



Colliers

For Lease

Land For Development
12025 Gateway Blvd W
El Paso, TX 79936

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Property Overview

Details

Lease Rate	See Broker
Acreage	± 2.265
Submarket	El Paso

Area Retailers



Zoning

- C-4 Regional Commercial is intended for the most intensive commercial uses that serve the entire city. It allows for heavy commercial activities like automotive and light warehousing, with regulations designed to transition from general business areas to industrial and manufacturing zones. Examples of potential uses:

- Hotel
- Flex
- Shopping Center

Key Highlights

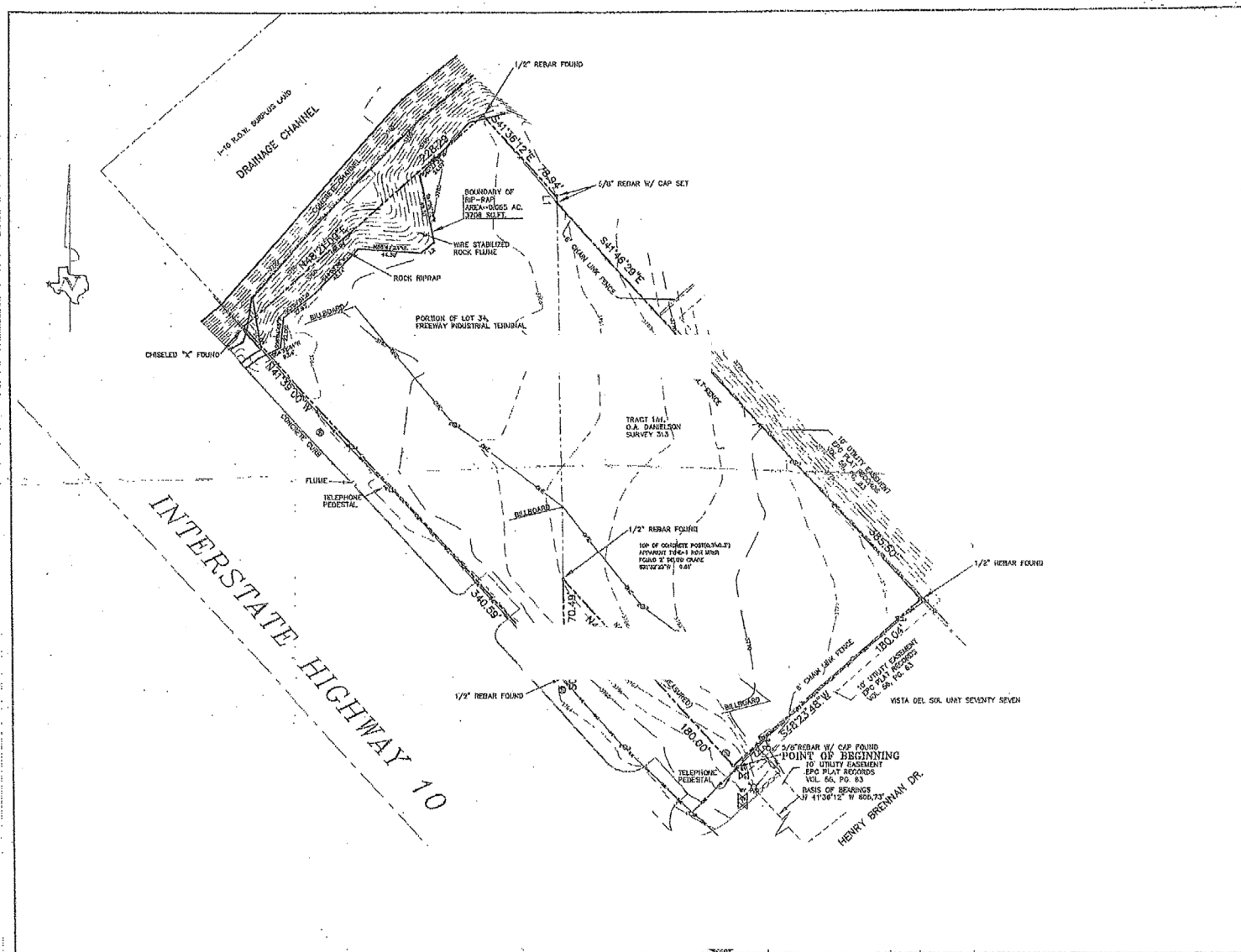
- High visibility
- Great location
- Easy access from Gateway Blvd W
- Location with great access to Loop 375 and I-10
- Owner is willing to contribute for development

Lease Rate: See Broker

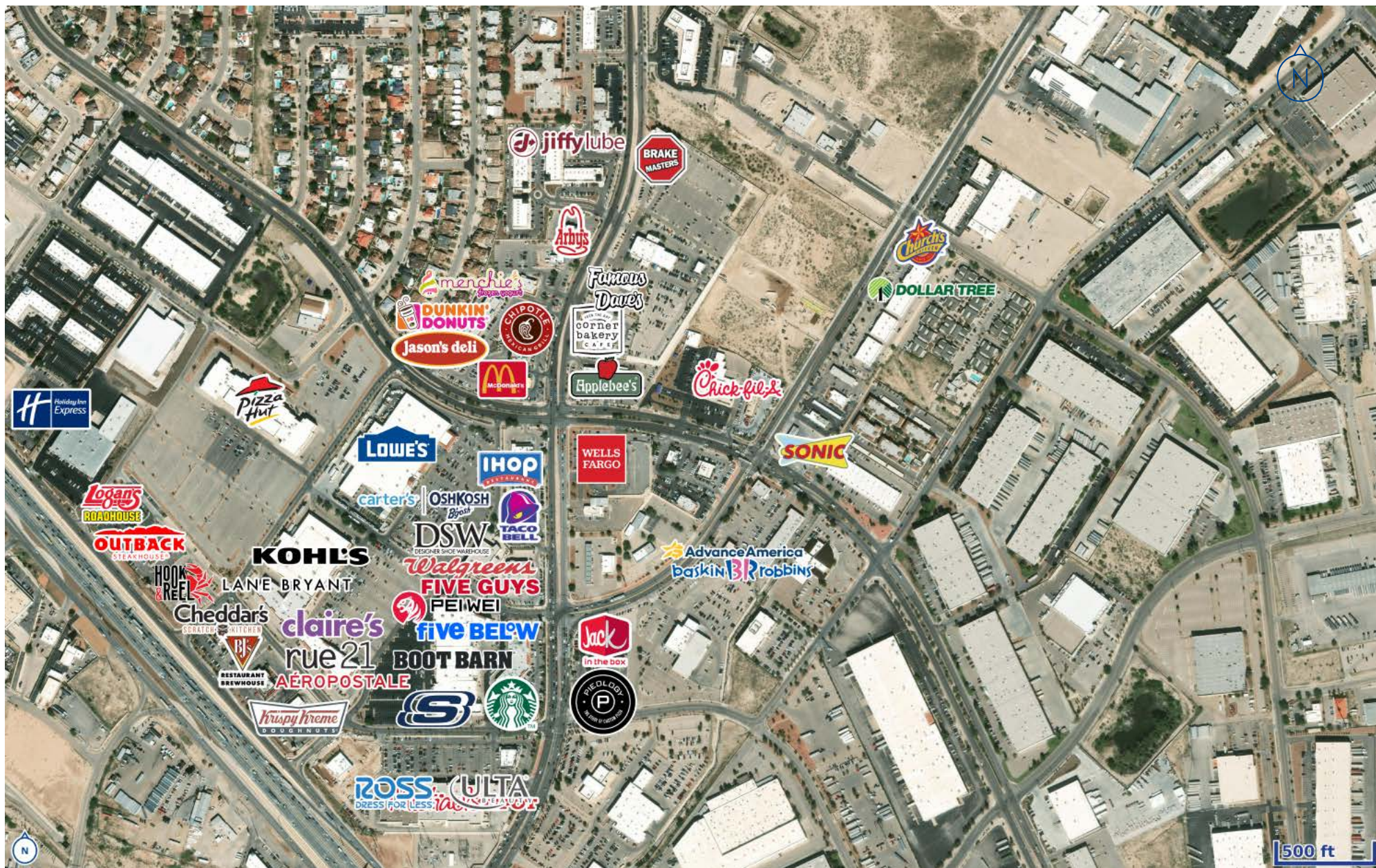
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Property Gallery





Area Retailers

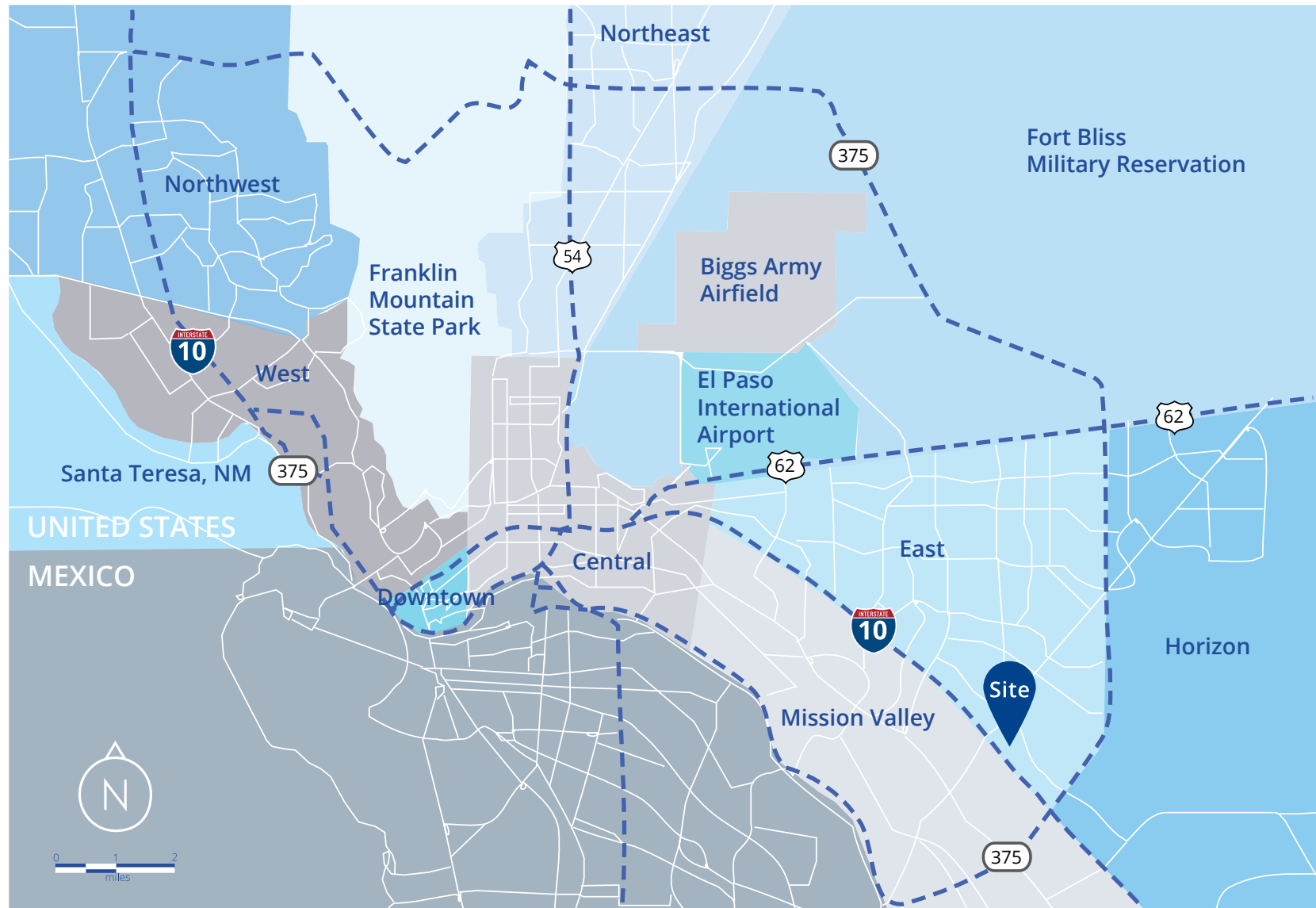


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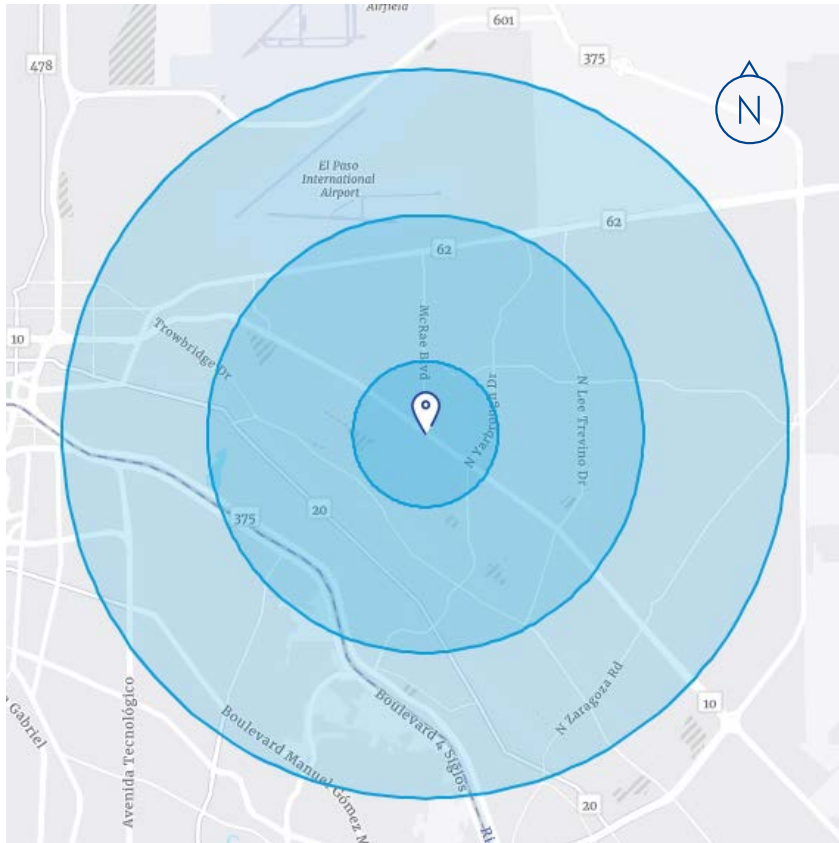
Intersection Aerial



El Paso Submarkets



Demographics*



	1 MILE	3 MILES	5 MILES
Population	16,136	109,411	240,950
Households	6,586	42,830	90,539
Average HH Income	\$64,249	\$68,348	\$70,728
Per Capita Income	\$25,647	\$26,835	\$26,637

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