

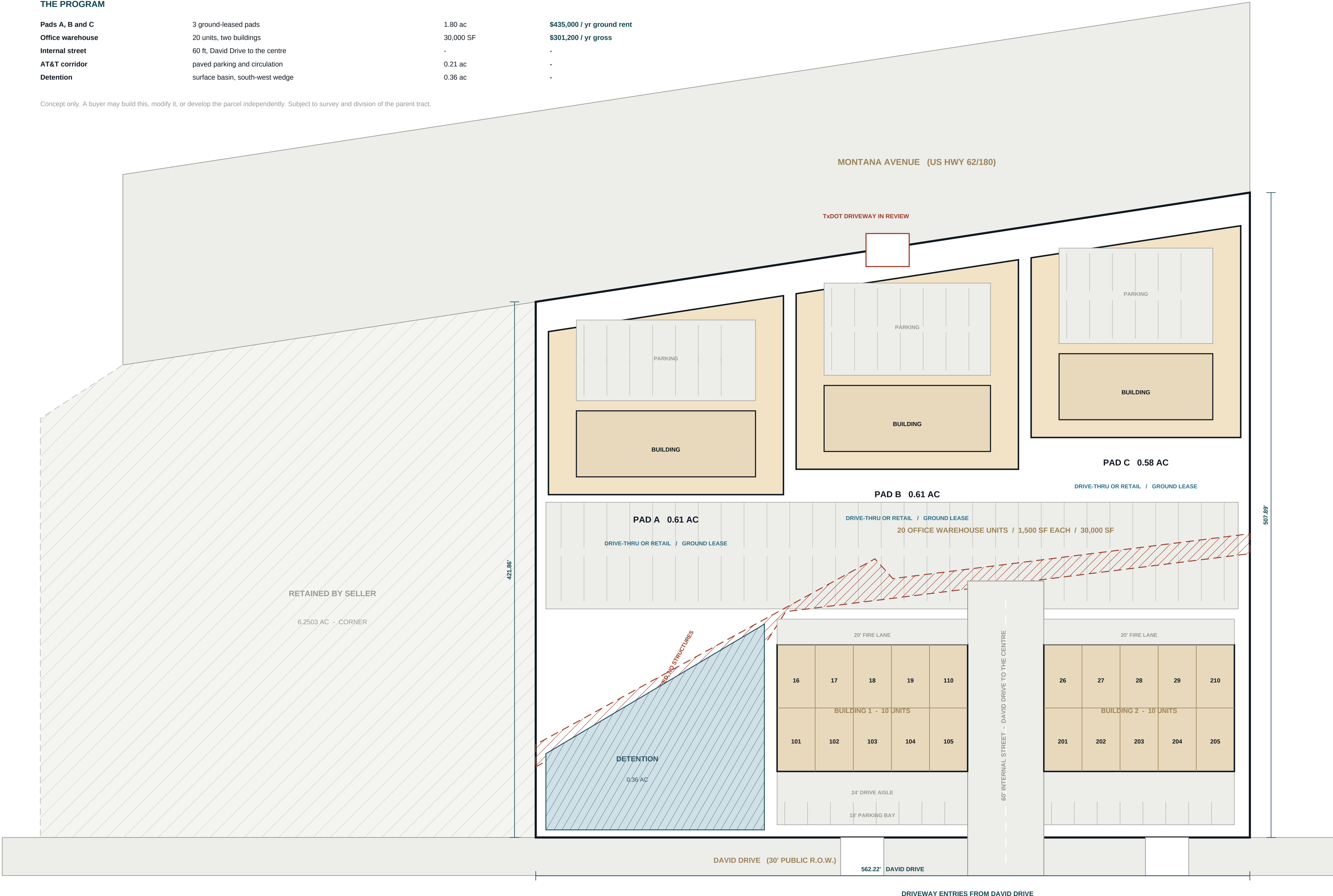
EAST PARCEL - DEVELOPMENT CONCEPT

Three ground-leased pads on 568.76 ft of Montana frontage and 20 office warehouse units in two buildings on David Drive

THE PROGRAM

Pads A, B and C	3 ground-leased pads	1.80 ac	\$435,000 / yr ground rent
Office warehouse	20 units, two buildings	30,000 SF	\$301,200 / yr gross
Internal street	60 ft, David Drive to the centre	-	-
AT&T corridor	paved parking and circulation	0.21 ac	-
Detention	surface basin, south-west wedge	0.36 ac	-

Concept only. A buyer may build this, modify it, or develop the parcel independently. Subject to survey and division of the parent tract.



13690 MONTANA

EAST PARCEL

6.0000 ACRES OFFERED FOR SALE
MONTANA AVE (US 62/180), EL PASO, TEXAS 79938

DEVELOPMENT CONCEPT

SHEE

EP-1

SHEET TITLE

DEVELOPMENT CONCEPT

SCALING

1" = 34' APPROX

DATE _____

27 AUGUST 2026

ISSUE

CONCEPT FOR MARKETING

OWNE

Wolfe Worldwide

CONTACT

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AT A GLANCE

Parcel	6,000.00 ac
Montana frontage	568.76 ft
David Dr frontage	562.22 ft
Depth	421.86 - 507.89 ft
Zoning	None, County ETC
Flood zone	X
Pads	3, on Montana
Pad area	1.80 ac total
Office warehouse	20 units
Building area	30,000 SF
AT&T corridor	0.21 ac, paved

Concept for marketing. Not an engineered plan