



FOR LEASE

ANTONIO STREET,
ANTHONY TX 79821



PROPOSED TENANTS

LISTING AGENT:

SYLVIA FOLMER DUNCAN

915-241-5948

1200 E YANDELL EL PASO TEXAS 79902

SYLVIA@FOLMERCOMMERCIALGROUP.COM



**NATIONAL
COFFEE
USER**

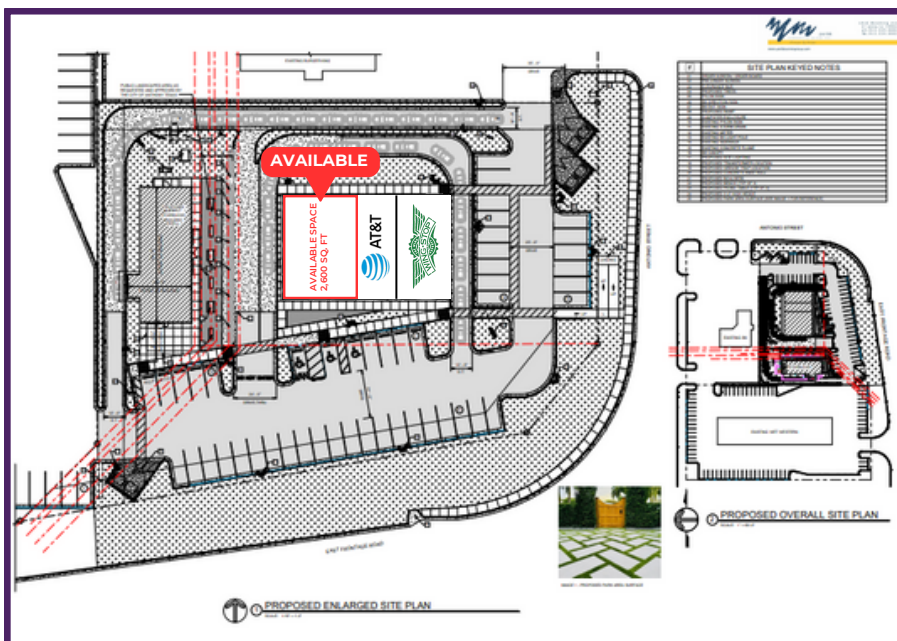


AT&T

PROPERTY OVERVIEW

2,600 square feet of endcap retail space for lease in a brand-new commercial development along Interstate 10 in Anthony, Texas. With prime visibility off of the interstate, join other national tenants such as AT&T and Wingstop. Anthony is known as the “Gateway to Texas” located 22 miles northwest of downtown El Paso and 25 miles south of Las Cruces, NM. The strategic location offers a blend of small-town charm and proximity to large urban centers connected by Interstate 10 (57,125 Eastbound VPD).

SITE PLAN



PROPERTY INFORMATION

SIZE

± 2,600 Square Feet

LEASE RATE

Call for Quote

LEASE TYPE

Estimated at \$6.50 PSF

TENANT IMPROVEMENTS

Negotiable

RETAIL AERIALS



ANTHONY & I-10, ANTHONY TEXAS
AERIAL DATE: MARCH 2019



PROPERTY INFORMATION

± 2,600 SF

• ESTIMATED DELIVERY - Q3 2025

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 31.9973/-106.5839

2125 Antonio St Anthony, TX 79821	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,021	18,612	26,038
2029 Projected Population	6,322	19,273	26,922
2020 Census Population	5,794	18,180	25,515
2010 Census Population	7,118	19,419	26,910
Projected Annual Growth 2024 to 2029	1.0%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	-1.1%	-0.3%	-0.2%
2024 Median Age	31.4	31.3	31.4
Households			
2024 Estimated Households	1,929	5,556	7,895
2029 Projected Households	2,099	5,969	8,450
2020 Census Households	1,861	5,477	7,783
2010 Census Households	1,653	4,969	7,175
Projected Annual Growth 2024 to 2029	1.8%	1.5%	1.4%
Historical Annual Growth 2010 to 2024	1.2%	0.8%	0.7%
Race and Ethnicity			
2024 Estimated White	37.9%	38.9%	38.7%
2024 Estimated Black or African American	2.3%	2.4%	2.7%
2024 Estimated Asian or Pacific Islander	1.3%	1.0%	1.0%
2024 Estimated American Indian or Native Alaskan	1.1%	1.4%	1.4%
2024 Estimated Other Races	57.4%	56.3%	56.2%
2024 Estimated Hispanic	89.9%	86.7%	85.5%
Income			
2024 Estimated Average Household Income	\$70,263	\$59,948	\$65,160
2024 Estimated Median Household Income	\$50,515	\$43,215	\$46,500
2024 Estimated Per Capita Income	\$22,515	\$17,900	\$19,764
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	19.0%	20.9%	18.9%
2024 Estimated Some High School (Grade Level 9 to 11)	10.8%	11.6%	11.6%
2024 Estimated High School Graduate	27.3%	27.0%	26.2%
2024 Estimated Some College	14.6%	15.2%	17.5%
2024 Estimated Associates Degree Only	10.2%	7.2%	7.5%
2024 Estimated Bachelors Degree Only	12.6%	12.4%	12.3%
2024 Estimated Graduate Degree	5.5%	5.6%	5.9%
Business			
2024 Estimated Total Businesses	84	355	491
2024 Estimated Total Employees	726	3,325	4,140
2024 Estimated Employee Population per Business	8.7	9.4	8.4
2024 Estimated Residential Population per Business	71.9	52.4	53.0

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NORTHWEST EL PASO DRIVE TIMES

