

IMMEDIATE ACCESS TO I-10 FRONTAGE

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Land For Sale

S DESERT BLVD &
MONTROYA LN
EL PASO, TX 79932

±6 ACRES AVAILABLE





City Overview

El Paso, Texas—a dynamic border city where culture, commerce, and connectivity converge. Positioned between the Franklin Mountains and the Rio Grande, El Paso serves as a major gateway for cross-border trade and travel, offering strong visibility and consistent traffic flow ideal for retail and hospitality development. With a growing population, a thriving bi-national economy, and increasing tourism, the city supports a wide range of commercial uses including shopping, dining, and lodging.



Strategically located along key transportation corridors such as I-10 and US-54, El Paso provides convenient access for both local residents and regional visitors. Continued investment in infrastructure, paired with a business-friendly environment and expanding consumer base, makes the market well-suited for mixed-use developments such as marketplaces, hotels, and experiential retail centers. El Paso's steady economic growth and unique position as an international hub present a compelling opportunity for commercial land investment.



About This Property

Property Details

Positioned along I-10 with frontage road access, this commercial land opportunity is located in El Paso's rapidly expanding Westside. The site offers excellent visibility along the I-10 frontage road and benefits from convenient connectivity to Interstate 10. Surrounded by established residential neighborhoods, retail centers, and growing commercial development, the property is well-suited for retail, hospitality, or mixed-use projects. Zoned C-3, it allows for a wide range of commercial uses, providing flexibility for a variety of development concepts.



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Property Details

±6 ACRES AVAILABLE FOR SALE

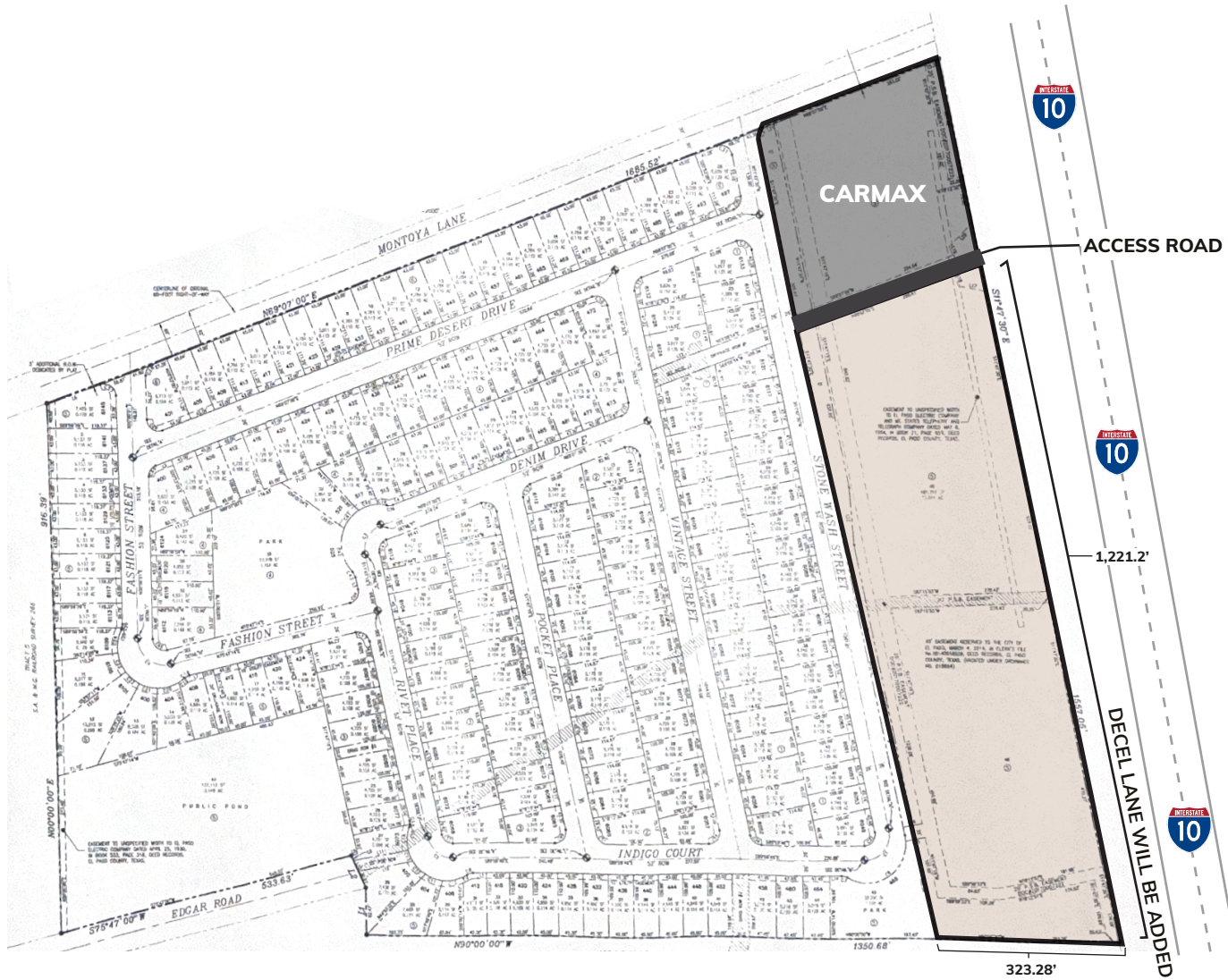
Lot Sizes	±2 to 6 Acres Divisible
Pads Available	±2 Acres and Larger
Terms	For Sale
Sale Price	\$26.00/SF
Zoning	C-3 C
Use Restrictions	Automotive dealership use prohibited
Utilities	All utilities to site



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Survey





Preliminary Masterplan



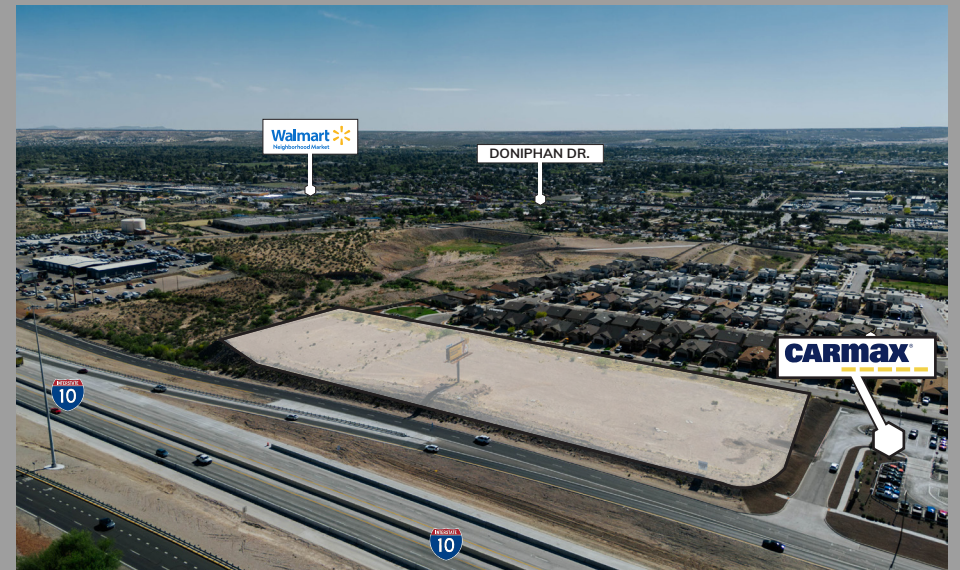
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Property Photos

AERIAL PHOTOGRAPHY



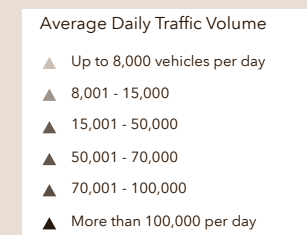
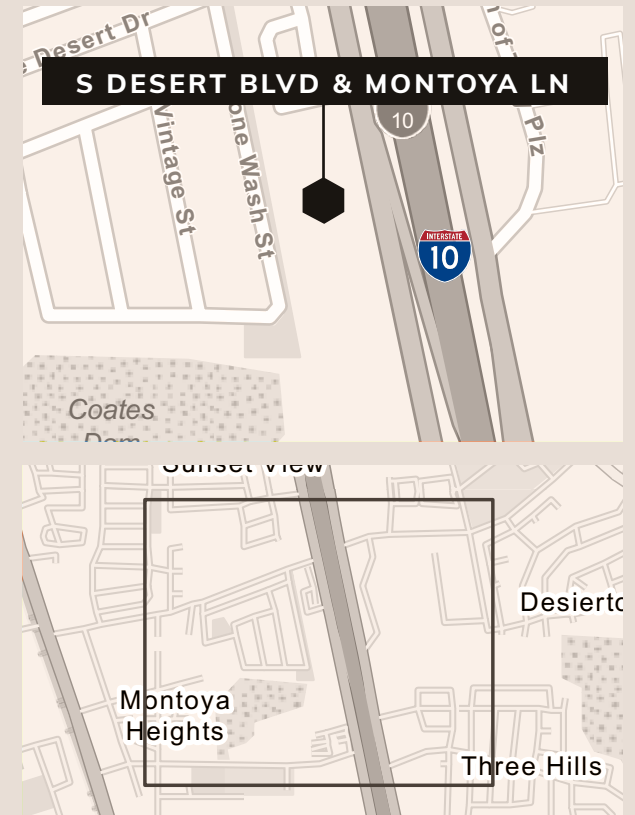
SCAN OR [CLICK HERE](#)
FOR FULL GALLERY





Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2025 & 2030



Population

Radius	2025	2030
1 mile	10,923	11,191
3 miles	77,897	79,331
5 miles	144,063	147,173



Households

Radius	2025	2030
1 mile	3,963	4,191
3 miles	28,265	29,574
5 miles	53,700	56,125



Median HH Income

Radius	2025	2030
1 mile	\$66,261	\$70,169
3 miles	\$89,438	\$100,898
5 miles	\$80,310	\$88,145

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