



FOR SALE

AVAILABLE SPACE  
1.55 AC +/-

CALL LISTING AGENT FOR  
MORE INFORMATION

Sergio Tinajero  
Sergio@REPcre.com  
915.886.8608

Chris Duncan  
CDuncan@REPcre.com  
915.479.3508



PROPERTY HIGHLIGHTS

Great location on Joe Battle, Pellicano and Bob Hop Dr. Just a couple of minutes from Interstate 10 and ten minutes away from Zaragoza International Border Crossing.

Surrounded by established residential, apartments and commercial developments. Seller is willing to subdivide the property.

A new Alamo Drafthouse Cinema is now open across the street on the Monteverde development.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



82,336  
POPULATION  
3-MILE RADIUS



\$ 81.9K  
AVG HH INCOME  
3-MILE RADIUS



\$70.9K  
MEDIAN HH  
INCOME



TRAFFIC COUNTS  
PELLICANO DR: 26,380 VPD  
JOE BATTLE BLVD: 92,940 VPD  
(TDT)



LOT AVAILABLE:	LEGAL DESCRIPTION:	SIZE:	PRICE:	ZONING:
A	2 PELLICANO COMMERCIAL #3 SELY PT OF (373.52 FT ON S-181.00 FT ON W-373.52 FT ON N-181.00 FT ON E) (67607.12 SQ FT)	1.55 AC +/-	\$28.00 P/SF	C4

**WAREHOUSE DEVELOPMENT**

**A AVAILABLE**

**MURPHY USA**

**JOE BATTLE BLVD**

**PELLICANO DR**







