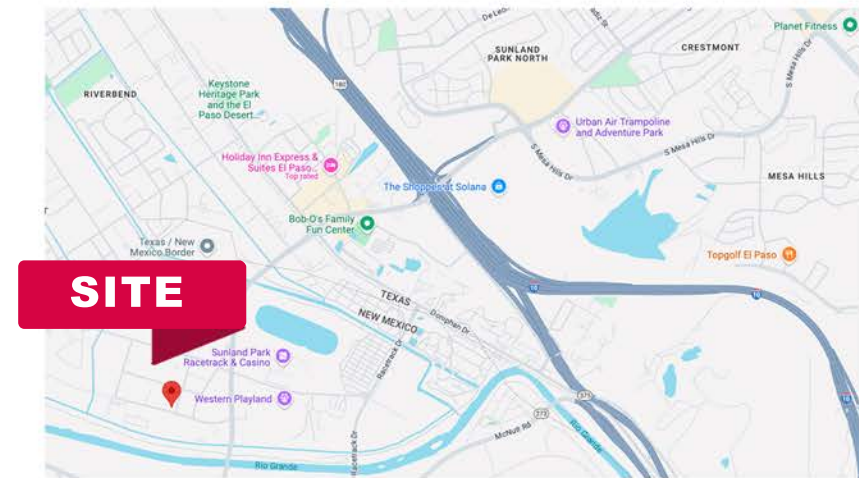




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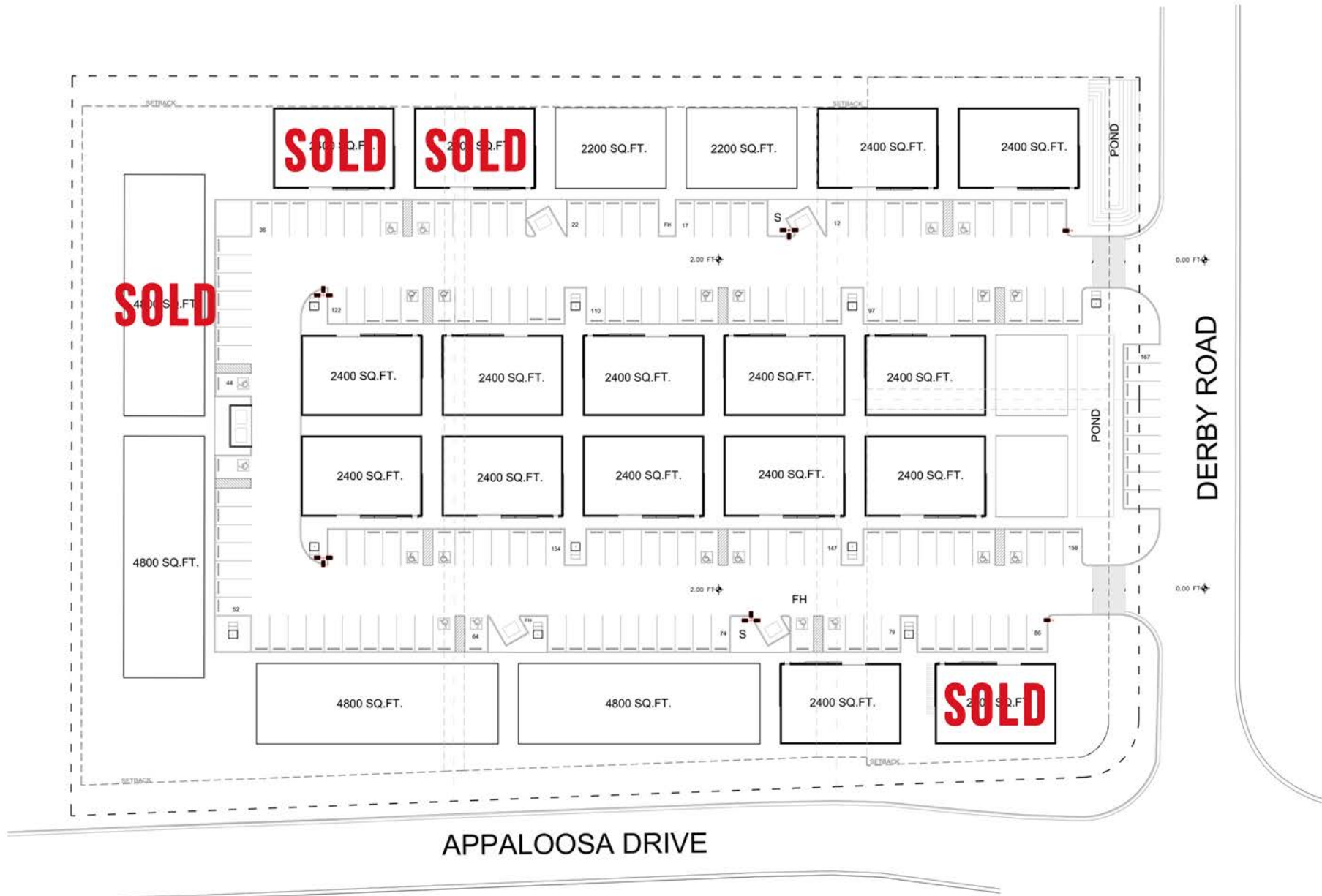


- Commercial Shell Type Building
- Metal Rigid Frame Structure
- 26 GA Standing Seam Metal Roof
- 26 GA U-Panel Wall Panels
- 22 GA Corten Wall Panels
- 24 GA Flush Wall Panels
- 24GA Concealed Gutters
- Self adhered Vapor Barrier
- 24GA Flush Wall Soffit Panels
- 26GA Flush R-Panel at Canopies
- Storefront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





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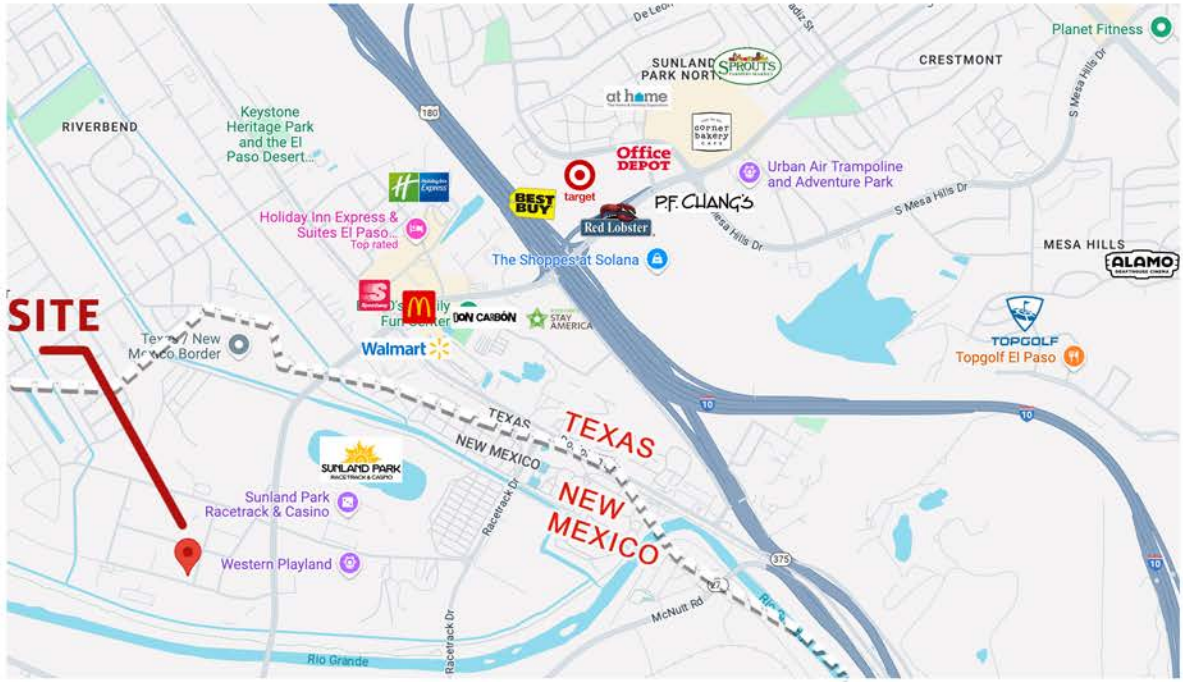






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### POPULATION

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2026 Projection	7,133	79,161	141,351
2021 Estimate	7,053	78,232	139,236
2020 Census	6,414	78,653	140,454
Growth 2021-2026	0.2%	0.2%	0.3%
Growth 2010-2021	0.4%	-	0.2%

### HOUSEHOLDS

2026 Projection	3,196	32,228	54,630
2021 Estimate	3,152	31,641	53,568
2020 Census	2,736	31,790	53,972
Growth 2021-2026	0.3%	0.4%	0.4%
Growth 2010-2021	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



**Arnold Varela**  
915.694.1025

arnold@david-acosta.com

TX 564958



**David Acosta**  
915.252.7600

david@david-acosta.com

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CA 01871101

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