

## Various

El Paso, TX. 79927

### Property Highlights

- Parcel 5 - PID 329897 - 32.64 +/- AC
- Parcel 7 - PID 146252 - 6.72 +/- AC
- Parcel 8 - PID 380618 - 5.72 +/- AC
- Parcel 10 - PID 376063 - 7.60 +/- AC

### Offering Summary

Sale Price:

Contact Broker

### For More Information

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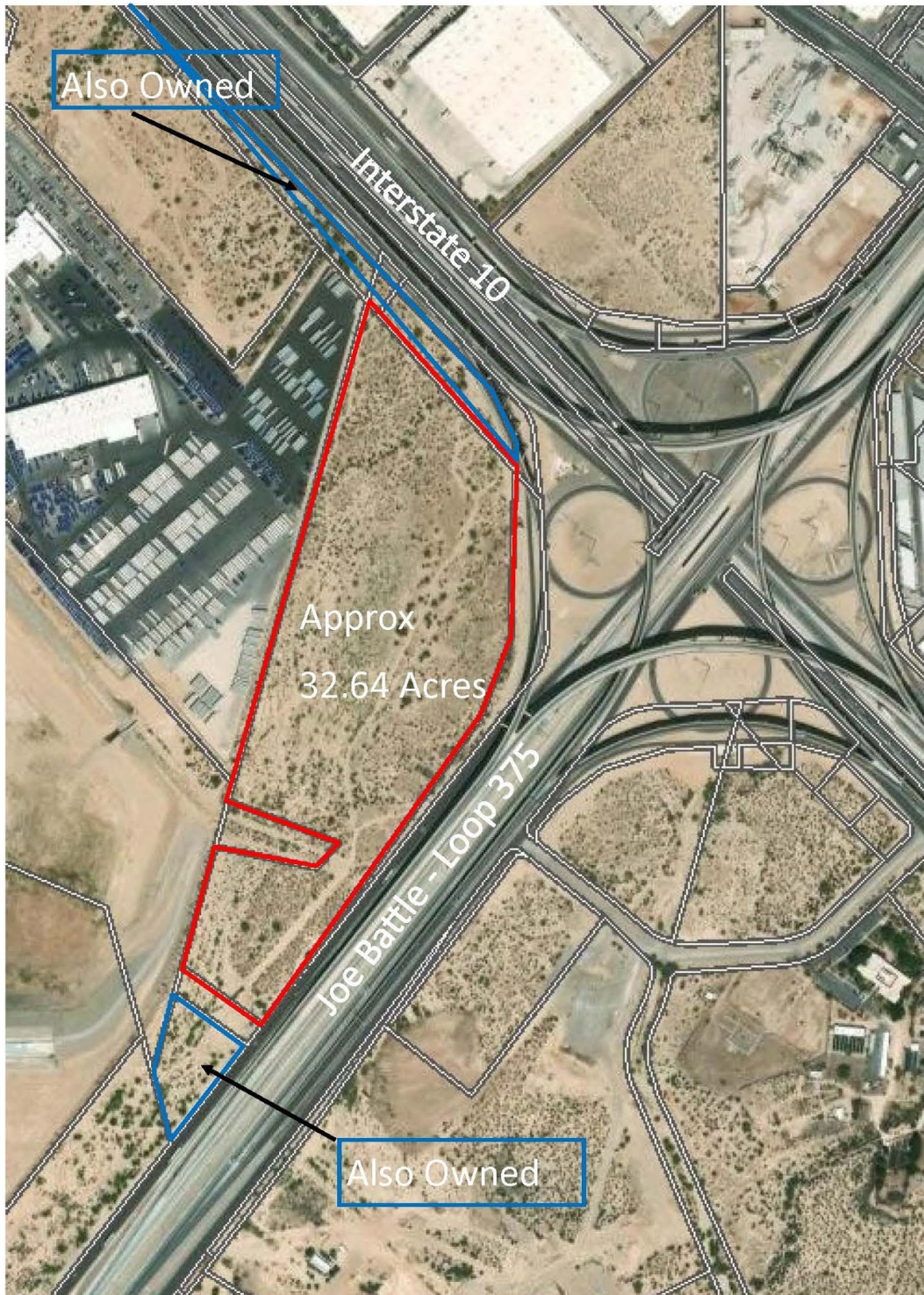
## Description Of The Joe Battle Corridor, Between The Zaragosa Border Crossing North To Interstate 10

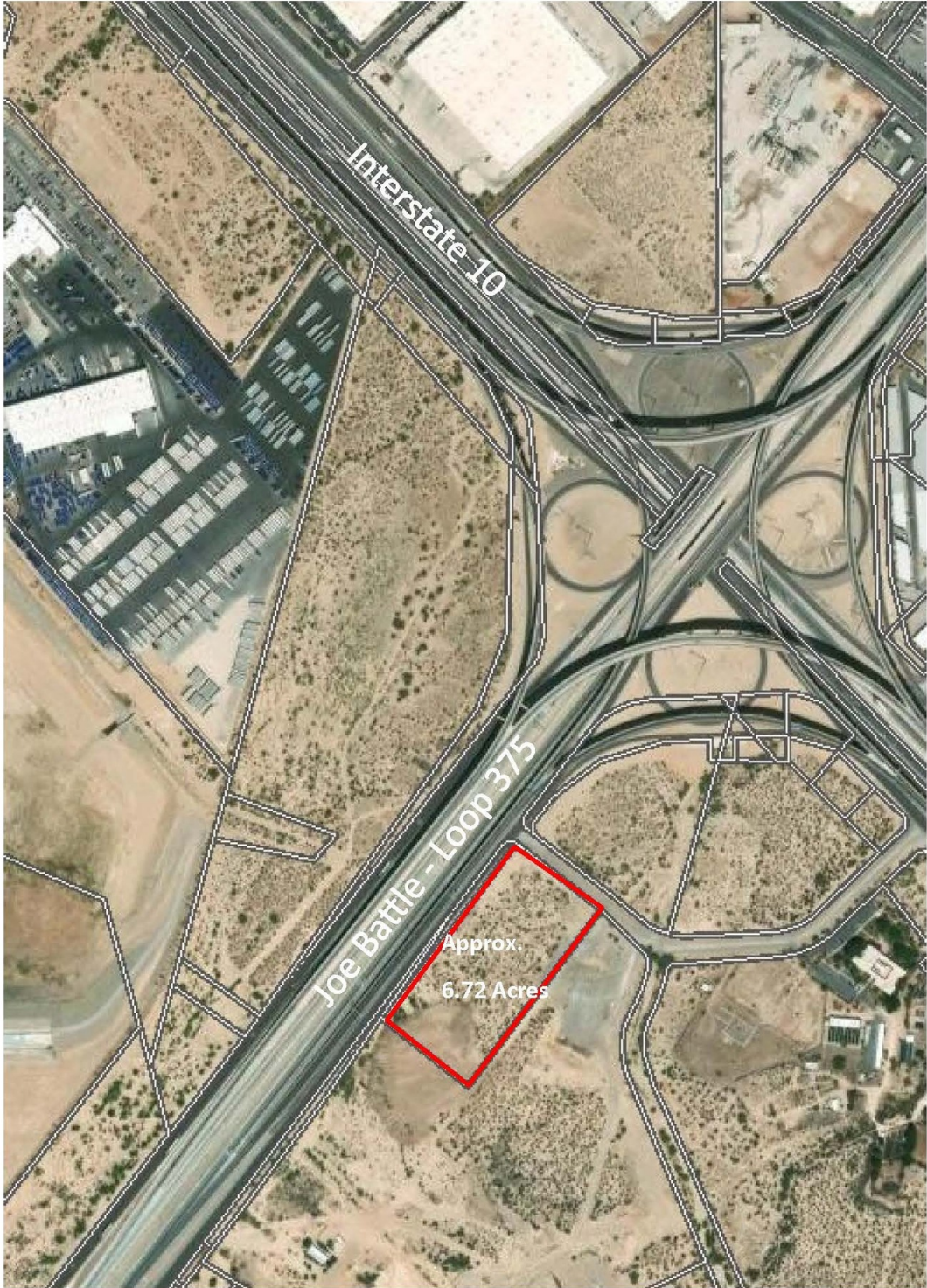
The El Paso economy is significantly influenced by cross border commerce and logistics. The economic impact is result of El Paso being the gateway between more than the United States and Mexico, but commerce coming and going to other American Continent Countries too. This is why the ports of entry are so important and the prominent border port, the Zaragosa Crossing is only several miles from the Properties offered here, accessed by Joe Battle (Loop 375), fronting all these properties. El Paso is one of the principal ports of entry between the United States and Mexico along the entire border. Between El Paso and Cd. Juarez, Mexico there are 2.7 million people. The local job market is experiencing a stable recovery, with employment reaching 333,000 jobs. Population growth has been steady in the El Paso, Las Cruces region. The future looks great for El Paso, particularly this border submarket.

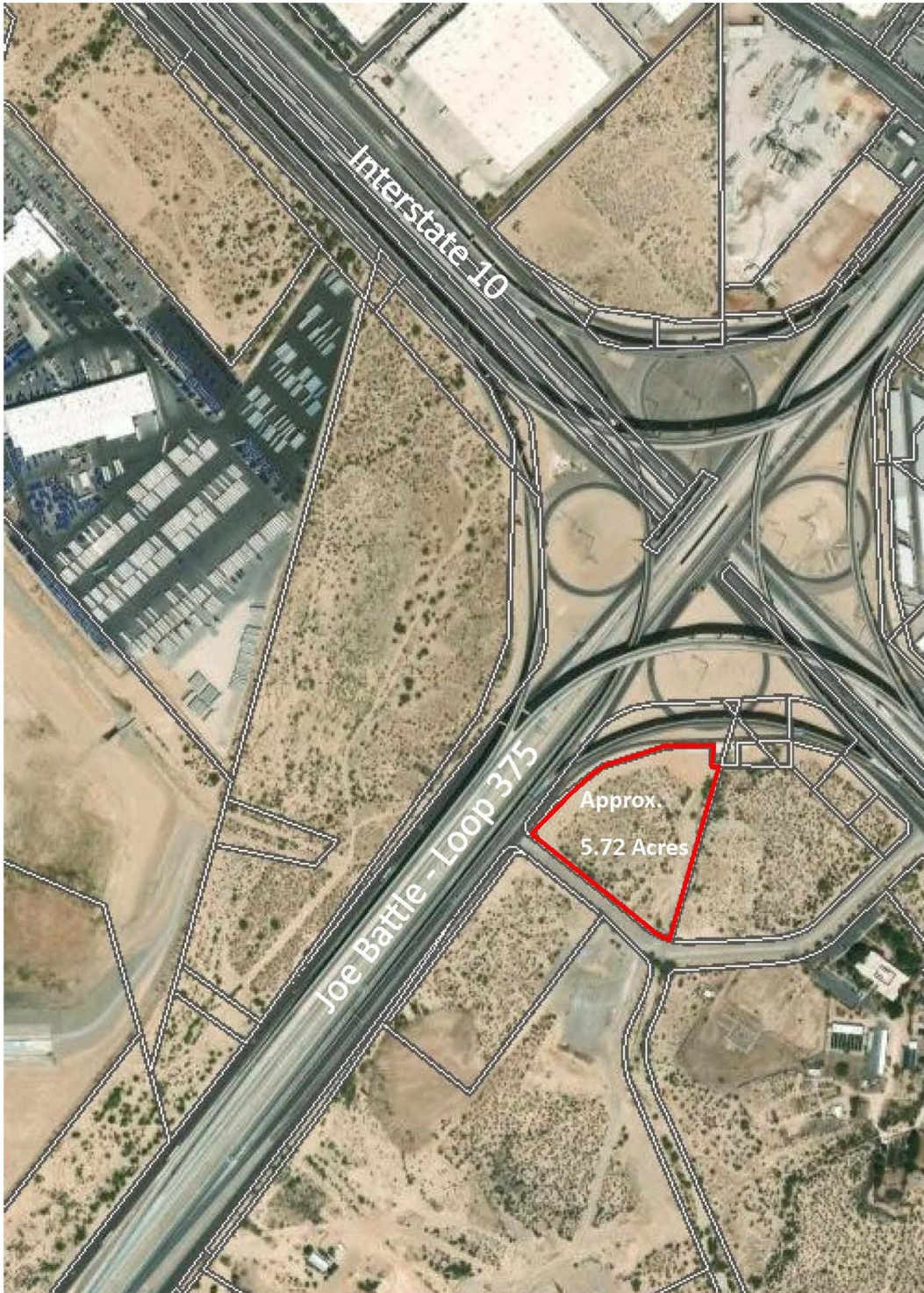
Even though El Paso is not considered a strong "Office" market, there is a robust commercial market here. As of early 2023, according to CoStar, the Retail market was about 3.3% vacant, which trends below the national average. Regarding the break down between Mall, Power Center and Neighborhood Centers El Paso is similar to larger Texas cities. The retail market absorbed 480,000 SF in 2022. Rents are lower here, but this is easy to explain as we are a Border and a Tertiary Market. Last year was a banner year for retail investment, but this has slowed some due to the rising interest rates.

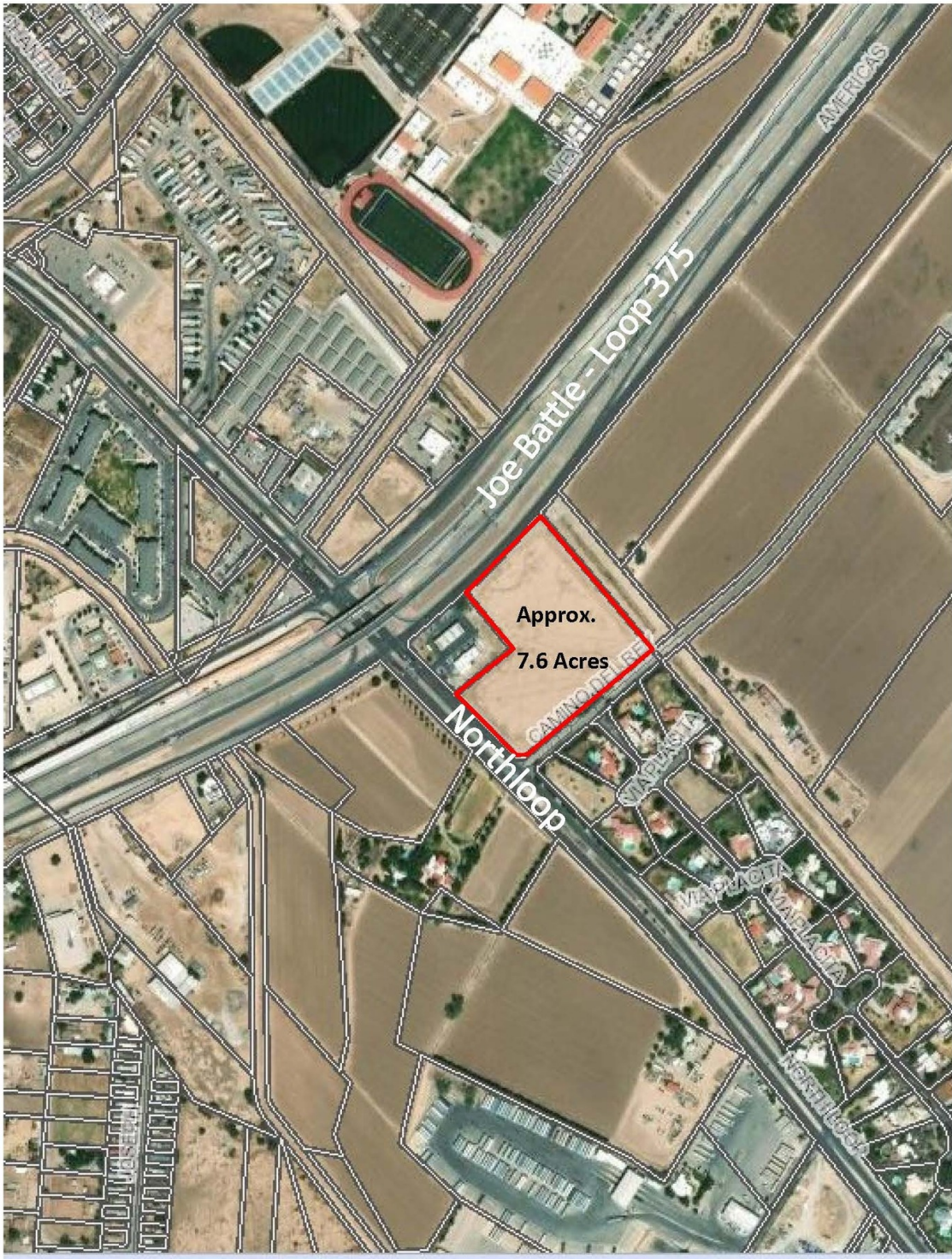
Industrial Space was less than 1% vacant in El Paso at the end of 2022. Industry is being discouraged from manufacturing in Asia. An obvious alternative is Mexico and South America. As these markets flourish El Paso booms as a gateway. Another attraction is although Lease Rates have spiked recently here, we are still behind many of the alternative hubs. We experienced the highest net absorption in the industrial segment over the last year and we have the highest amount of new space recently delivered or in the pipeline. In addition to Amazon's \$250 million Fulfillment Center and T.J. Maxx and Marshals 2 million Square Foot distribution center, both near these properties, many others are coming online. Much of the current construction is speculative. We expect the boom to continue for some time.

The explanation for this narrative is to highlight the optimum location of the properties promoted here. Joe Battle (Loop 375) accesses the Zaragosa Border Crossing. Zaragosa is the highest commercial traffic port in El Paso/Santa Teresa. Loop 375 is the 2nd largest arterial in El Paso and it intersects the largest traffic Interstate 10, at the location of 3 of the promoted properties. One more consideration is growth patterns. El Paso has obvious limits to growth because of the International Border, the State Border with New Mexico, the Franklin Mountains, Ft. Bliss Military Base and White Sands Missile Range. All of the promoted properties are in the Southeast Growth Corridor which is one of the prominent growth corridors.









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