



**FOR SALE**

AVAILABLE SPACE  
4.61 AC

CALL LISTING AGENT FOR  
MORE INFORMATION

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PROPERTY HIGHLIGHTS

LOCATION, LOCATION, LOCATION, REPcre is exclusively listing this premium location in El Paso, TX. The subject property is located on Shadow Mountain Dr., which is just off the corner at one of the busiest intersections in West El Paso (N. Mesa St. @ Sunland Park Drive). This dense commercial and retail corridor is the primary access point to the prestigious Coronado subdivision (79912) which hosts some of the city's highest incomes.

Area retailers include Chase Bank, Walgreen's, Taco Cabana, Starbucks, Taco Bell, Burger King, Burlington Coat Factory, Carl's Jr., McDonald's, Peter Piper Pizza, Auto Zone, and many more.

This site has been approved for smart code development under G-MU zoning. Mixed-use projects must include retail, office, and multi family components to qualify.



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2022

 72,009  
POPULATION  
3-MILE RADIUS

 \$ 95,879  
AVG HH INCOME  
3-MILE RADIUS

 \$75,049  
MEDIAN HH  
INCOME

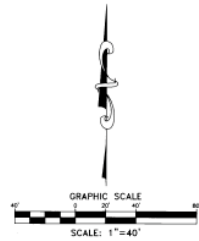
 TRAFFIC COUNTS  
SHADOW MOUNTAIN DR: 18,814  
VPD  
N MESA ST: 21,848 VPD  
(TDT)

AVERY  
SHADOW MOUNTAIN



SHADOW MOUNTAIN BEING TRACTS 15A3, 15A4, AND 15X, A.F. MILLER SURVEY No. 214, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 4.1707 AC.

NOTES: WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SHADOW MOUNTAIN) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERATED AS IS...



LOCATION MAP SCALE: 1"=600'

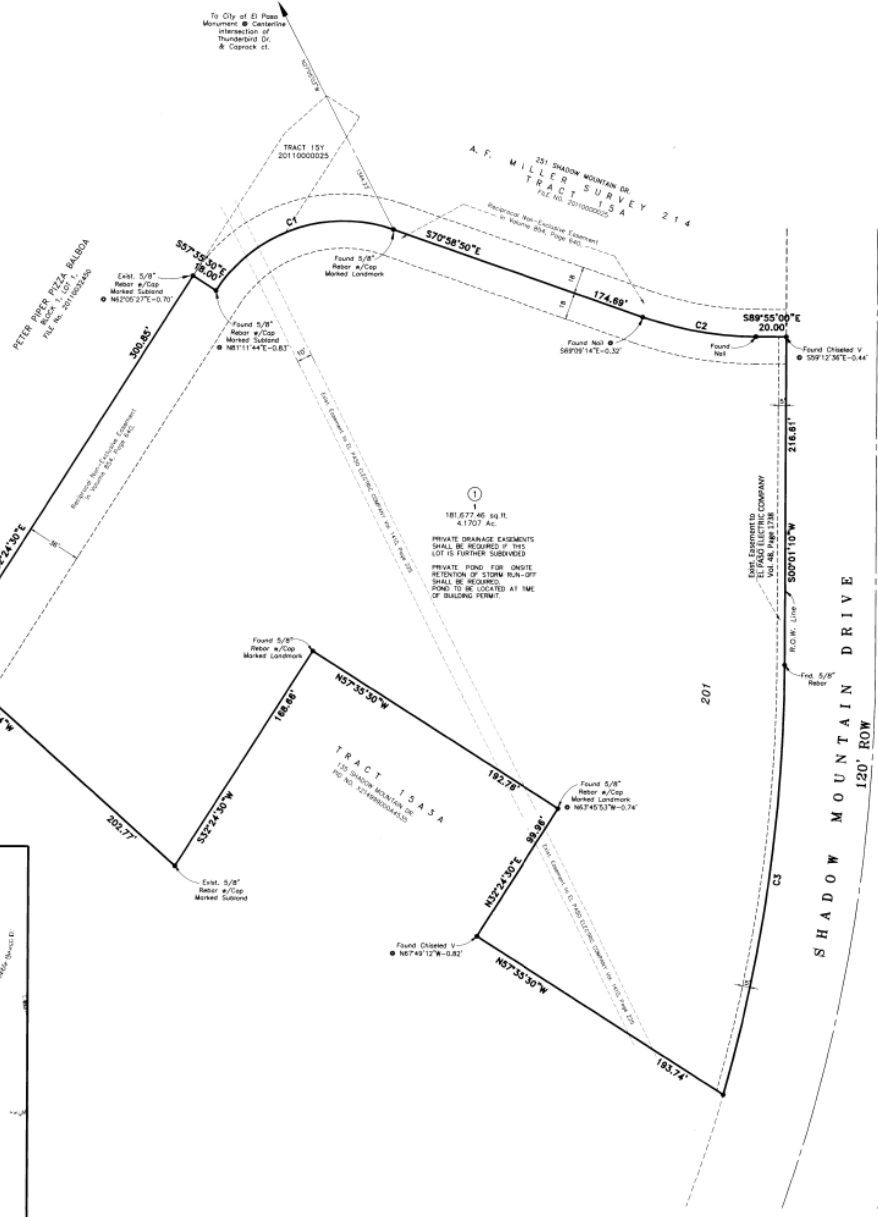
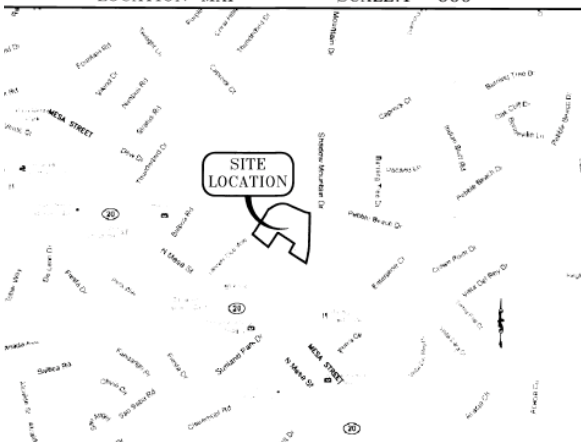


Table with 5 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. It lists data for three curves (C1, C2, C3).

DEDICATION TEN EAST PARTNERS, L.P., property owner of this land hereby present this plat, including assessments for overhead, of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

ACKNOWLEDGEMENT Before me, the undersigned authority, on this day personally appeared Meyer Marcus, President of TEN EAST PARTNERS, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said partnership for the purposes and considerations therein expressed.

MINOR SUBDIVISION APPROVAL STATEMENT This subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code and Title 19 of the El Paso Municipal Code as meetings of requirements for a review of a minor plat...

FILING Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 20th day of March 2013, A.D. by [Signature] County Clerk.

Prepared by and under the supervision of: YVONNE CONDE CARMY, P.E. Registered Professional Engineer Registration No. 64648. This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.



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