



**GROUND LEASE**

**AVAILABLE SPACE**  
1.22 AC

**LOT SIZE**  
53,565 SF

**ZONING**  
C-4C

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### EXECUTIVE SUMMARY

Introducing a prime ground lease opportunity situated at 1412 Joe Battle Blvd., El Paso, TX79928. This expansive 1.230-acre property boasts a strategic location in a new development located at the intersection of Joe Battle, Pellicano, offering easy access to Interstate 10 and the Zaragoza International Border Crossing. Nestled amidst thriving residential, apartment, and commercial developments, this parcel is an ideal investment for various business ventures. The Landlord is open to subdividing the lot to suit your needs. Noteworthy is the new Alamo Draffthouse Cinema recently opened across the street at this Monteverde development, enhancing the area's appeal. Benefit from high traffic counts with Pellicano Dr. at 35,920 VPD and Loop 375 at 104,166 VPD (TDT). With a demographic snapshot projecting a population of 82,336 within a 3-mile radius and an average household income of \$81.9k. Get in touch today for more details!

### PROPERTY HIGHLIGHTS

- New Development
- High visibility pad site with convenient
- Surrounded national brands, such as (Alamo Draffthouse Cinema, Whataburger, Starbucks, McDonalds, and Taco Bell).
- High traffic intersection
- Proximity Interstate -10, Loop 375 and Zaragoza International Border Crossing



### AREA TRAFFIC GENERATORS



### DEMOGRAPHIC SNAPSHOT 2024



**78,459**  
**POPULATION**  
3-MILE RADIUS



**\$82,595**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$63,216**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
PELLICANO DR: 35,920 VPD  
LOOP 375: 104,166 VPD (TDT)







