



**FOR LEASE/  
SALE/ BUILT-TO-  
SUIT**

**LAST LAND PARCELS**  
2 PARCELS: .46 AC EACH

**ZONING**  
C-4

**CALL LISTING AGENT  
FOR MORE  
INFORMATION**

**Hector J. Martinez, CCIM**  
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915.217.5277

**PROPERTY HIGHLIGHTS**

- Multi-use land parcel lots
- Mixed use property opportunity
- One of the fastest growing areas
- 48,000 cars drive through this property daily
- Large-scale master planned real estate development to the North of this property.
- 300 ft Frontage to Montana



**AREA TRAFFIC GENERATORS**



**DEMOGRAPHIC SNAPSHOT 2023**



**90,051**  
POPULATION  
3-MILE RADIUS



**\$78.3K**  
AVG HH INCOME  
3-MILE RADIUS



**\$2B**  
TOTAL CONSUMER  
SPENDING



**TRAFFIC COUNTS**  
MONTANA ST: 43,775 VPD  
N YARBROUGH DR: 17,330 VPD  
(TDT)













