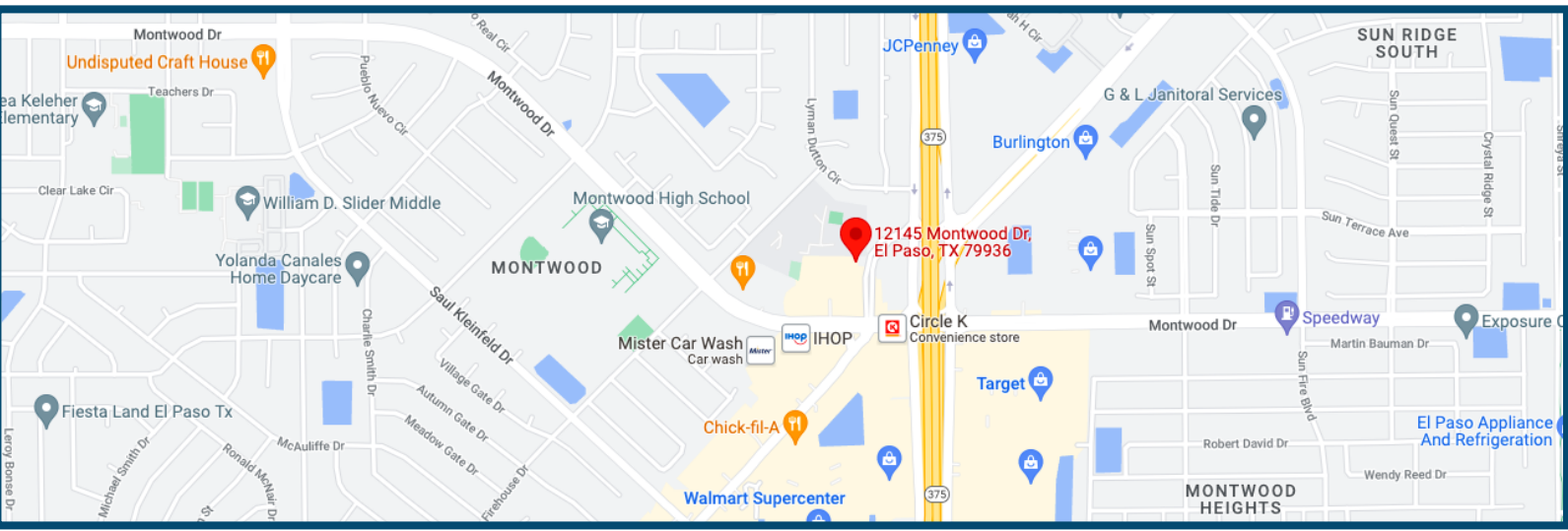


12145 MONTWOOD



FOR LEASE



LEASE RATE: \$22 SF NNN

Prime Eastside facility located at the corner of Montwood and Zargoza. This building has great access and visibility from Loop 375 with lots of parking. The property is centrally located in one of the busiest and fastest growing sections in El Paso. Ideal for grocery store, call center, medical office or large retail.

Highlights

- Building Size: 18,172 sf
- Lot Size: 2.67 acres
- Zoning: C-4
- Parking Spaces: 200



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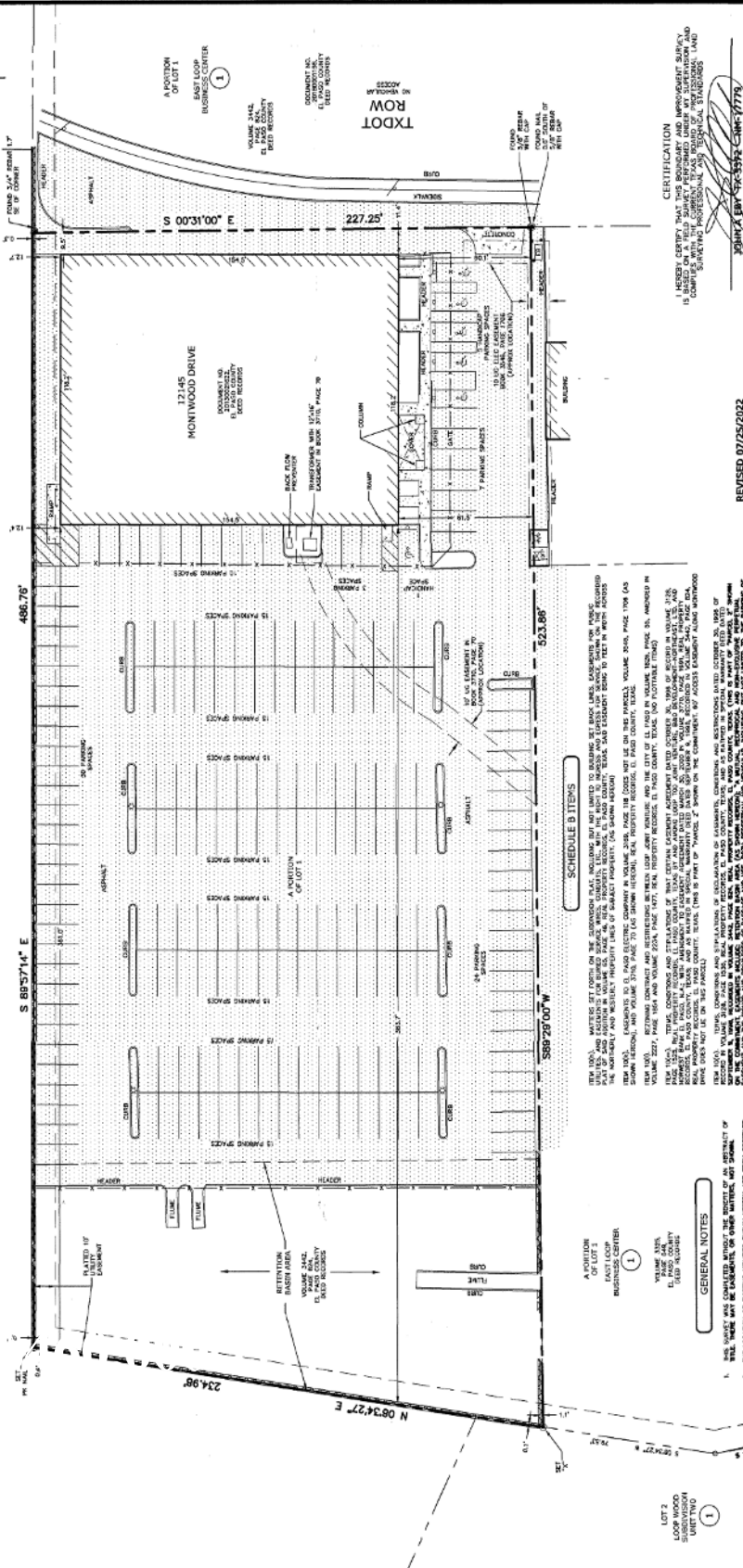
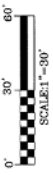
BOUNDARY AND IMPROVEMENT SURVEY

A PORTION OF LOT 1, BLOCK 1,
EAST LOOP BUSINESS CENTER,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

IMPROVEMENTS LEGEND

	ELECTRIC BOX
	GUARD POST
	LOT POLE
	SIGN
	BACK STOP PROPRIETARY
	FIRE HYDRANT
	ROCK WALL
	CHAINLINK FENCE

LOT 17
VESTA HILLS
UNIT FORTY
(11)
VOLUME 2142
EL PASO COUNTY
FIELD RECORDS



REVISIONS

1	REVISED 07/25/2022
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CERTIFICATION
I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE SURVEYING PROFESSIONAL ACT AND THE SURVEYING STANDARDS AND PRACTICES OF THE STATE OF TEXAS.

JOHN A. GERT
SURVEYOR
NO. 10001200

PLAT RECORD:
PLAT NUMBER: 63
PAGE: 48

TITLE CO: WESTSTAR TITLE FILE# 220161-COM DATED: 02/07/2022
FORM ZONE: C PANEL# 462214-0043 B DATED: 10/15/1992
DATE OF SURVEY: 03/21/2022 OFFICE DR. FIELD: JAE, AG
PASO DEL NORTE SURVEYING INC.
1998 BRADLEY ROAD, EL PASO, TEXAS 79938
PHONE: 915-552-9123
FAX: 915-552-9123
© COPYRIGHT

SCHEDULE B ITEMS

ITEM 1001. MATTERS SET FORTH ON THE SURVEYOR THAT INCLUDING BUT NOT LIMITED TO BUILDING SET BACK LINES, EXISTING AND PROPOSED DRIVEWAYS AND DRIVEWAYS, DRIVEWAY LOCATIONS, DRIVEWAY WIDTHS, DRIVEWAY SPACINGS, DRIVEWAY CURVES, DRIVEWAY GRADES, DRIVEWAY SLOPES, DRIVEWAY ELEVATIONS, DRIVEWAY MATERIALS, DRIVEWAY FINISHES, DRIVEWAY UTILITIES, DRIVEWAY LIGHTING, DRIVEWAY SIGNAGE, DRIVEWAY FENCES, DRIVEWAY BARRIERS, DRIVEWAY GATES, DRIVEWAY LOCKS, DRIVEWAY KEYS, DRIVEWAY REMEDIATION, DRIVEWAY REPAIRS, DRIVEWAY MAINTENANCE, DRIVEWAY INSPECTIONS, DRIVEWAY ASSESSMENTS, DRIVEWAY REPORTS, DRIVEWAY RECORDS, DRIVEWAY EVIDENCE, DRIVEWAY TESTS, DRIVEWAY MEASUREMENTS, DRIVEWAY CALCULATIONS, DRIVEWAY ADJUSTMENTS, DRIVEWAY CORRECTIONS, DRIVEWAY REVISIONS, DRIVEWAY AMENDMENTS, DRIVEWAY SUPPLEMENTS, DRIVEWAY ADDENDUMS, DRIVEWAY EXHIBITS, DRIVEWAY REFERENCES, DRIVEWAY CITATIONS, DRIVEWAY REFERENCES TO OTHER RECORDS, DRIVEWAY REFERENCES TO OTHER SURVEYS, DRIVEWAY REFERENCES TO OTHER LEGAL INSTRUMENTS, DRIVEWAY REFERENCES TO OTHER REGULATORY AGENCIES, DRIVEWAY REFERENCES TO OTHER PROFESSIONAL STANDARDS, DRIVEWAY REFERENCES TO OTHER BEST PRACTICES, DRIVEWAY REFERENCES TO OTHER COMMON KNOWLEDGE, DRIVEWAY REFERENCES TO OTHER REASONABLE AND NECESSARY INFORMATION.

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN INSTRUMENT OF TITLE. THERE MAY BE ENCUMBRANCES OR OTHER MATTERS NOT SHOWN.
- THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THIS SURVEY.
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Demographic Insights



Population

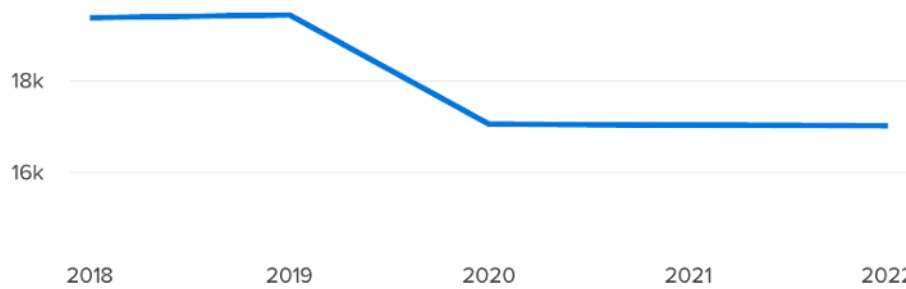
17k

0%

Compared to 17k in 2021

↓ -12%

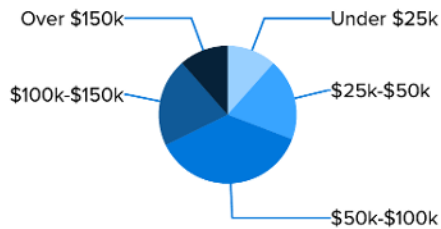
Compared to 19.3k in 2018



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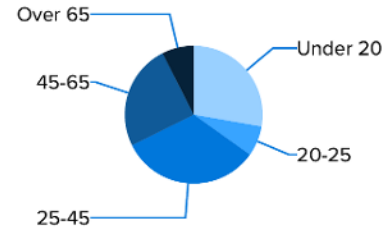
Household Income

\$70.1k **\$79.7k** **↑ 3%**
 Median Income 2026 Estimate Growth Rate



Age Demographics

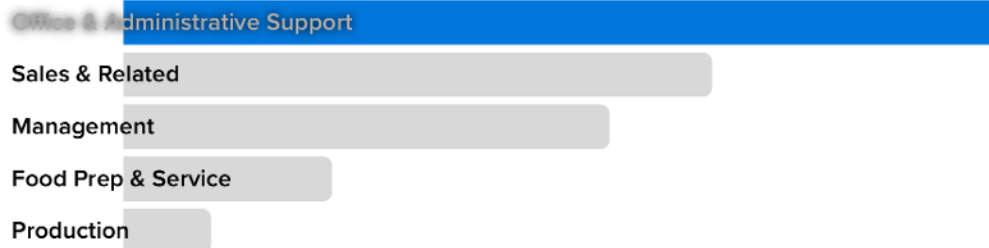
33 **34** **↑ 5%**
 Median Age 2026 Estimate Growth Rate



Number of Employees

5,623

Top 5 Employment Categories



Housing Occupancy Ratio

20:1
 18:1 predicted by 2026

Renter to Homeowner Ratio

1:2
 1:3 predicted by 2026



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