

TWO (2) ACRES FOR SALE Transmountain & IH-10 El Paso, Texas



PROPERTY HIGHLIGHTS

High profile raw commercial land undeveloped. Freeway secondary corner of Interstate 10 & Transmountain. Fast growing primary traffic route to the Upper Valley (Canutillo TX, Outlet Shope's and Loop 375. Property is fully entitled (Utilities) shovel ready. Existing businesses nearby Popeyes Chicken, Little Caesars Pizza, Jiffy Lube, Fast Track Car Wash, Pizza Hut, Mister Car Wash, Tractor Supply, Speedway Gas and McDonalds.

| BUILDING SF | N/A |
|----------------|------------|
| LAND SF | 87,947 |
| YEAR BUILT | N/A |
| PARKING | N/A |
| TRAFFIC COUNTS | 20,480 ADT |

| SIGNAGE TYPE | N/A |
|----------------|------------|
| 3-MILE (POP.) | 40,631 |
| 5-MILE (POP.) | 104,534 |
| AVG HH. INCOME | \$74,700 |
| SPACE USE | Commercial |



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Commercial Parcel Ready to Develop

High profile raw land parcel visible to Interstate 10. This property is shovel ready and is fully entitled (Utilities). Fast growing area that is changing quickly. Notable nearby points of interest are Canutillo High School, El Paso Community College Campus, Outlet Shope's at El Paso, Westside Sports Complex and The Hospitals of Providence.



LEGAL INFORMATION

| TAX PARCEL ID | 164275 |
|---------------|--------------------|
| 2024 RE TAXES | \$ 28,199.00 |
| ZONING | Commercial (C 4) |



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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