



Lease Rate:
\$12,000
Net of Operating Expenses

520 E. Vinton Rd.

Vinton, TX 79821

Property Features

- Front Building: 15,600 Sq. Ft. (including 5,550 Sq. Ft. Office Area)
- Rear Building: 3,200 Sq. Ft. (covered canopy area - 1,600 Sq. Ft. in addition to 3,200 Sq. Ft.)
- Land Size: 6.8897 Acres
- Buildings built in 2000 and 2004
- Building Type: Metal
- Near I-10 on-ramp
- Traffic Count on I-10: 49,000 ADTV (Average Daily Traffic Volume)
- Previously, occupied by a Truck Dealer offering sales and service



For more information:

Doug Derrick

915 727 4000 • dderrick@naielpaso.com

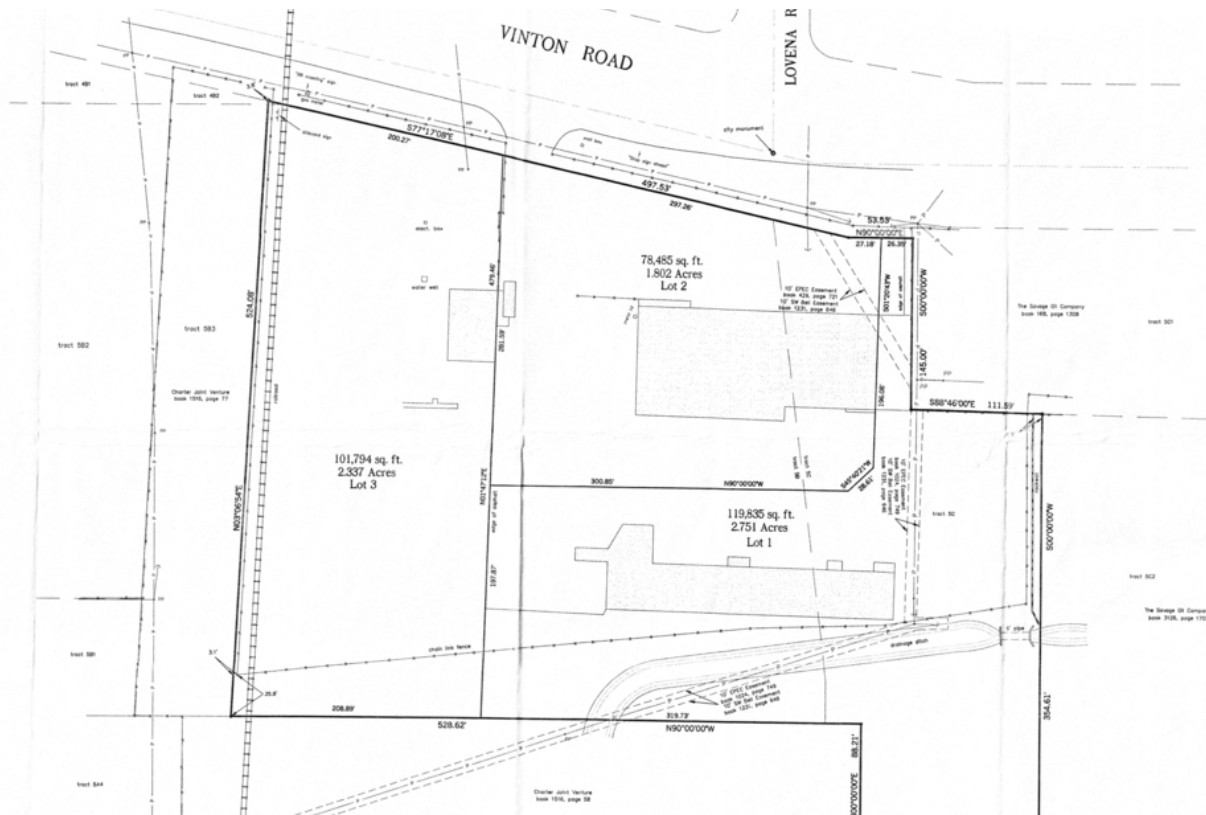
For Lease

Industrial Building



Google

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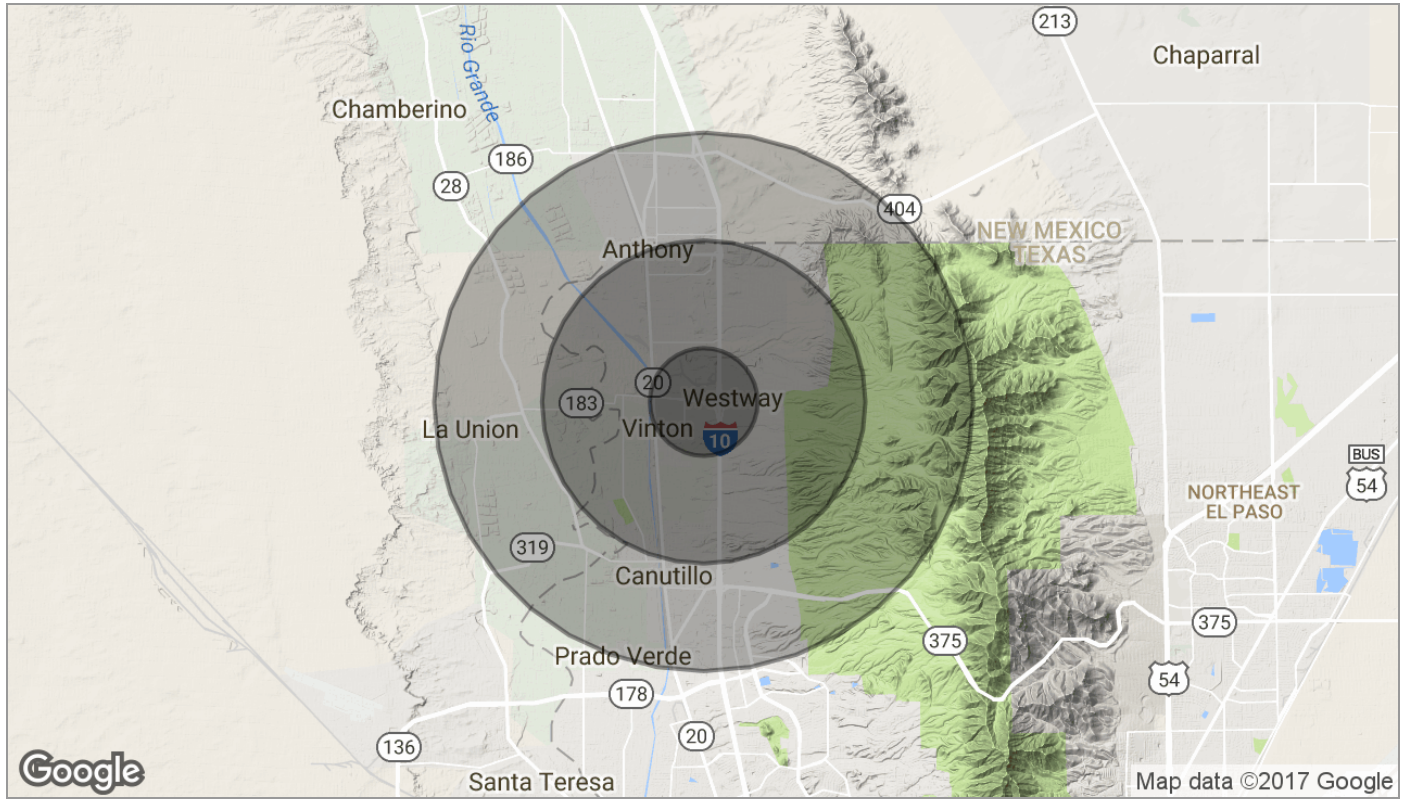
For Lease

Industrial Building



For Lease

Industrial Building



	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	3,233	15,937	41,562
MEDIAN AGE	26.5	30.6	29.6
MEDIAN AGE (MALE)	23.3	29.8	28.1
MEDIAN AGE (FEMALE)	29.1	28.9	30.1
Households & Income			
TOTAL HOUSEHOLDS	861	4,184	11,745
# OF PERSONS PER HH	3.8	3.8	3.5
AVERAGE HH INCOME	\$39,229	\$37,804	\$42,744
AVERAGE HOUSE VALUE	\$100,604	\$100,593	\$119,046

* Demographic data derived from 2010 US Census