

PEBBLE HILLS BLVD

PEBBLE HILLS
HIGH SCHOOL

JOHN HAYES



FOR
SALE/BUILT-TO
SUIT, GROUND
LEASE

AVAILABLE LOTS
42,645 - 44,460 SF

ZONING
C-2

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PROPERTY HIGHLIGHTS

Great location on the corner of John Hayes and Pebble Hills across from Pebble Hills High School which is El Paso's newest public high school and in the center of zip code 79938 which is the fastest growing area in the city for residential and commercial properties.

This development includes several inline retail buildings with available pad sites that include great mix of national brands like Sonic, Wendy's, Smoothie King, Little Caesars, Domino's Pizza, AllState Insurance and Border Therapy Services with several local businesses like Lift Gym, Trend Setters, Tsunami Sushi and many more to mention. Additionally we have several pads available for build-to-suit or land lease options that are perfect for any medical or retail needs.



AREA TRAFFIC GENERATORS:



DEMOGRAPHIC SNAPSHOT 2024



78,843
POPULATION
3-MILE RADIUS



\$82,600
AVG HH INCOME
3-MILE RADIUS



\$62,411
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
PEBBLE HILLS 12,608 AADT
JOHN HAYES: 6,838 AADT
(TDT)



LOT	Logo	SIZE
LOT 2		46,255 SF
LOT 2.1		47,788 SF
LOT 3		37,916 SF
LOT 4		67,388 SF
LOT 5		47,877 SF
LOT 6	VACANT	44,460 SF
LOT 7	VACANT	44,460 SF
LOT 8	VACANT	44,460 SF
LOT 9	VACANT	44,460 SF
LOT 10	VACANT	42,645 SF

BUILDING	SIZE
A	1,200 SF & UP
C	1,200 SF & UP
E	1,200 SF & UP
B	1,500 SF BLDG
D	FULLY LEASED 3,000 SF BLDG
F	1,200 SF BLDG

A	C	E
101	101	101 LA MICHOACANA EXPRESS
102 YOU-NIQUE BEAUTY	102	102
103	103	103 ALADDIN DAYCARE
104 LEASED	104 VACANT	104
105	105 VACANT	105 DENTIST
106	106 TRND SETTERS BARBERSHOP	106
107 BARKING IN STYLE	107 SMOKESHOP	107 VACANT
108 VACANT	108 LA VACA MEAT MARKET	

B	D	F
101	101	101
102 EARLY BIRD	102 LEASED	102 VACANT

LEASED
 AVAILABLE





