

FOR SALE/LEASE



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PROPERTY INFORMATION

Location: 12556 Weaver Rd.

Building 1 Size (Sq ft): 3,687 Sq ft

Building 2 Size (Sq ft): 8,000 Sq ft

Condition: Paved yard, security fencing, canopies, carports loading dock, truckwell/loading well

KEY HIGHLIGHTS

- ±11,687 SF total building area across two commercial building components
- Functional trucking / logistics facility with yard-heavy improvements
- ±8,000 SF main warehouse / industrial building built in 2005
- ±3,687 SF additional commercial building area built in 1979
- Large paved yard area, including asphalt and concrete paving
- Security fencing with barbed wire
- Concrete loading dock
- Truckwell / loading well
- Dock levelers
- Pedestrian canopies and carport areas
- Suitable for trucking, fleet operations, logistics, contractor yard, equipment storage, dispatch, or industrial service users
- Established layout for users needing building space plus secure outdoor storage / vehicle circulation

AREA TRAFFIC GENERATORS

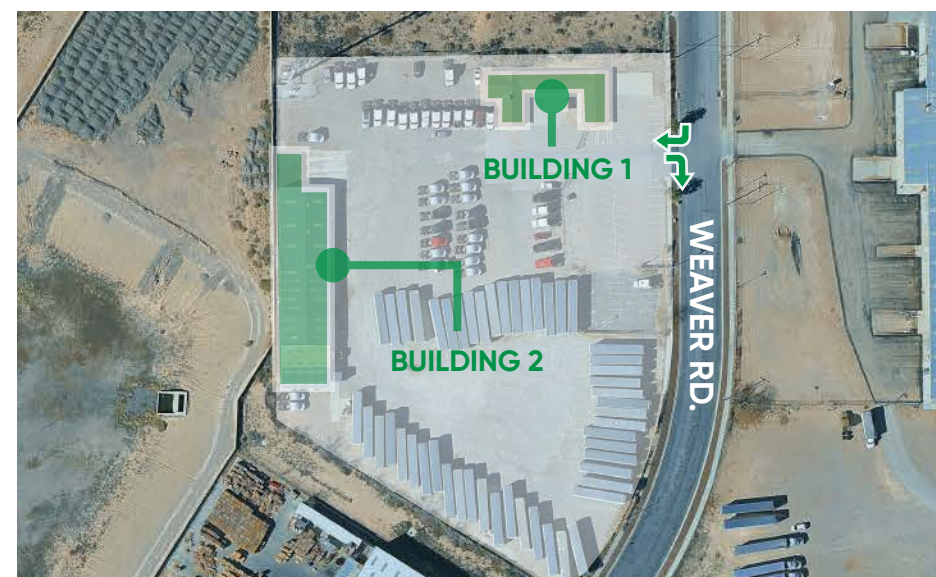


PROPERTY HIGHLIGHTS

12556 Weaver Rd offers a functional trucking and logistics facility designed for yard-heavy industrial users. The property includes approximately 11,687 SF of total main building area, consisting of a ±3,687 SF commercial building and an additional ±8,000 SF commercial / industrial building.

The site is improved with features that support transportation and fleet-based operations, including asphalt and concrete yard paving, security fencing with barbed wire, pedestrian canopies, carport areas, a concrete loading dock, truckwell / loading well, and dock levelers. These improvements make the property well-suited for trucking companies, logistics operators, contractors, equipment storage, dispatch operations, and service-based industrial users.

With its combination of building area, paved yard, and loading infrastructure, the property provides a practical setup for companies needing secure vehicle storage, trailer staging, fleet circulation, and operational support space.





PHOTOS/RENDERINGS



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LOCAL DEMOGRAPHICS

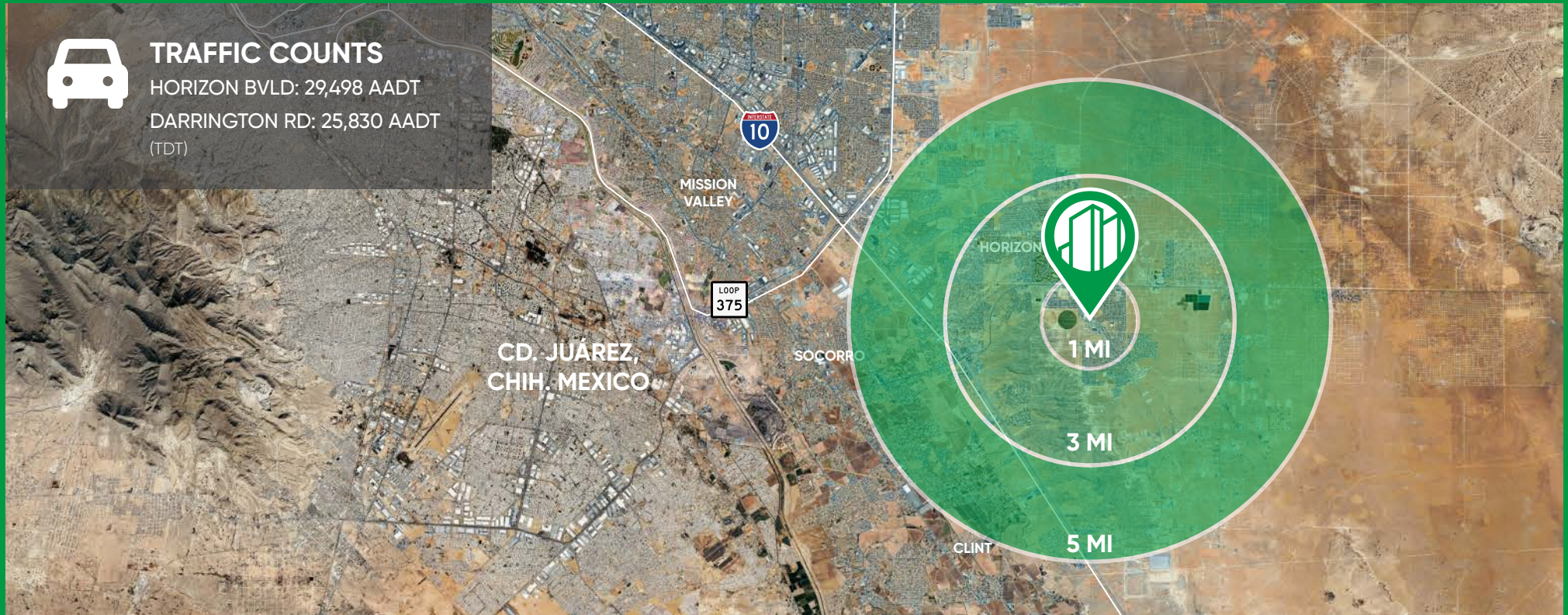





TRAFFIC COUNTS

HORIZON BLVD: 29,498 AADT

DARRINGTON RD: 25,830 AADT

(TDT)



		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	11,166	55,191	94,999
	2030 PROJECTED POPULATION	11,306	56,792	98,886
	2025 ESTIMATED HOUSEHOLDS	3,125	15,656	27,593
	2030 PROJECTED HOUSEHOLDS	3,165	16,131	28,766
	2025 MEDIAN HH INCOME	\$52,637	\$69,118	\$71,840

CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS

 **875,784**
POPULATION

 **403,141**
LABOR FORCE

 **2,500**
AVG POPULATION
GROWTH PER YEAR

 **\$59,866**
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

WHY EL PASO?

BINATIONAL ADVANTAGE

Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.

