

FOR SALE



Sergio Tinajero

Sergio@REPCre.com

915.886.8608



Jorge Nieves

JNieves@REPCre.com

915.790.9757

PROPERTY INFORMATION

Location:	1120 Horizon Blvd.
Zoning:	M-1
Lot Size:	14.56 AC
Building 1 Size (Sq ft):	±16,400 Sq ft
Building 2 Size (Sq ft):	±7,246 Sq ft

KEY HIGHLIGHTS

- Turn-Key Logistics & Distribution Facility
- Two Industrial Buildings Totaling ±23,646 SFZ
- Ideal for logistics, transportation, warehousing, distribution, and industrial operations
- Functional layout allowing for operational separation or multi-tenant use
- Strategic location on Horizon Boulevard with excellent visibility and accessibility
- Convenient access to Loop 375, Interstate 10, and major international ports of entry
- Located within the rapidly expanding Socorro/Horizon industrial corridor
- Supports cross-border trade and regional distribution operations
- Ample yard and circulation area for truck maneuverability, equipment staging, and fleet operations
- Opportunity for owner-users, investors, or expanding logistics companies
- Positioned within the growing El Paso Borderplex industrial market
- Rare opportunity to acquire a multi-building industrial campus in a high-demand logistics corridor

AREA TRAFFIC GENERATORS



PROPERTY HIGHLIGHTS

REPCre is proud to present 1120 Horizon Blvd., a turn-key industrial logistics facility situated along the rapidly growing Horizon Boulevard corridor. The property features two buildings totaling 23,646 SF on nearly 15 acres, offering flexible space for warehousing, distribution, transportation, fleet operations, and equipment storage. The 16,400 SF primary facility and 7,246 SF secondary building provide excellent flexibility for owner-users, investors, or multi-tenant occupancy. With convenient access to Loop 375, I-10, and regional ports of entry, this property is ideally positioned to serve the expanding manufacturing, logistics, and cross-border trade markets throughout the El Paso–Juárez Borderplex.





TRAFFIC COUNTS

HORIZON BLVD: 28,197 AADT

N LOOP DR: 29,827 AADT

INTERSTATE 10: 61,150 AADT

(TDT)



I-10: 61,150 AADT

N LOOP DR
29,827 AADT

HORIZON BLVD
28,197 AADT

PHOTOS/OFFICE BUILDING



PHOTOS/WAREHOUSE

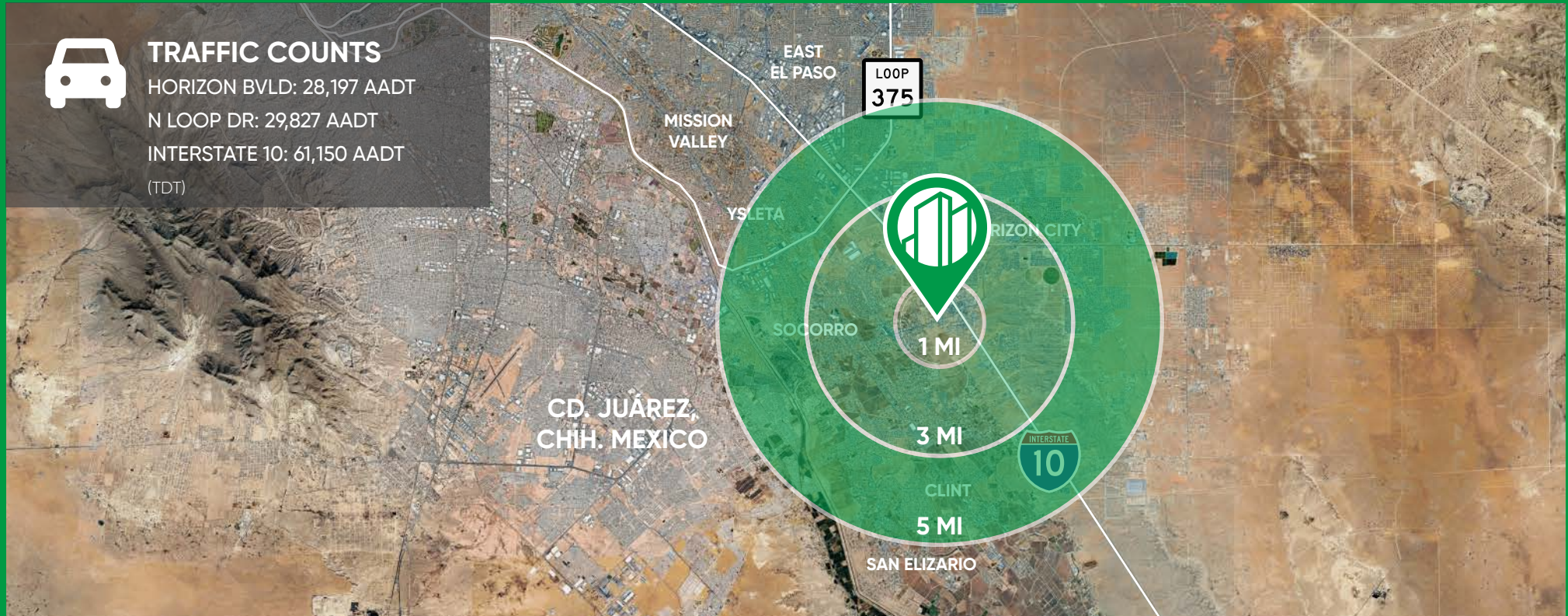


LOCAL DEMOGRAPHICS



TRAFFIC COUNTS

HORIZON BVLD: 28,197 AADT
N LOOP DR: 29,827 AADT
INTERSTATE 10: 61,150 AADT
(TDT)



		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	3,891	52,928	142,177
	2030 PROJECTED POPULATION	4,017	54,893	146,210
	2025 ESTIMATED HOUSEHOLDS	1,154	15,561	42,526
	2030 PROJECTED HOUSEHOLDS	1,192	16,149	43,766
	2025 MEDIAN HH INCOME	\$63,395	\$63,722	\$63,864

CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS



875,784
POPULATION



403,141
LABOR FORCE



2,500
AVG POPULATION
GROWTH PER YEAR



\$59,866
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

The information contained here in was obtained from sources deemed reliable; however, REPcre makes no guaranties, warranties or representations to the completeness or accuracy there of. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. REPcre, which provides real estate brokerage services, is a affiliate of RESOLUT RE.

WHY EL PASO?

BINATIONAL ADVANTAGE

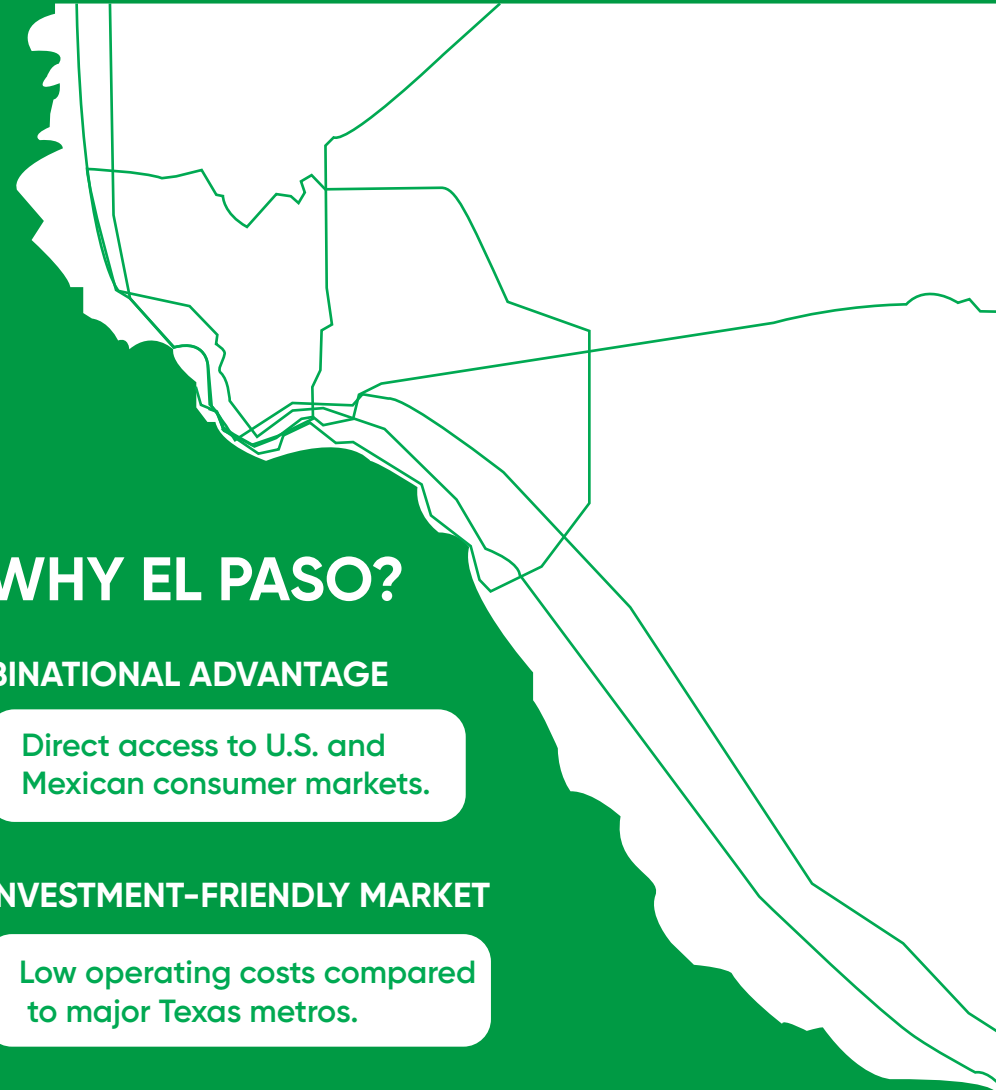
Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.



INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - * that the owner will accept a price less than the written asking price;
 - * that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - * any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

|

El Paso, TX 79912

|

915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

IABS 1-0