

FOR SALE

SWQ I-10 & WOODROW BEAN TRANSMOUNTAIN DRIVE

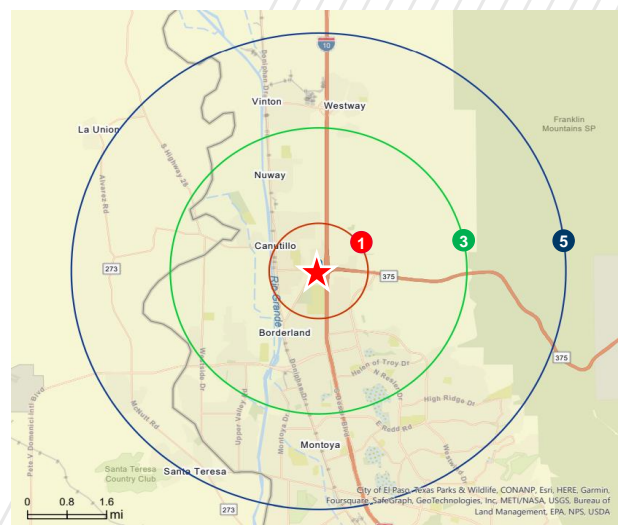
El Paso, Texas



PROPERTY HIGHLIGHTS

- 2 acres of highly visible land on Woodrow Bean Transmountain
- Prime retail location
- High traffic counts
- Loop 375 frontage
- Area home to numerous major retailers
- Vacant lot ready for development

LAND SF	87,947	SIGNAGE TYPE	N/A
BUILDING SF	N/A	1-MILE (POP.)	6,483 <i>(Esri 2022 Summary)</i>
YEAR BUILT	N/A	3-MILE (POP.)	38,435 <i>(Esri 2022 Summary)</i>
PARKING	N/A	MED. INCOME	\$47,549 (1-Mile) <i>(Esri 2022 Summary)</i>
TRAFFIC COUNTS	21,299 VPD	SPACE USE	Retail



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ADDITIONAL INFORMATION

- Steady rising land values in area
- 20 miles from El Paso International Airport
- 12 miles from UTEP
- Low retail vacancy



LEGAL INFORMATION

TAX PARCEL ID	X239-999-0000-1200
2022 RE TAXES	\$25,720.29 <i>(El Paso, TX Tax Assessor/Collector)</i>
ZONING	C-4 C



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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