



FOR SALE

BUILDING SIZE

8,740 SF

LAND SIZE

1.31 AC

SALES PRICE

\$2,700,000.00

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PROPERTY HIGHLIGHTS

Great location on Montwood Dr. and Firehouse Dr. just one block east of El Paso’s busiest intersection and in an area that is surrounded by a large mix of National, Regional, and local businesses like Super Target, Best Buy, Walmart, Burlington, Sprouts, The Home Depot, Hobby Lobby, Starbucks, McDonald’s, and many more to mention. Additionally this building sits across Montwood High School and behind Helen Ball Elementary.

This property provides the flexibility of being either a two to four tenant investment. The end cap has the capability for a drive-thru and has window in place. This site comes with plenty of parking.

This property sits in a very dense residential area with strong demographics and traffic counts.



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2022



138,227
POPULATION
3-MILE RADIUS



\$60,923
AVG HH INCOME
3-MILE RADIUS



139,835
2027 POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
MONTWOOD DR: **26,944 VPD**
FIREHOUSE DR: **3,723 VPD**
(TDT)







SPACES
LEASED: 3,286 SQ. FT.
VACANT (SHELL): 4,762 SQ FT.





