



SALE

Railroad Dr and S Angora Loop

10516 RAILROAD DR

El Paso, TX 79924

PRESENTED BY:

LANDRY MCKEE

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TX #650992

DYER ST.

S. ANGORA LOOP AVE.

RAILROAD DR.

Coastal
Transp

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3.00 / SF
AVAILABLE SF:	1,068,962
LOT SIZE:	24.54 Acres
PRICE / ACRE:	\$130,680
ZONING:	M1
MARKET:	Northeast

PROPERTY OVERVIEW

Large lot for sale with tons of Railroad Dr frontage. Ideally located near the new MPC with ~9,500 planned homesites

PROPERTY HIGHLIGHTS

- Leasing Available
- Future Highway development site
- Railroad Access
- Custom Lot sizes

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BORDERLAND EXPRESSWAY PROJECT (FORMERLY NORTHEAST PARKWAY PROJECT) FACT SHEET

From On Loop 375 East of Railroad Drive Overpass to

Farm to Market Road (FM) 3255 (Martin Luther King Jr. Boulevard) @ the Texas/New Mexico State Line

El Paso - TxDOT El Paso District - CSJs: 0924-06-136, 0924-06-320, 0665-02-002, 0665-02-004, and 0665-02-005

OVERVIEW

The Borderland Expressway Project (formerly the Northeast Parkway Project), is planned as a new location four-lane facility, including grade separations, interchanges and bicycle and pedestrian accommodations. The proposed project would be constructed in three phases. Phase One is the construction of frontage roads from Railroad Drive to Business US 54 (Dyer Street). Phase Two of construction would be a four-lane divided highway from Railroad Drive to FM 3255 (Martin Luther King Jr. Blvd.) (mainlanes). Phase Three of construction would be mainlanes from Railroad Drive to Loop 375. The total project length is approximately 10.8 miles. The proposed project would provide an alternate route to the existing I 10 facility, which runs through the center of El Paso, allowing traffic to bypass the congestion in this area.

PROPOSED IMPROVEMENTS

Proposed improvements include:

- Four-lane, limited access facility
- 350-foot right of way
- Limited frontage roads (only between Dyer Street and Railroad Drive)
- Grade separation over the Union Pacific Railroad
- Roadway grade separations:
 - Loop 375 (with direct connector ramps)
 - US Highway Business 54 (Dyer Street) & Railroad Drive (with ramps)
 - US Highway 54 (with ramps)
 - FM 2529 (McCombs Avenue) (with ramps)
 - Stan Roberts Sr. Ave (overpass only)
 - FM 3255 (Martin Luther King, Jr. Boulevard) (with ramps)

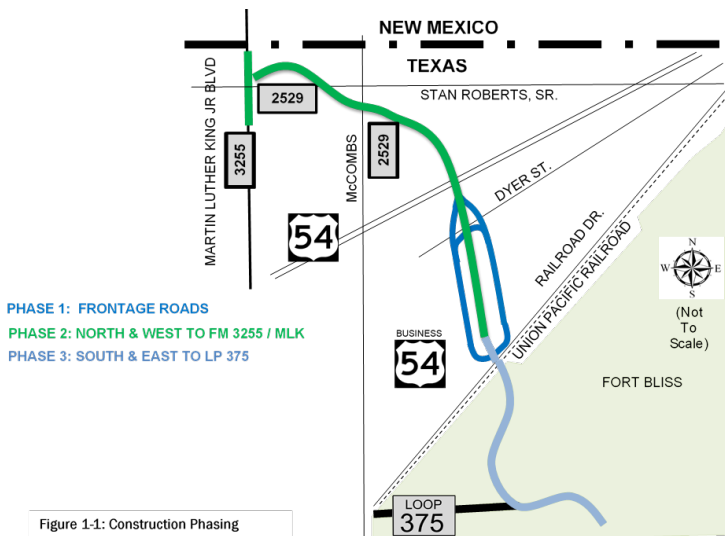


Figure 1-1: Construction Phasing

WHAT IS THE PROJECT NEED?

- Provide Regional System Connectivity
- Improved Mobility



WHAT IS THE PROJECT PURPOSE?

The purpose of the proposed project is to address regional system linkage and system capacity. The proposed Borderland Expressway Project would complete a circumferential route around El Paso suitable for truck and other through traffic, utilizing in part existing transportation facilities in New Mexico (NM 404 and NM 213) and Texas (Loop 375).

Public Involvement Meetings	Project Put on Hold	Restart of Environmental Assessment	Development Draft Environmental Assessment	Public Meeting	Public Hearing	Environmental Clearance Anticipated
2002-2006	2014	2016	2016-2022	July 2018	June 2022	Fall 2022*

*This project schedule and dates are preliminary and subject to change.



We are Here

WHAT IS THE PROJECT SCHEDULE? HOW CAN I PARTICIPATE?

Public engagement is a key element to the success of the proposed project. A **Virtual Public Hearing will be held on Thursday, June 9, 2022 at 12:00 p.m. MDT through Friday, June 24, 2022 at 11:59 p.m. MDT.** The virtual event can be accessed through the following site: at www.txdot.gov, keyword **"Borderland Expressway"**. The in-person option will be held on Thursday, June 9, 2022 from 5:00 p.m. MDT to 7:00 p.m. MDT at the TxDOT District offices located at 13301 Gateway Blvd W, El Paso, TX 79928.

CONTACT INFORMATION

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(915) 790-4233

Dora Fernandez, PE

(915) 478-3367

For more information about the project, please visit www.txdot.gov, keyword "Borderland Expressway" or scan the QR code.



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

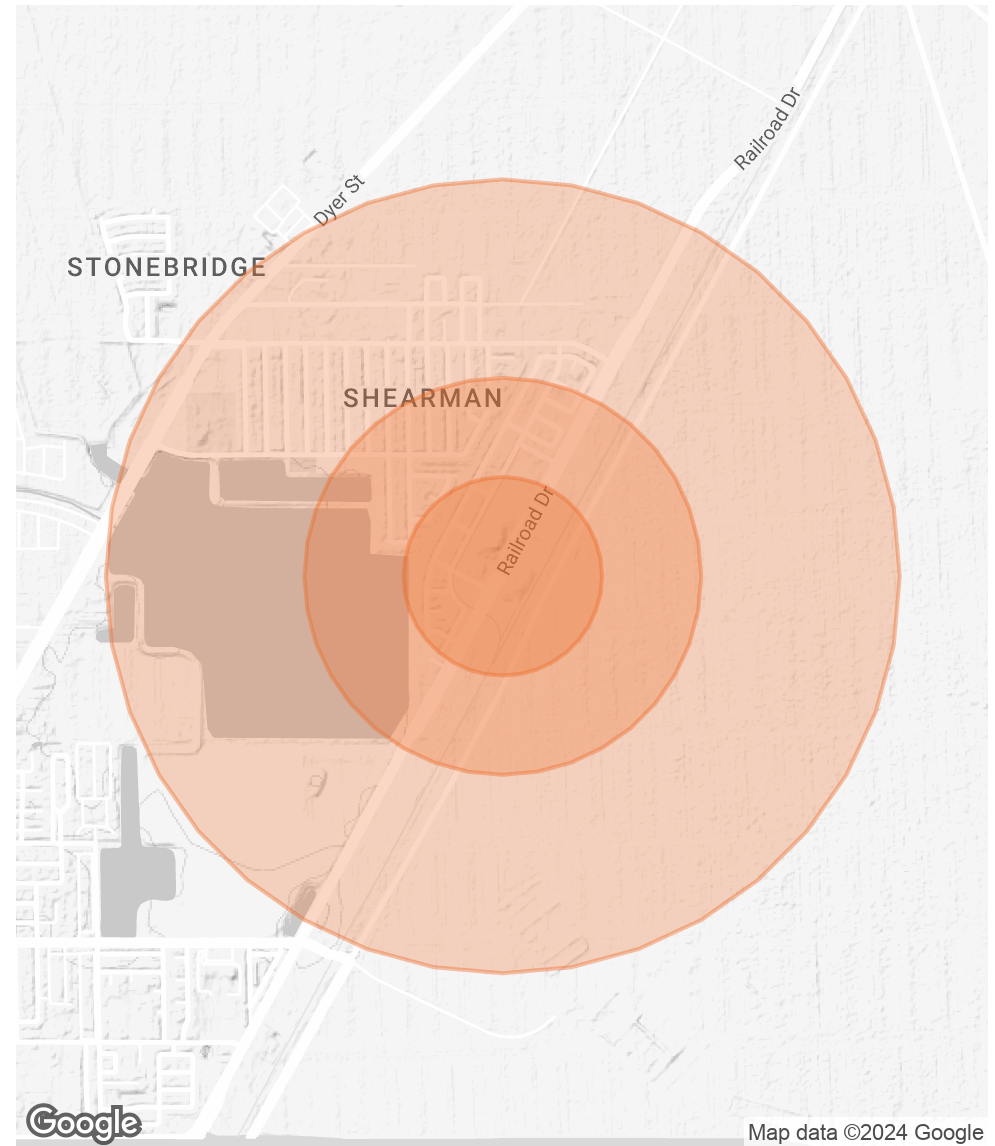
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	344	1,368	4,377
AVERAGE AGE	25.3	26.7	27.2
AVERAGE AGE (MALE)	26.0	27.1	27.6
AVERAGE AGE (FEMALE)	23.6	25.5	26.2

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	96	410	1,426
# OF PERSONS PER HH	3.6	3.3	3.1
AVERAGE HH INCOME	\$59,573	\$52,404	\$48,667
AVERAGE HOUSE VALUE	\$109,779	\$99,751	\$90,583

* Demographic data derived from 2020 ACS - US Census



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