

FOR
Lease

Site



8000 Escobar

El Paso, Texas 79907

Roland Correa
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(915) 328-9992

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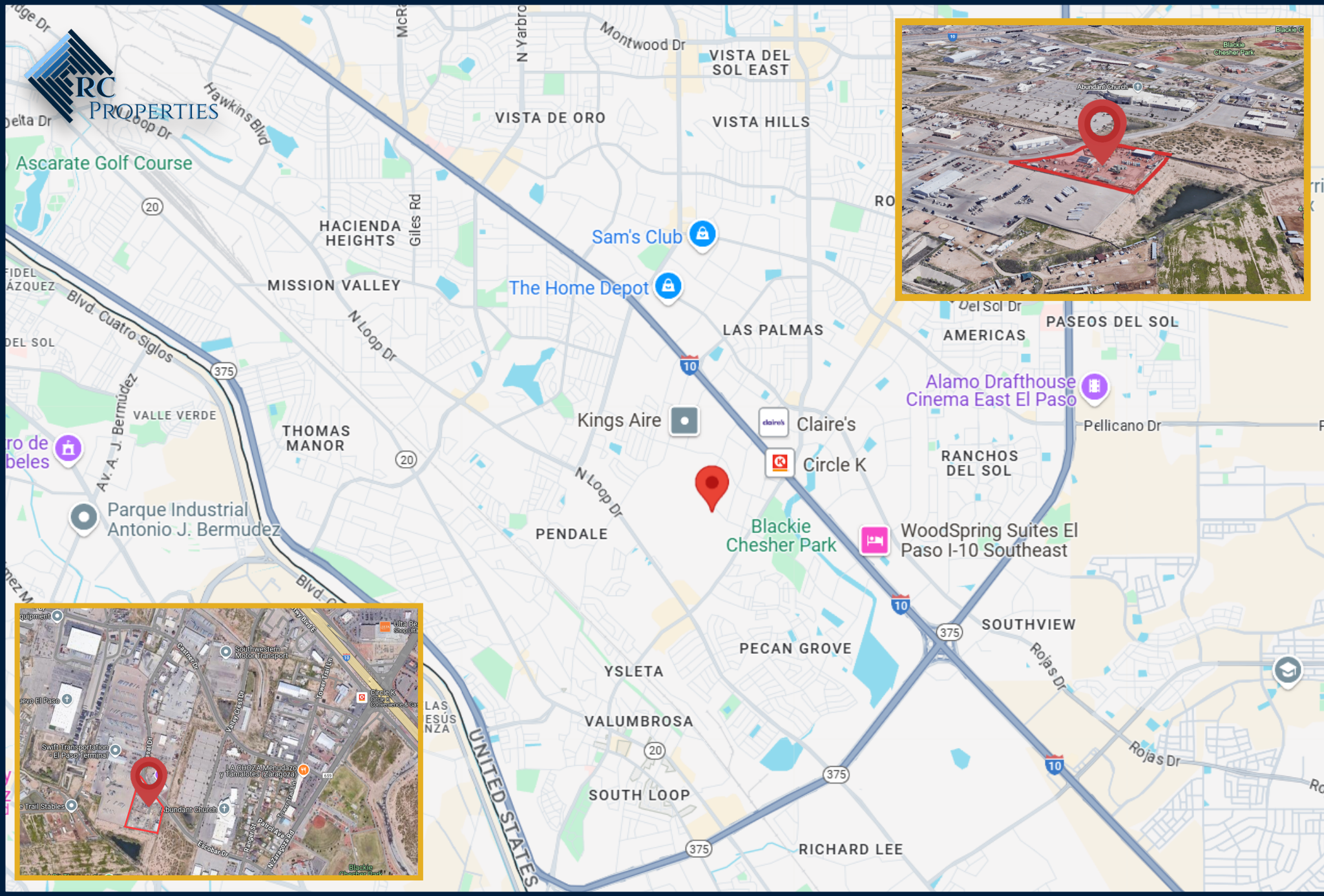
Lease Rate: ~~\$20,000~~ \$15,000/Mo.

PROPERTY HIGHLIGHTS

- Land: 4.62 Acres
- Warehouse: 5,000 sf
- Zoning: C-4
- Trailer Spaces: 130

Prime industrial land in the Lower valley just off Zaragoza with easy access to both I-10 and Loop 375. The entire property is fenced and comes with a 5,000 sf metal warehouse. This property is ideal for any trucking, transportation, or construction company with a lot capacity to park 130 trailers/trucks.





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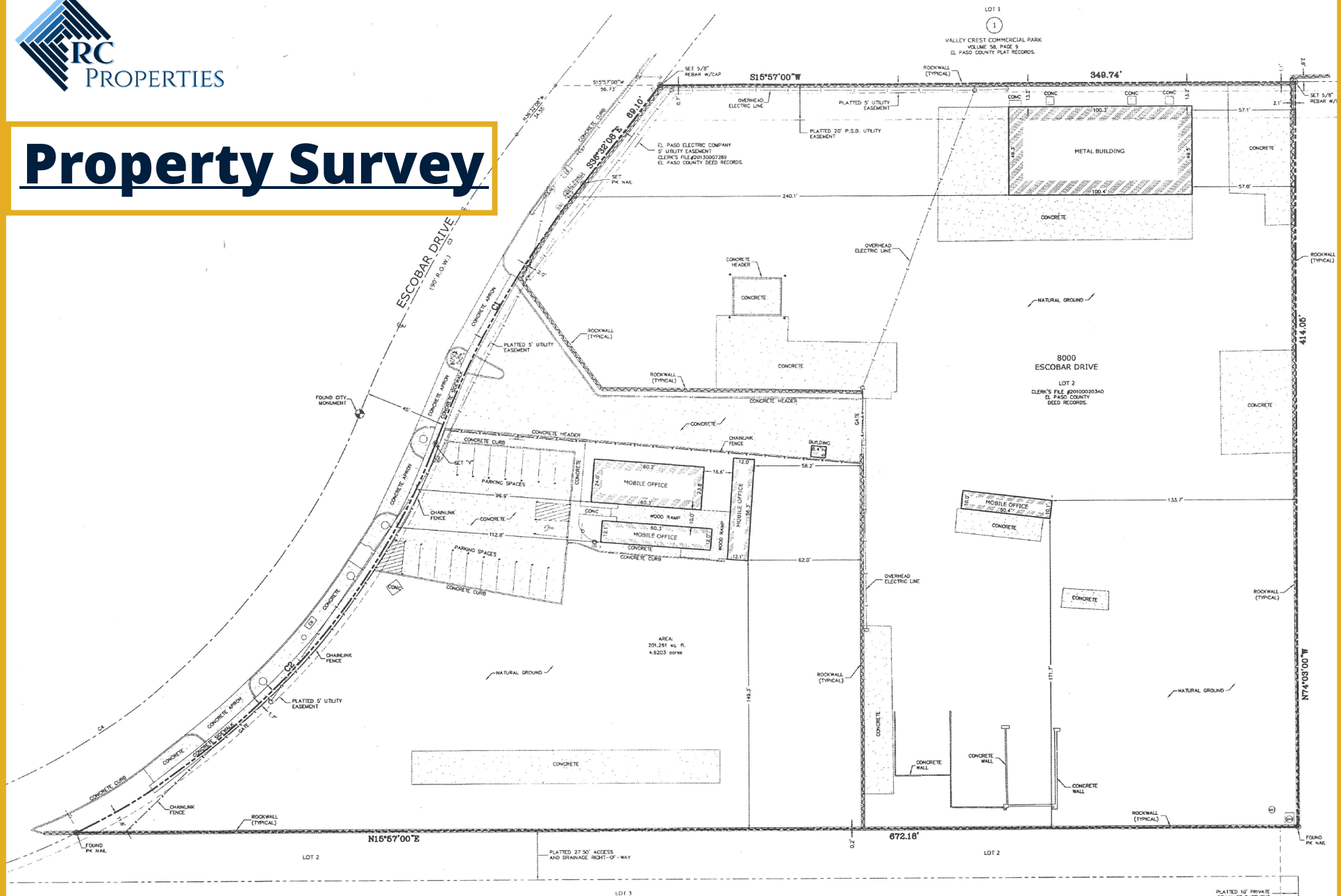


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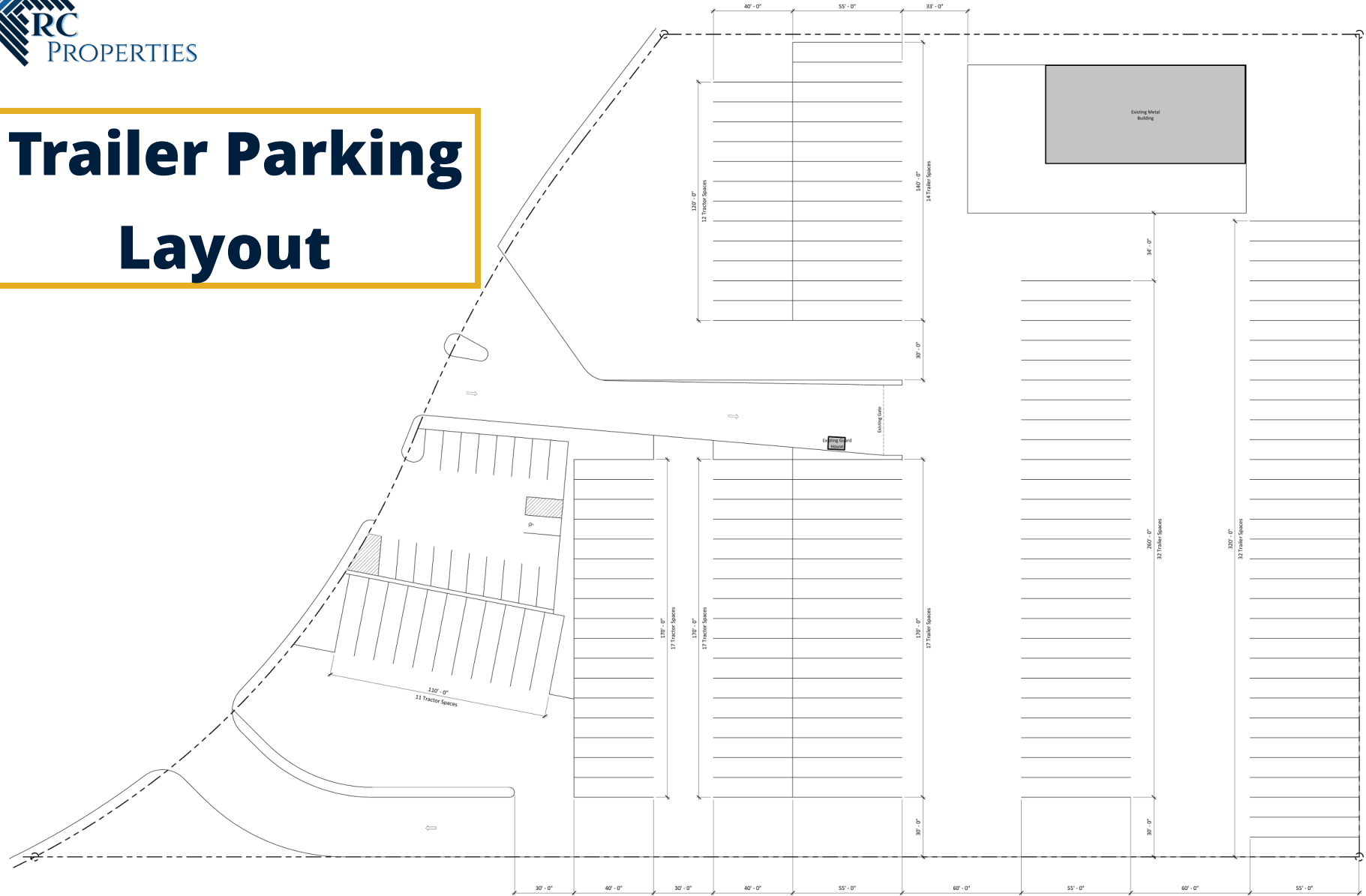


Property Survey

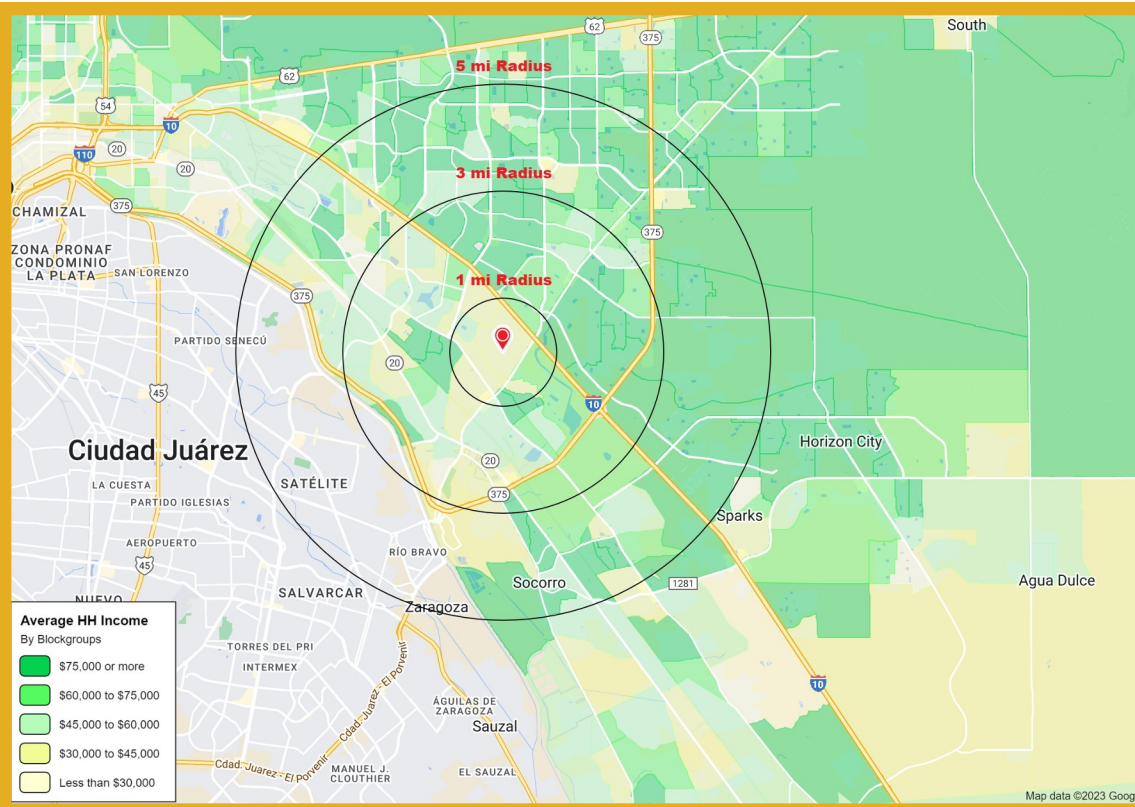


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Demographics



POPULATION

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2028 Projection	12,679	100,134	246,209
2023 Estimate	12,730	99,202	243,494
2010 Census	12,508	98,862	240,448
Growth 2023-2028	-	0.2%	0.2%
Growth 2010-2023	-	-	0.3%

HOUSEHOLDS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2028 Projection	4,315	33,593	83,648
2023 Estimate	4,434	34,020	84,592
2010 Census	4,301	33,456	82,493
Growth 2023-2028	-0.5%	-0.3%	-0.2%
Growth 2010-2023	0.7%	0.7%	1.0%

2023 EST. AVERAGE HOUSEHOLD INCOME	\$49,238	\$66,614	\$73,203
2023 EST. MEDIAN HOUSEHOLD INCOME	\$39,405	\$49,248	\$55,084