



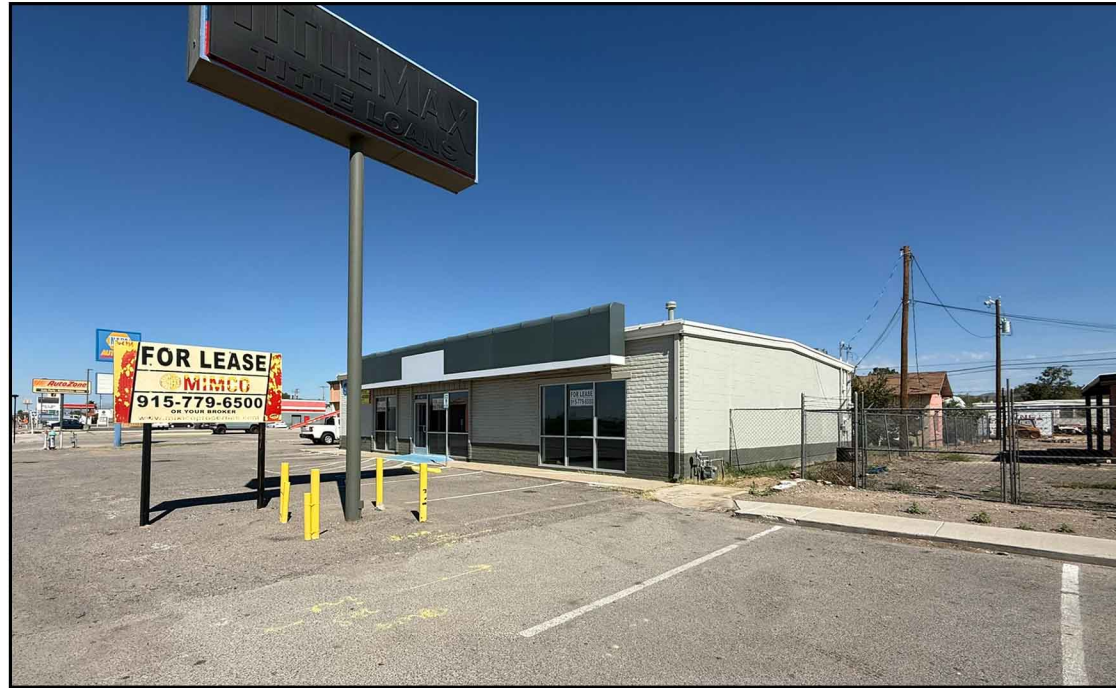
## PROPERTY & MARKET HIGHLIGHTS

- Located on one of the main thoroughfares between El Paso and Anthony/Las Cruces which sees over 12,000 VPD
- Standalone structure which was recently repainted offering an excellent opportunity for an office/retail tenants
- Located in dense residential area, minutes from I-10 access

**2,700** SF  
GLA

**0.270 AC**  
LAND AREA

**FREESTANDING**  
BUILDING



## PROPERTY OVERVIEW

ZONING	COMMERCIAL
YEAR BUILT	1975
RE-PAINTED	2023

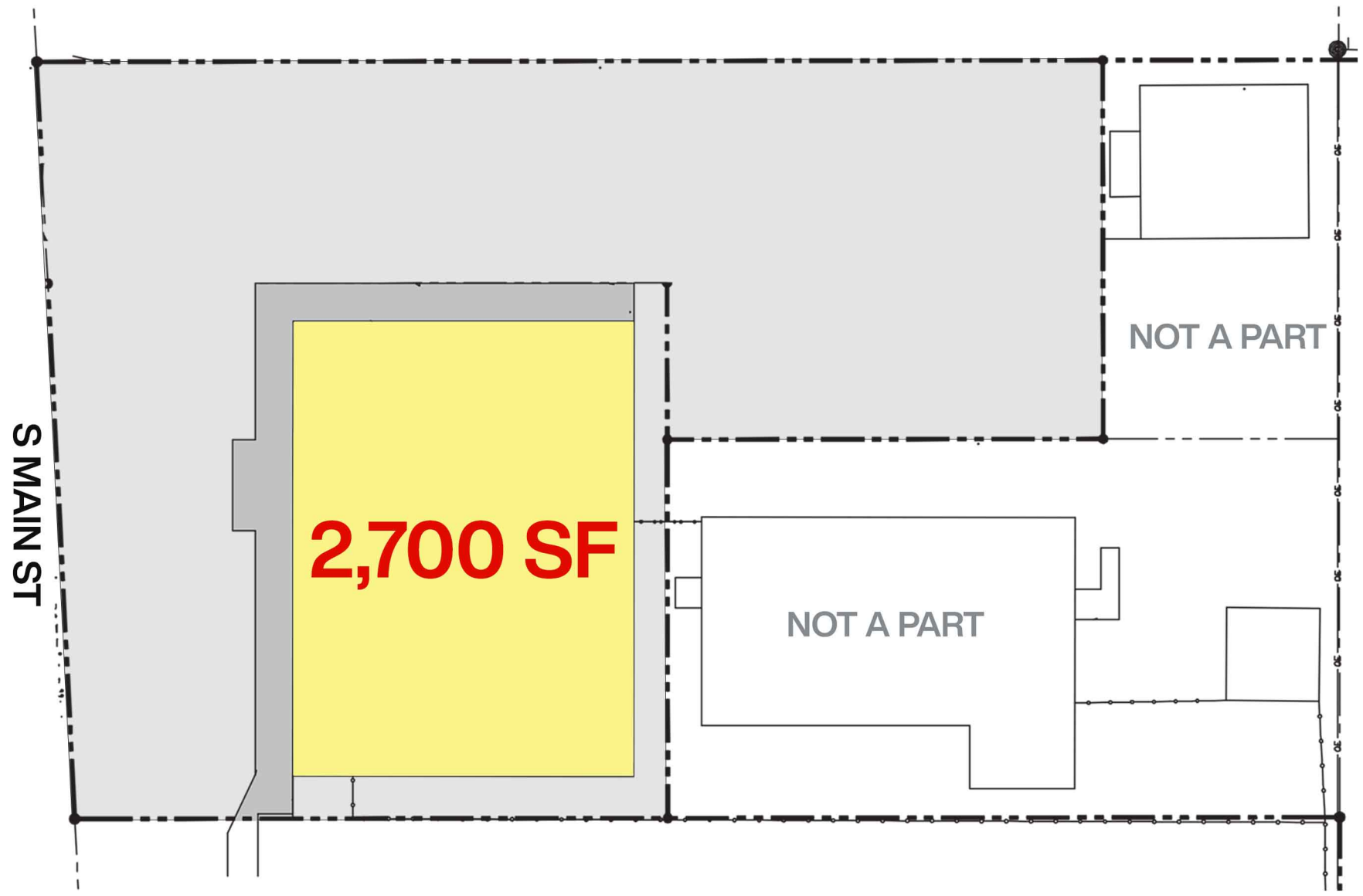
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# AREA MAP & DEMOGRAPHICS

**STANDALONE BUILDING**  
709 S Main • Anthony, TX

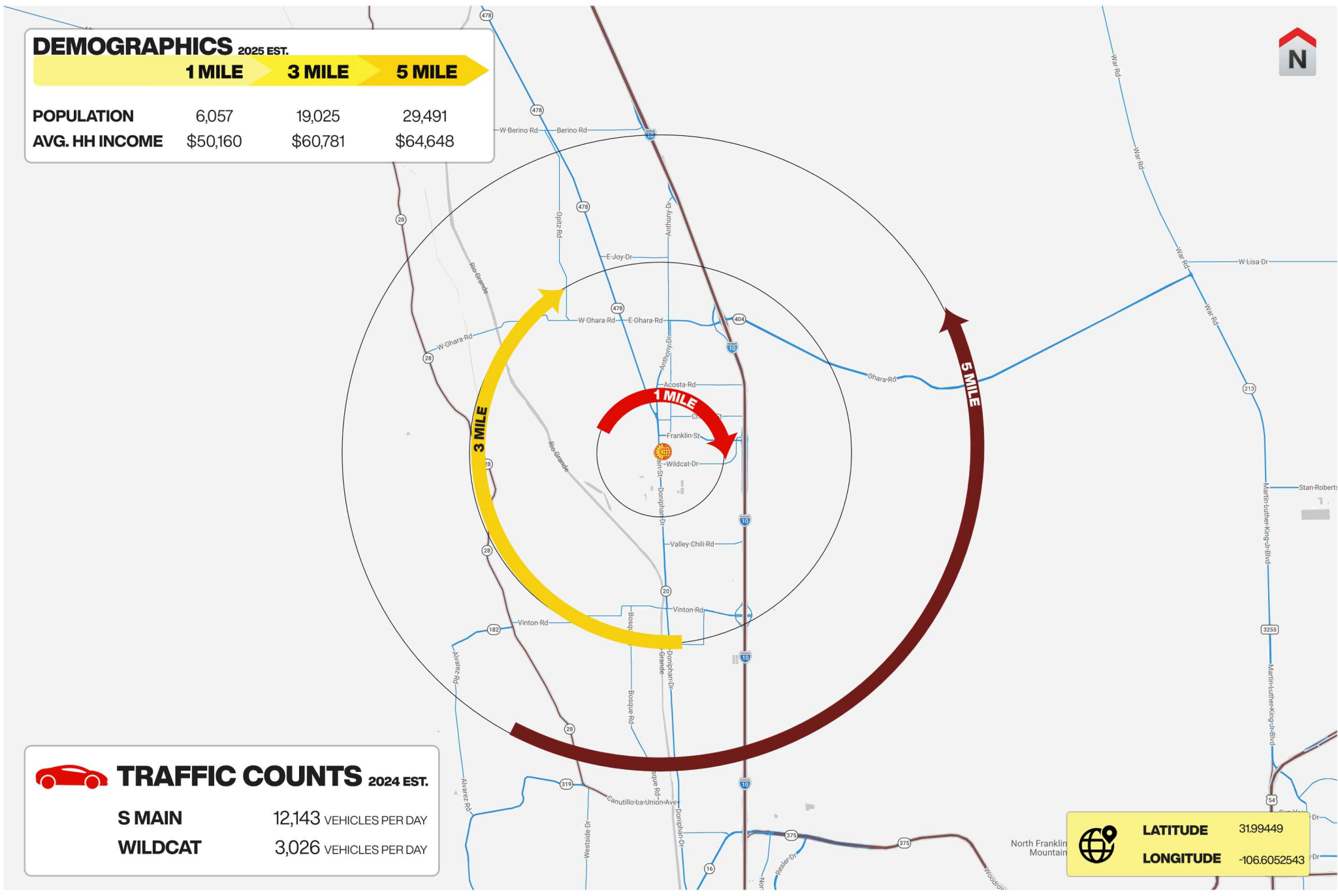
## DEMOGRAPHICS 2025 EST.

	1 MILE	3 MILE	5 MILE
POPULATION	6,057	19,025	29,491
AVG. HH INCOME	\$50,160	\$60,781	\$64,648

### TRAFFIC COUNTS 2024 EST.

S MAIN	12,143 VEHICLES PER DAY
WILDCAT	3,026 VEHICLES PER DAY

	LATITUDE	31.99449
	LONGITUDE	-106.6052543



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