



FOR LEASE/SALE

AVAILABLE SPACES  
12.5 AC

CALL LISTING AGENT FOR  
MORE INFORMATION

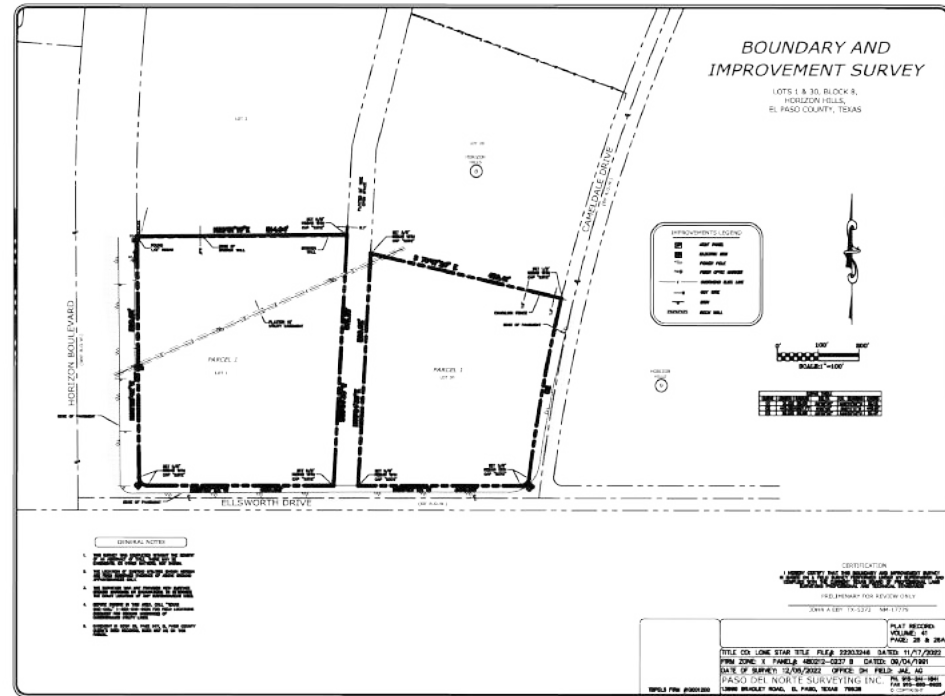
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PROPERTY HIGHLIGHTS

NWQ of Horizon Blvd and Ellsworth Dr. in Horizon City. This corner property is available for sale, lease or build-to-suit. Property can be subdivided into smaller parcels that could range between 35,000 Sq. Ft. up to several acres in size. This tract of land sits between Interstate-10 and Darrington.

- 1 mile north of Interstate -10
- 2 miles south of the intersection with Darrington
- 1.6 miles to Emerald Pass Golf Club
- 1.8 miles to the Hospitals of Providence Horizon Campus in close proximity to one of the fastest residential and commercial developments



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



61,904  
POPULATION  
3-MILE RADIUS



\$82.4K  
AVG HH INCOME  
3-MILE RADIUS



\$70.2K  
MEDIAN HH  
INCOME



TRAFFIC COUNTS  
HORIZON BLVD: 36,393 VPD  
ELLSWORTH DR: 1,939 VPD  
(TDT)





