



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

AVAILABLE SPACE
0.66 - 0.925 AC

ZONING
C-4

**CALL LISTING AGENT
FOR MORE
INFORMATION**

Hector J. Martinez, CCIM
HMartinez@REPcre.com
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.



AREA TRAFFIC GENERATORS



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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)





PARCEL #:	ACREAGE:	ZONING:
PARCEL 1	.66 AC	C-4
PARCEL 2	.925 AC	C-4





