



13496 HORIZON BLVD. EL PASO, TX 79928  
OFFERING MEMORANDUM



**FOR SALE**

**BUILDING SIZE**

17,479 SF

**LOT SIZE**

2.26 AC

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PRESENTED BY:  
SERGIO TINAJERO  
JORGE NIEVES



PRINCIPAL



COMMERCIAL ADVISOR

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## PROPERTY HIGHLIGHTS + SUMMARY

We are pleased to present a premier retail development opportunity situated at the strategic intersection of Horizon Boulevard and Ellsworth Drive. This location is just half a mile from one of the region's most bustling commercial intersections, which features a variety of well-known establishments including Walmart, Peter Piper Pizza, Panda Express, Taco Bell, Whataburger, Popeyes, McDonald's, Wing Stop, the Hospitals of Providence Horizon, among many others.

This property benefits from high traffic visibility, located directly across from the entrance to the Horizon Golf Club, and is surrounded by both established and newly constructed residential communities. The Horizon City area has experienced significant growth in residential developments, making this a great investment opportunity for prospective owners looking to develop a retail strip center in a fast growing market.

This site not only offers excellent access and exposure but also positions itself favorably within a thriving community, promising considerable potential for retail success

ADDRESS:	13496 HORIZON BLVD HORIZON CITY, TX 79928
COUNTY	EL PASO
LAND AREA SQ. FT:	98,455.6 SQ. FT
BUILDING AREA SQ. FT:	17,479 SQ. FT
YEAR BUILT	1992/2023/2024

## INVESTMENT HIGHLIGHTS

- Situated in booming Horizon City, Texas, just south on the intersection at Horizon Blvd. and Darrington Rd and 3 minutes away from Interstate-10.
- Diverse retail tenants, that offers a variety of uses, like restaurants, athletics, financing and auto service. Catering the needs of the growing area.
- Horizon City is experiencing significant growth, with an increasing population and expansion of residential developments nearby.
- With the ongoing development in Horizon City and its surrounding areas, this shopping center presents a prime opportunity for the existing businesses to thrive in an expanding market.
- Investors can capitalize on the increasing demand for retail space in this area, positioning themselves for significant returns as the region continues to develop.
- This shopping center represents a unique opportunity to invest in a growing market with significant potential for success in the vibrant Horizon City, Texas area.

## DEMOGRAPHICS AND TRAFFIC



39,557  
POPULATION  
3-MILE RAIDUS



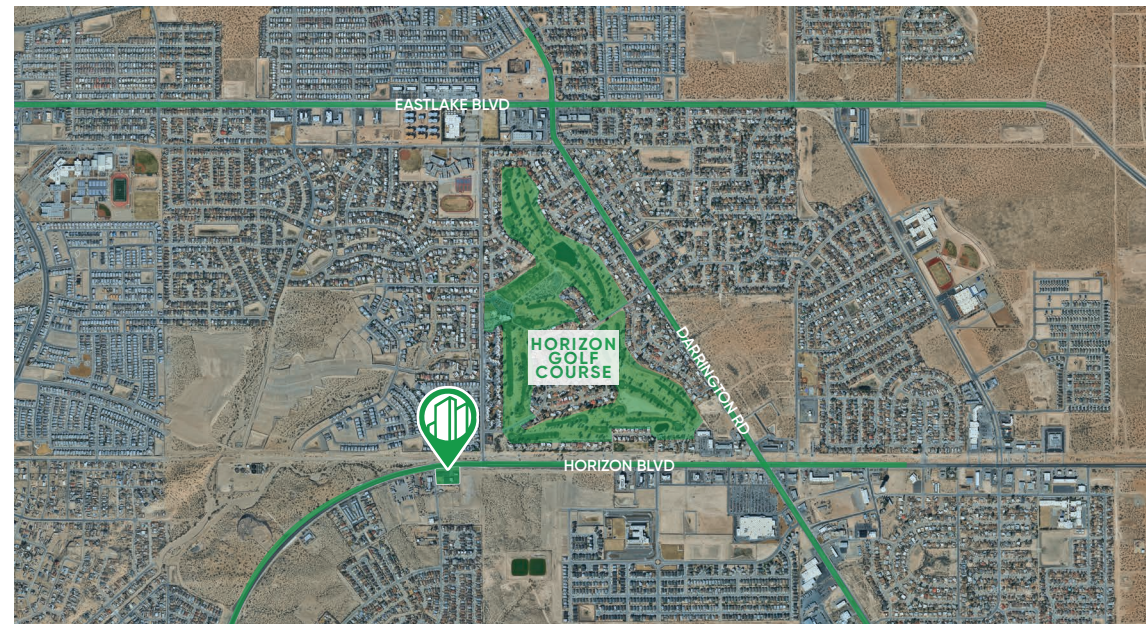
\$60,476  
AVG HH INCOME  
3-MILE RAIDUS



\$26,524  
AVG YEAR  
SPENDING



TRAFFIC COUNT  
HORIZON BLVD: 30,793 VPD  
ELLSWORTH: 1,852 VPD



## FINANCIALS

### PROPERTY AND LEASE INFORMATION

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13496 Horizon Blvd. Horizon City, TX 79928

**Legal Description:** 10 HORIZON HILLS NWLY PT OF 1 (385.91 FT ON N- 264.56 FT ON E-380.45 FT ON S- 240.16 FT ON W) (98491.60 SQ FT)

Income:

Rent Roll:

	Business Name:	Size Sq. Ft.	Base Rent Sq.	Monthly Rental Income	Yearly Rental Income
A1	Rafa's Burritos	2,000	\$ 19.80	\$ 3,300.00	\$ 39,600.00
A2	Bar Fitness	5,000	\$ 16.56	\$ 6,900.51	\$ 82,806.12
A3	Meadow Financial	2,500	\$ 12.78	\$ 2,662.00	\$ 31,944.00
A4	Sam's Smoke Shop and Deli	1,200	\$ 27.54	\$ 2,754.00	\$ 33,048.00
A5	Laura Vazquez Beer Depot	1,378	\$ 20.90	\$ 2,400.02	\$ 28,800.20
B1-3	Planet Fireworks	3,600	\$ 26.67	\$ 8,000.00	\$ 95,999.98
Kiosk	Grande Ice		Kiosk	\$ 700.00	\$ 8,400.00
Pad	Lube Express	1,800	\$ 28.00	\$ 4,200.00	\$ 50,400.00
Trailer	Life Ambulance Services		PAD	\$ 622.50	\$ 7,470.00
		17,478		\$ 31,539.02	\$ 378,468.30
NNN Reimbursements			\$ 5.00	\$ 7,282.50	\$ 87,390.00
	Gross Income:			\$ 38,821.52	\$ 465,858.30
	Expenses:			\$ 7,282.50	\$ 87,390.00
	Net Operating Income:			\$ 31,539.02	\$ 378,468.30

#### OFFERING SUMMARY

Rental Income:	\$	465,858.30
Leasing Commissions	\$	-
Expenses	\$	87,390.00
Net Annual Income	\$	378,468.30
<b>Potential Sales Price:</b>	<b>\$</b>	<b>4,850,000</b>
Cap Rate:		7.80%

#### PROPERTY SUMMARY

ADDRESS:	13496 Horizon Blvd. Horizon City, TX 79928
COUNTY:	El Paso
Land Area Sq. Ft.:	98,445.6 Sq. Ft.
Building Area Sq. Ft.:	17,479 Sq. Ft.
Year Built:	1992 / 2023 / 2024

### OFFERING SUMMARY

RENTAL INCOME	\$	465,858.30
LEASING COMMISSIONS	\$	-
EXPENSES	\$	87,390.00
NET ANNUAL INCOME	\$	378,468.30
SALES PRICE:	\$	4,850,000
CAP RATE:		7.80%

## FINANCIALS

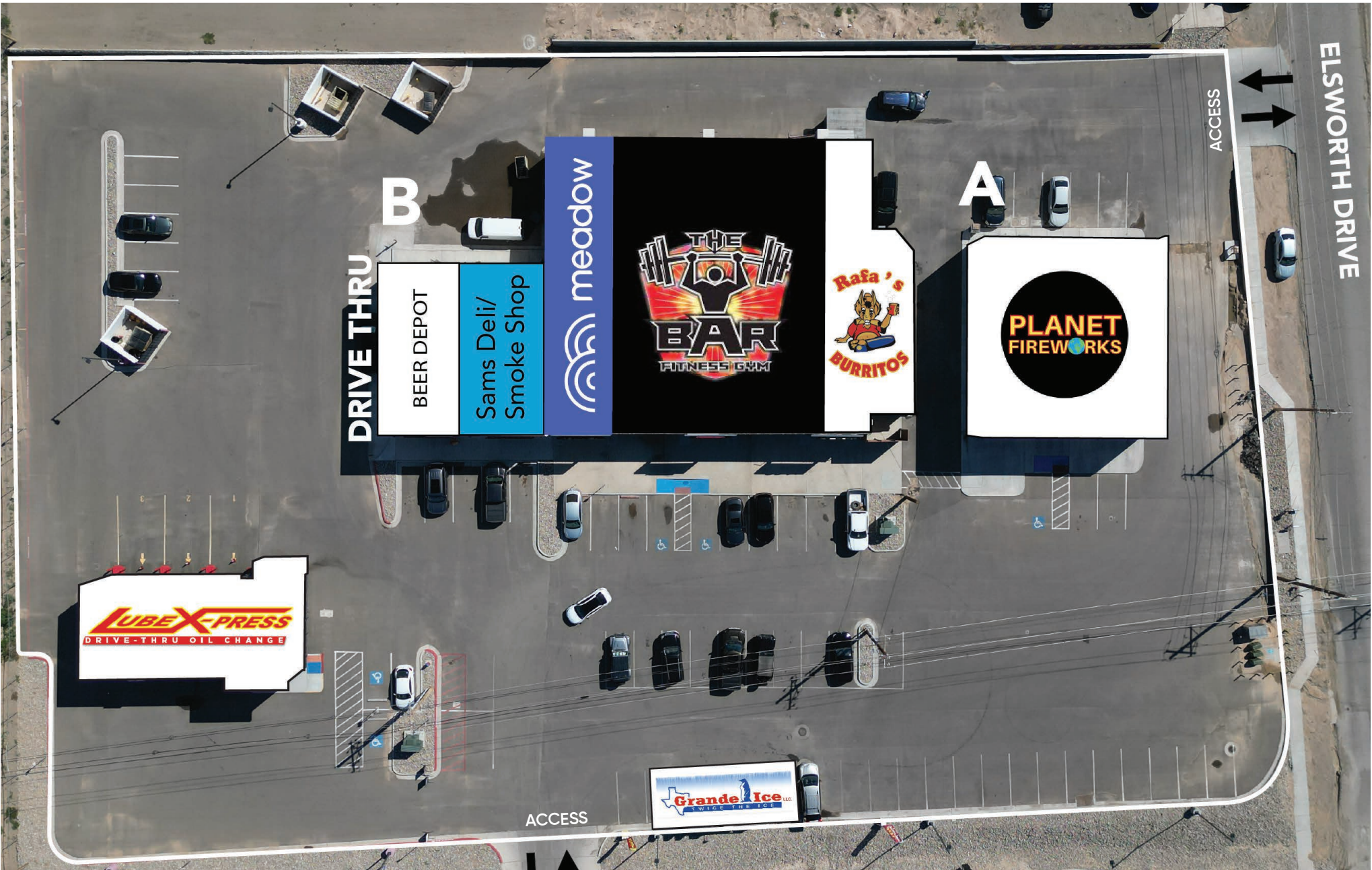
### RENT ROLL

#### RENT ROLL

Horizon Shopping Center  
13496 Horizon Blvd., El Paso TX 79928

Unit	Tenant	Status	Sq. Ft.	Rent	Lease Commencement	Lease Expiration	Lease Structure	Next Rent Increase	Option to Renew
A1	Rafa's Burritos	Current	2,000	\$ 3,300.00	6/1/25	5/31/30	NNN	6/1/26	3 of 5 years each
A2	Bar Fitness	Current	5,000	\$ 6,900.51	5/1/21	4/30/31	NNN	5/1/27	None
A3	MeadowWood Financial Services, LLC	Current	2,500	\$ 2,662.00	5/1/20	11/14/26	NNN	None	None
A4	Sam's Smokeshop and Deli	Current	1,200	\$ 2,754.00	5/1/24	4/30/29	NNN	5/1/26	
A5	Beer Depot	Current	1,378	\$ 2,400.02	5/1/25	4/30/30	NNN	9/1/26	2 of 5 years each
B 1-3	Planet Fireworks, LLC	Current	3,600	\$ 8,000.00	2/1/25	1/31/35	NNN	Beginning with yr 3 - \$8,240.00 and 3% yearly thereafter	3 of 5 years each
Kiosk	Grande Ice E Paso, LLC	Current		\$ 700.00	1/2/24	1/31/31	Gross	Beginning on the 3rd yr of the lease \$800.00	2 of 5 years each
Pad	Lazo Enterprises 8, LLC - Lube Express	Current	1,800	\$ 4,200.00	11/3/22	10/30/32	NNN	Beginning on Month 41 Rent \$4,700.00	4 of 5 years each
Tailer	Life Ambulance Service, Inc.	Current		\$ 622.50	M2M	M2M	Gross		
			<b>17,478</b>	<b>\$ 31,539.03</b>					

SITE PLAN



### POPULAR FRANCHISES IN AREA





FULL AERIAL

