



FOR LEASE

AVAILABLE AREA
2 AC +/-

**CALL LISTING AGENT
FOR MORE
INFORMATION**

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PROPERTY HIGHLIGHTS

Excellent opportunity to lease up to 2 acres of land in the rapidly expanding East El Paso market, located along Berryville Dr. (also known as John Hayes / Darrington Dr.), a key connector corridor linking Zaragoza Rd. directly to Interstate 10.

This highly accessible site offers flexible configurations, with the ability to subdivide into smaller parcels to accommodate a variety of users, including retail, commercial, industrial, automotive, or service-oriented businesses.

Positioned in one of the fastest-growing areas in El Paso, the property is surrounded by significant industrial development and ongoing residential expansion, including nearby Horizon City. The strong population growth and increasing commercial activity continue to drive demand for strategically located land sites like this.

With direct connectivity to major thoroughfares and close proximity to I-10, this location provides excellent visibility, accessibility, and logistical convenience.

Highlights:

±2 Acres Available (Divisible)

Land Lease Opportunity

Prime Access to Zaragoza Rd. & I-10

Located on Major Connecting Corridor (Berryville / John Hayes / Darrington)

Surrounded by Industrial Growth & New Residential Development

Ideal for retail, commercial, industrial, automotive, or service-oriented businesses



TRAFFIC GENERATORS:

EASTLAKE
MIDDLE
SCHOOL



DEMOGRAPHIC SNAPSHOT 2024



37,984

POPULATION

3-MILE RADIUS



\$78,891

AVG HH INCOME

3-MILE RADIUS



\$66,513

MEDIAN HH INCOME

3-MILE RADIUS



TRAFFIC COUNTS

BERRYVILLE ST: 8,788 VPD

PELLICANO DR: 8,941 VPD

(TDT)



