



**GROUND
LEASE**

LAND AREA
37,677 SF

LOT SIZE
0.86 AC

ZONING
C-4 SC

GROUND LEASE RENT
\$3.50 SF OR \$131,869.50/Year

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PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Heavy traffic corridor
- I-10 Signage Exposure
- Size 37,677 Square Feet (.86 ac)
- Hard Corner Land Parcel
- Direct access and high visibility to and from (Interstate – 10)
- Long Term Ground lease
- Zoning: C-4 SC
- Hard Corner Parcel
- Multiple access points on both streets

Great location on Interstate-10 with very good and easy access/egress to and from the property. This site sits between the I-10 Gateway Blvd. Frontage Rd. /Willie Sanchez Ln../E. Paisano. Perfect property for any type of retail, automotive, service, car/truck dealership or any other retail use that would like to take advantage of the freeway exposure.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



79,732
POPULATION
 3-MILE RADIUS



\$45,763
AVG HH INCOME
 3-MILE RADIUS



\$31,896
MEDIAN HH INCOME
 3-MILE RADIUS



TRAFFIC COUNTS
 E PAISANO DR: 10,722 VPD
 YANDELL DR: 6,983 VPD
 (TDT)





