



**FOR
LEASE/SALE**

AVAILABLE SPACES

LOT 1: 33,000 SF
LOT 2: 22,000 SF

LOT SIZE

2.19 AC

ZONING

C-3

Sergio Tinajero

Sergio@REPcre.com
915.886.8608

Hector J. Martinez, CCIM

HMartinez@REPcre.com
915.217.5277

PROPERTY HIGHLIGHTS

Corner location with freeway intersection visibility and very high traffic counts. Baskin Robins, Wendy's, and Cricket already open for business and adjacent to Twin Peaks!



AREA TRAFFIC GENERATORS:



THE SHOPPES
AT SOLANA



DEMOGRAPHIC SNAPSHOT 2024



75,008
POPULATION
3-MILE RADIUS



\$69,090
AVG HH INCOME
3-MILE RADIUS



\$44,262
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
SUNLAND PARK DR: 35,715 AADT
DONIPHAN : 22,949 AADT
(TDT)





