



40,000 SF | 20,000 SF AVAILABLE | NEQ MCCOMBS ST & US 54 EL PASO, TX 79936

LEASING AGENTS:

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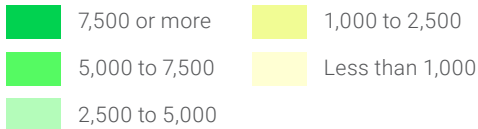
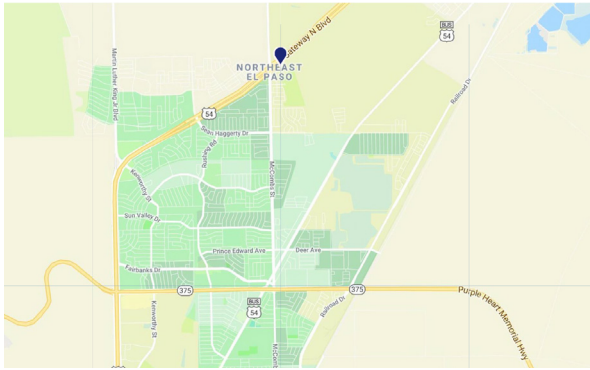
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PROPERTY INFORMATION

- **40,000 SF Medical Office Building**
- Custom Designed Medical Office Suites
- New Construction
- Space Available: **20,000 SF**
- Lease Rate: **\$22.00 per SF/YR**
- **Full Service Expenses: \$10.00/SF**
(Estimated) - Includes:
 - Utilities, Janitorial, Common area maintenance charges, Property Taxes, & Building Insurance
- Generous Construction Allowance

DEMOGRAPHIC MAP:



DEMOGRAPHIC INFORMATION:

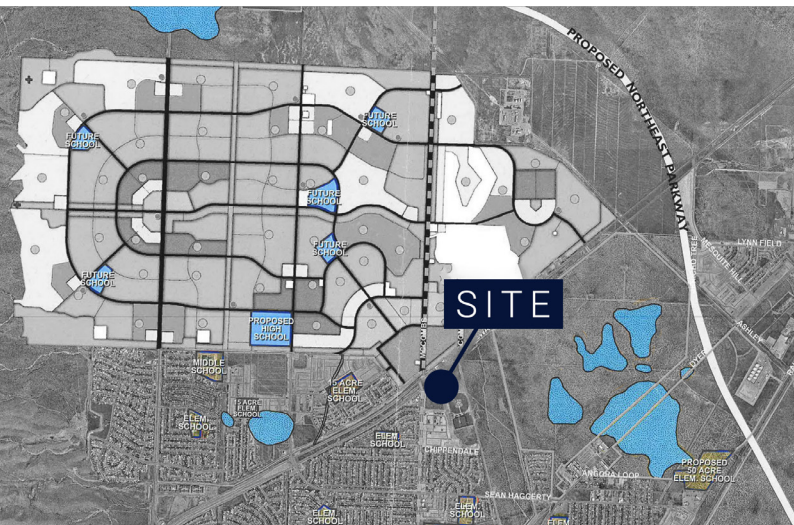
POPULATION:	1 MILE	3 MILES	5 MILES
2024 PROJECTION	9,147	65,773	90,184
2019 ESTIMATE	8,930	64,741	88,709
2010 CENSUS	6,680	54,399	78,816
GROWTH 2019-2024	0.5%	0.3%	0.3%
GROWTH 2010-2019	2.8%	1.8%	1.2%

HOUSEHOLDS:	1 MILE	3 MILES	5 MILES
2024 PROJECTION	3,189	24,242	33,750
2019 ESTIMATE	3,000	22,987	31,985
2010 CENSUS	2,096	18,100	26,619
GROWTH 2019-2024	1.3%	1.1%	1.1%
GROWTH 2010-2019	7.5%	3.3%	2.4%

2020 EST. AVERAGE HOUSEHOLD INCOME	\$ 84,046	\$ 61,647	\$ 57,599
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2020 EST. MEDIAN HOUSEHOLD INCOME	\$ 66,736	\$ 57,774	\$ 54,128
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NE MASTER PLAN:



PSB Property = 1,510 acres
 Archaeological = 290 acres
 Remaining PSB Acreage = 1220 acres

SITE AERIAL:

