



Property Highlights

Zoning: C-3

Total Parking: Almost 400 Spaces

Signage: On Building and Free Standing

Lot Size: 5 Acres

Carport: 4 car bay 1,800 SqFt. Approx.

Office Trailer: 24' X 60' Approx.

Exceptional commercial opportunity located on a hard-corner, lighted intersection at Montana Avenue and Lorne Road, offering approximately 500 feet of frontage on Montana Ave. One of El Paso's major commercial corridors. The property features C-3 zoning, allowing for a wide range of commercial uses.

Strategically positioned between two major intersections, McRae Blvd & Global Reach Dr. / Yarbrough Dr. The property benefits from strong traffic counts, excellent exposure, and proximity to established retail, commercial, and industrial developments.

Listing Agent - Alex Huereca


 Mobile 915-253-5245

 AlexH@ThePurpleHouseREG.com

Co-Listing Agent - Susie Banales

 Mobile 915-319-0317

 SusieBanalesRealtor@Gmail.com

 2900 Pershing Dr. Suite I El Paso, TX 79903

 ThePurpleHouseRealEstate.com

Disclaimer: Information provided by The Purple House Real Estate Group is deemed reliable but not guaranteed. No warranties or representations, expressed or implied, are made regarding accuracy or completeness. All information is subject to change without notice, including price, availability, terms, or withdrawal, and may contain errors or omissions. Property condition, zoning, permitted use, and measurements should be independently verified by buyers or tenants.



Listing Agent - Alex Huereca


 Mobile 915-253-5245

 AlexH@ThePurpleHouseREG.com

Co-Listing Agent - Susie Banales

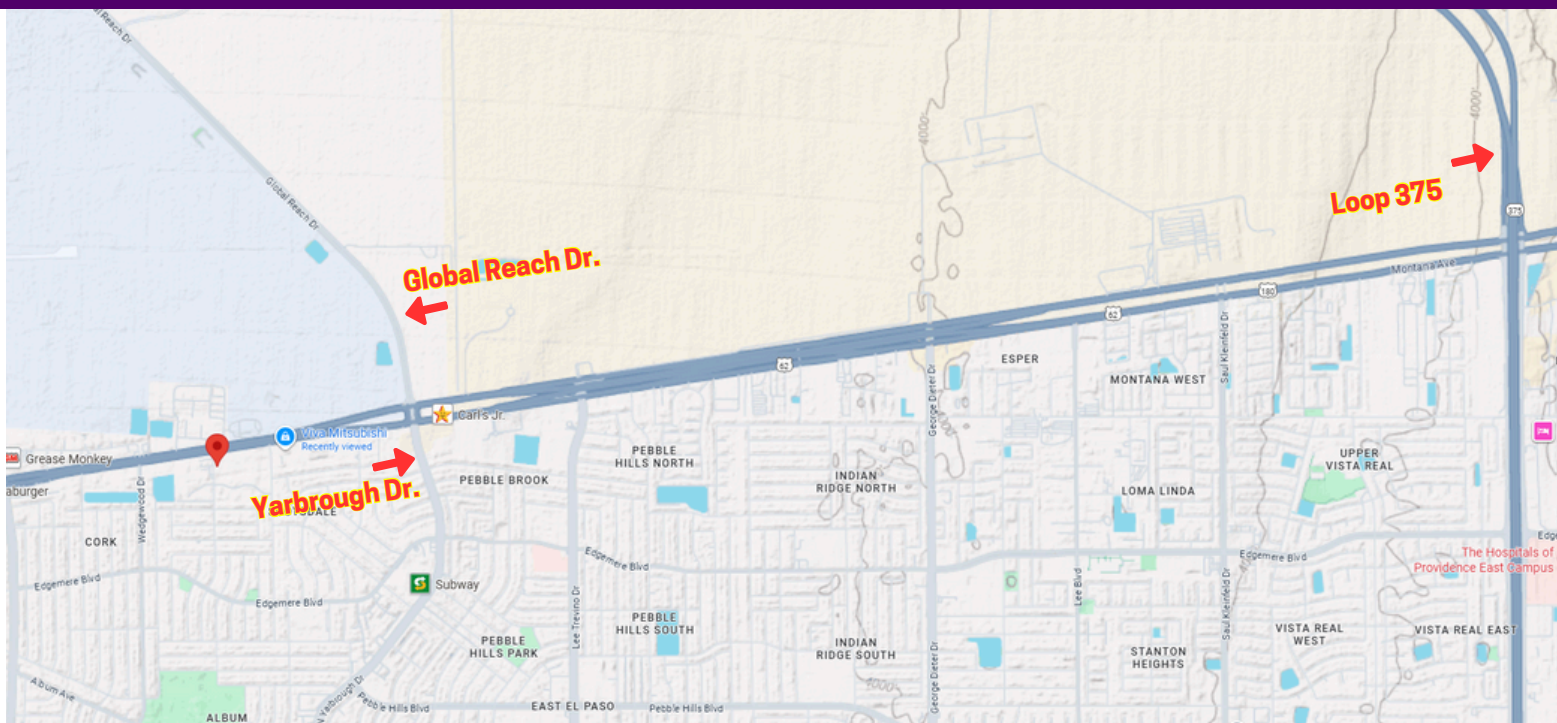
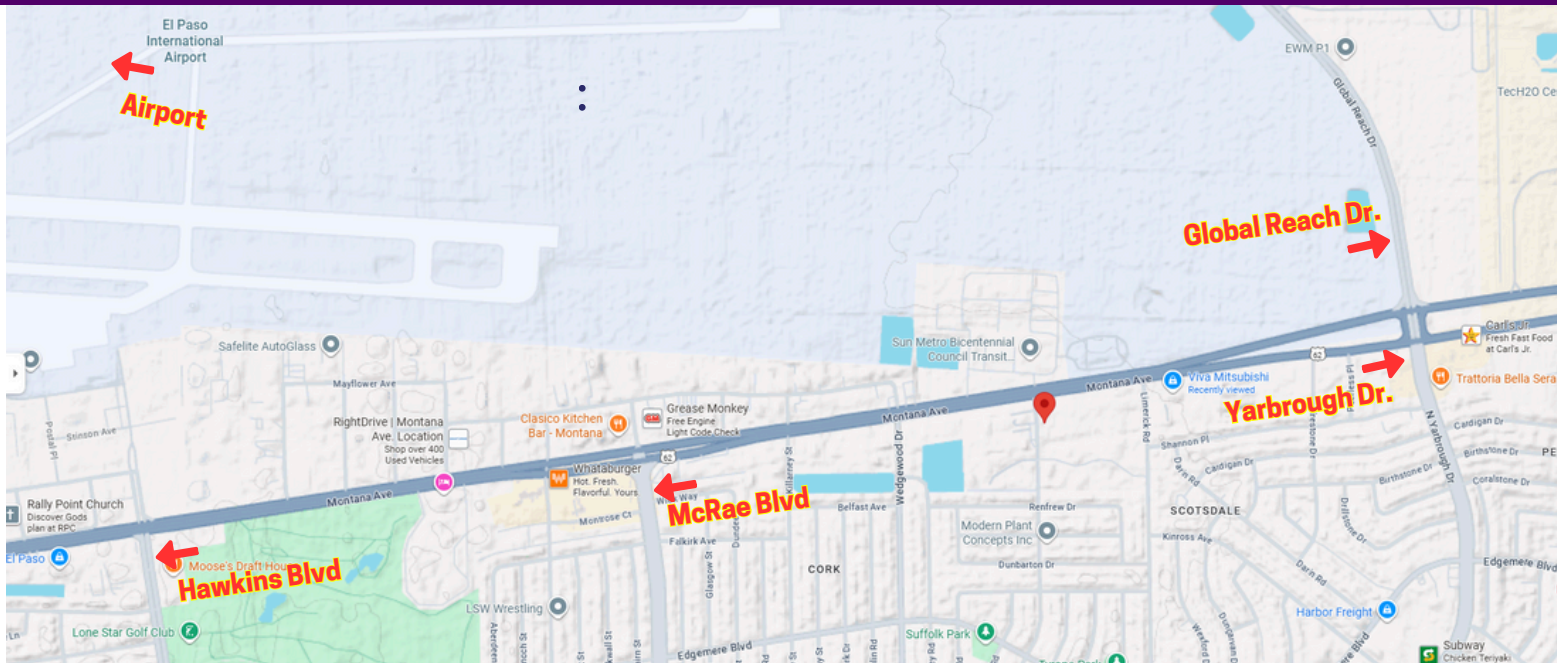
 Mobile 915-319-0317

 SusieBanalesRealtor@Gmail.com

 2900 Pershing Dr. Suite I El Paso, TX 79903

 ThePurpleHouseRealEstate.com

Disclaimer: Information provided by The Purple House Real Estate Group is deemed reliable but not guaranteed. No warranties or representations, expressed or implied, are made regarding accuracy or completeness. All information is subject to change without notice, including price, availability, terms, or withdrawal, and may contain errors or omissions. Property condition, zoning, permitted use, and measurements should be independently verified by buyers or tenants.



Listing Agent - Alex Huereca



Mobile 915-253-5245



AlexH@ThePurpleHouseREG.com

Co-Listing Agent - Susie Banales



Mobile 915-319-0317



SusieBanalesRealtor@Gmail.com



2900 Pershing Dr. Suite I El Paso, TX 79903



ThePurpleHouseRealEstate.com

Disclaimer: Information provided by The Purple House Real Estate Group is deemed reliable but not guaranteed. No warranties or representations, expressed or implied, are made regarding accuracy or completeness. All information is subject to change without notice, including price, availability, terms, or withdrawal, and may contain errors or omissions. Property condition, zoning, permitted use, and measurements should be independently verified by buyers or tenants.

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com