



FOR SALE

AVAILABLE SPACE
12,500 SF
LOT AREA
1.38 AC

ZONING
PI

CALL LISTING AGENT FOR
MORE INFORMATION

Sergio Tinajero
Sergio@REPcre.com
915.886.8608

PROPERTY HIGHLIGHTS

Flex use building located on Pellicano Dr. between Goodyear Dr. and Cedar Oak Dr. with easy access to Interstate-10 and Loop 375.

This property is ideal for many different type of uses, from retail, commercial, warehousing, or office. The property is equipped with 4 grade level roll-up doors, private parking or secured storage area and ample parking up front.

Property owner is interested in leasing or selling and will consider the option to owner finance the note.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



132,938
POPULATION
3-MILE RADIUS



\$ 68.5K
AVG HH INCOME
3-MILE RADIUS



\$56K
MEDIAN HH
INCOME



TRAFFIC COUNTS
PELLICANO DR: 20,712 VPD
LEE TREVINO DR: 67,443 VPD
(TDT)





