

FOR LEASE

1732 Weston Brent Ln, El Paso, TX 79935



± 1,325 -
2,650 SF

LEASING AGENT:

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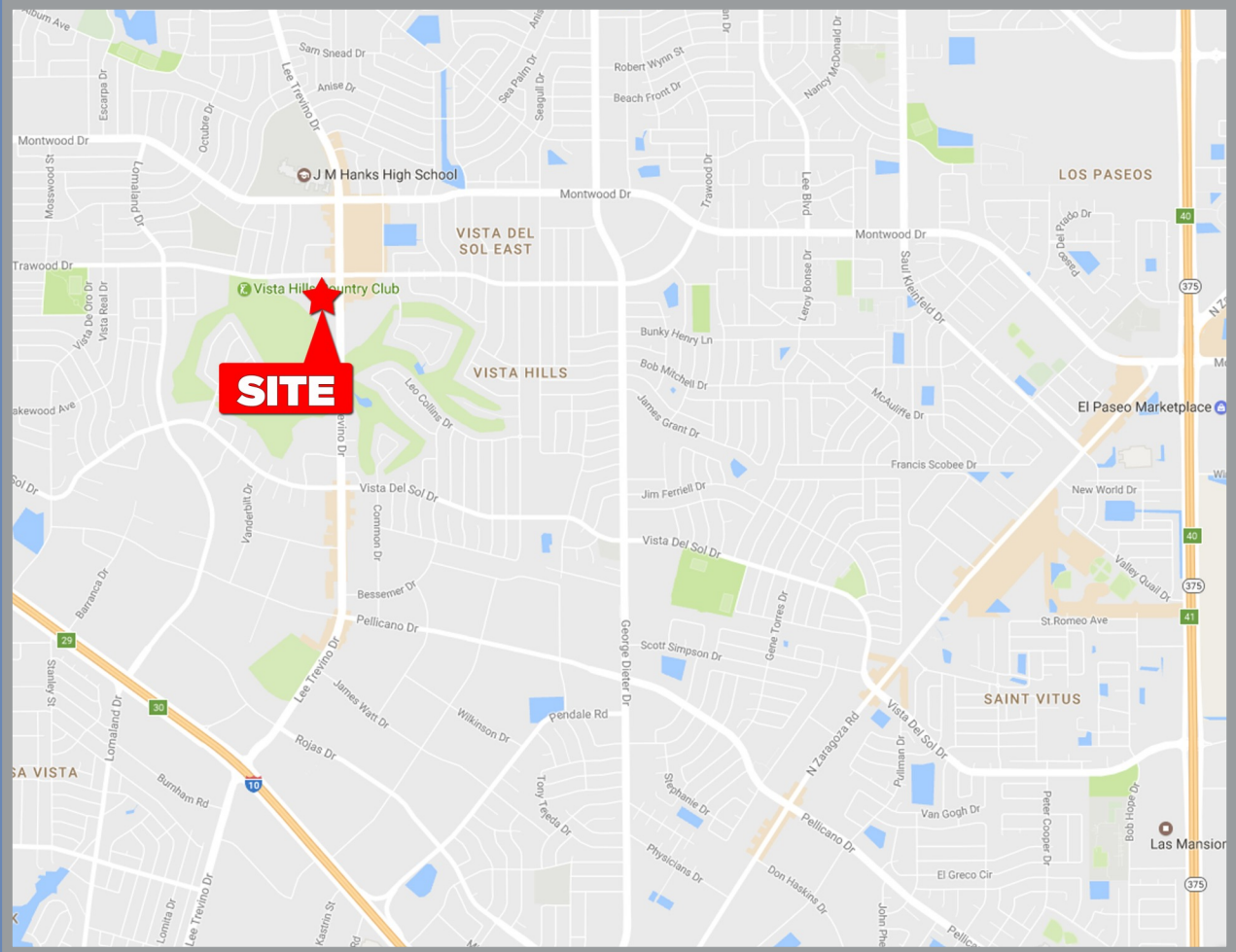
PROPERTY INFORMATION

Legal Description:	237 VISTA DEL SOL #47 4 (EXC NLY 15.68 FT)(29185.20 SQ FT)
Building Size	±1,325 - 2,650 SF
Land Size	± 0.67 Acres (29,185.20 SF)
Lease Rate	\$18.00 per Sq. Ft. (NNN)
Estimated NNN Expenses	\$3.00 PSF
Zoning	C-1

SITE PHOTOS



CITY MAP



DEMOGRAPHICS

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	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION			
2022 Projection	15,683	158,641	310,462
2017 Estimate	15,442	155,041	297,433
2010 Census	15,819	156,624	288,150
Growth 2016-2021	1.56%	2.32%	4.38%
Growth 2010-2016	2.38%	-1.01%	3.22%
HOUSEHOLDS			
2022 Projection	6,223	55,981	102,500
2017 Estimate	6,022	54,022	97,599
2010 Census	5,910	52,728	92,780
Growth 2016-2021	3.33%	3.63%	5.02%
Growth 2010-2016	1.89%	2.45%	5.19%
2017 EST. AVERAGE HOUSEHOLD INCOME	\$65,611	\$59,246	\$58,124
2017 EST. MEDIAN HOUSEHOLD INCOME	\$49,520	\$45,594	\$44,876

CITY FACTS

- #1 most affordable city in Texas
- El Paso Tri-County Population: 1.1 million
- Estimated Juarez Population: 1.5 million
- Estimated State of Chihuahua Population: 3.5 million
- 6th largest city in Texas and the 19th largest in the United States
- El Paso/Juarez is the second largest borderplex in the nation
- El Paso Gross Retail Sales in 2014: \$11.4 billion
- Over \$2 billion of annual retail trade in El Paso is spent by Mexican Nationals
- El Paso ranks #2 in Top 25 Foreign Trade Zone
- Approximately 20 million inbound border crossings
- Fort Bliss - Nations fastest growing Army post (34,000 troops equaling 90,000 with family), 2,000 new jobs (engineering, technical, and industrial)
- Fort Bliss- \$5.7 billion additional economic impact annually
- Over 100,000 college students: University of Texas at El Paso, New Mexico State University, Universidad Autonoma de Ciudad Juarez & Instituto Tecnologico de Estudios Superiores de Monterrey
- FBI ranked El Paso 1st Safest City in the U.S. within a population of more than 500,000 (*CQ press City Crime Rankings 2010 for cities of 500,000 or more population*)
- Population and retail spending have increased 12% and 48% respectively over the past 5 years

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