

FOR SALE | COMMERCIAL LAND

Subject
Property

MONTANA AVE 62

Gonzalez Park
Apartments

Tres Palmas
Apartments

Desert Oasis
Mobile Home
& RV Park

CIRCLE K

Wendy's

DUNKIN'

STARBUCKS
COFFEE

McDonald's

Famous Dave's

CIRCLE K

CINEMARK

NAI El Paso

PRICING

Contact Broker

LOT SIZE

± 5.002 Acres

Parcel outlines are approximate; for illustrative purposes only.

This ±5.002 acre commercial land parcel is strategically positioned near the high-growth intersection of Rich Beem Blvd and Montana Ave (US 62) in East El Paso. Zoned C-4 with all utilities available to the site, this site offers high visibility, strong surrounding demographics, and ideal positioning for premier commercial, retail, or mixed-use development.

PROPERTY HIGHLIGHTS

- ±5.002 AC commercial land parcel
- Zoned C-4 (Commercial)
- All utilities available to site
- Located in one of El Paso's largest, fastest growing submarkets
- Near high-traffic intersection of Rich Beem Blvd & Montana Ave / US 62, near Loop 375
- Surrounded by national retailers, schools, and high-density residential development

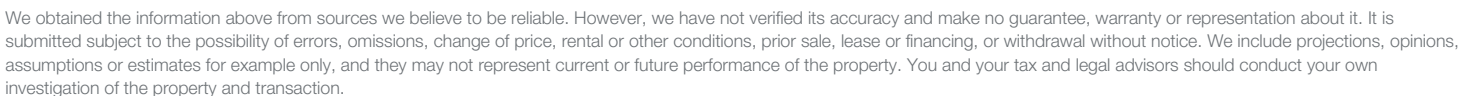
For more
information:

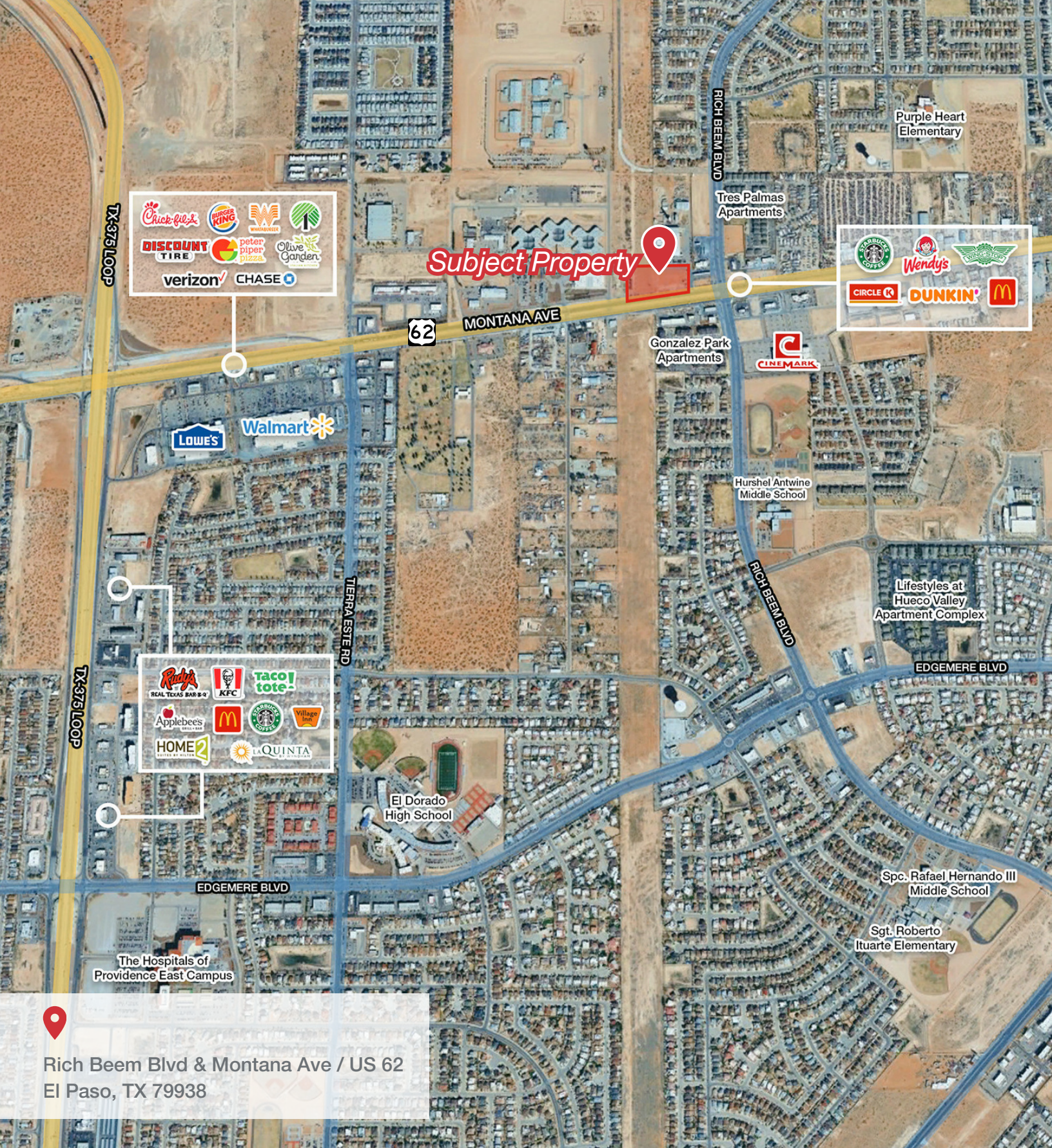
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Rich Beem Blvd & Montana Ave / US 62
El Paso, TX 79938

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