

TWO (2) ACRES FOR SALE

Transmountain & IH-10

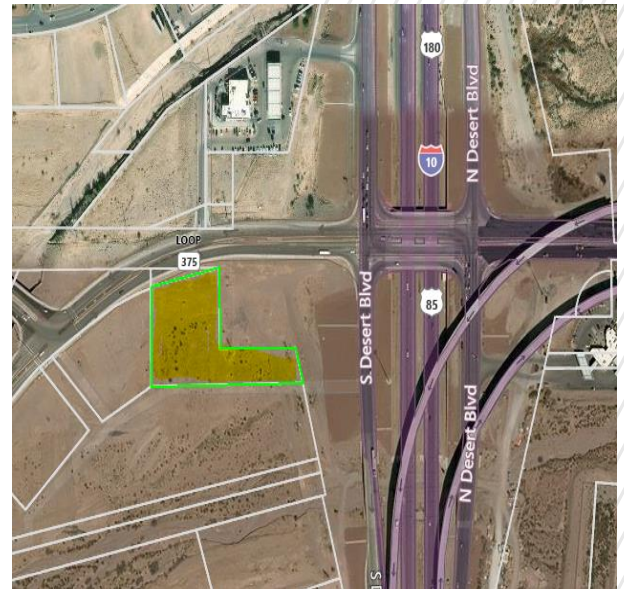
El Paso, Texas



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	SIGNAGE TYPE	N/A
LAND SF	87,947	3-MILE (POP.)	40,631
YEAR BUILT	N/A	5-MILE (POP.)	104,534
PARKING	N/A	AVG HH. INCOME	\$74,700
TRAFFIC COUNTS	20,480 ADT	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 Shoppes 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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