



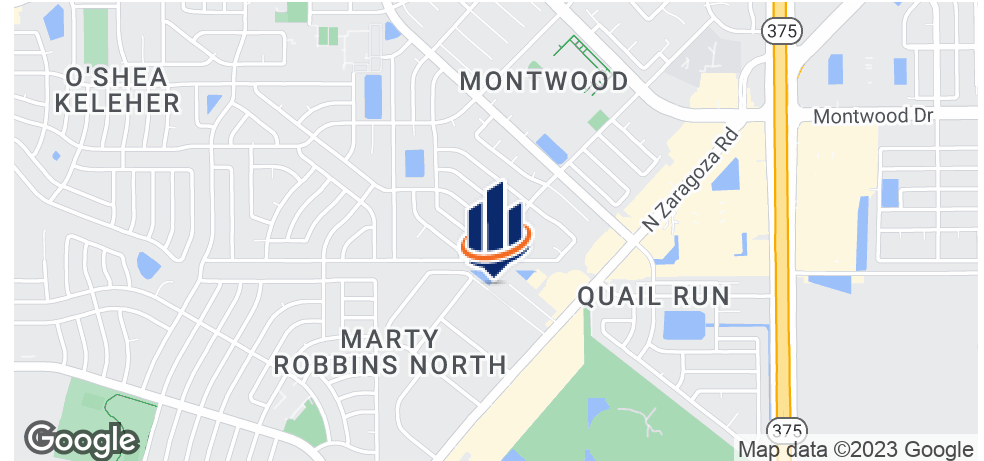
# TWO COMMERCIAL LOTS REMAINING ON ROSEANN CT. FOR SALE

11965 ROSEANN CT  
EL PASO, TX 79936

Laura Salome, CCIM  
Managing Director  
O: 915.544.6208  
laurasalome@svn.com



# Property Summary



## OFFERING SUMMARY

Sale Price: \$140,000 - \$148,000

Lot Size: 0.66 Acres

Zoning: C4

Market: East

Price / SF: \$10.00

## PROPERTY OVERVIEW

Two Commercial Lots remaining (out of Six) for sale just off of Zaragoza between Vista Del Sol and Montwood. These lots are contiguous for larger use, or can be purchased as individual. Highest and best use is Industrial or Office.

## PROPERTY HIGHLIGHTS

- Flexible C4 Zoning for Multiple Business Types
- All 5 Lots Can be purchased as a whole or part
- Owner Finance Available
- Easy in and Easy out (Good Access)
- Close to Loop 375 and I-10
- Adjacent Heavy Retail and Rooftops
- Bite Sized Lots

# Land Lots

# OF LOTS | 2

TOTAL LOT SIZE | 0.321 - 0.34 Acres

BEST USE | Industrial or Office

TOTAL LOT PRICE | \$140,000 - \$148,000

STATUS	LOT #	ADDRESS	SIZE	PRICE
Available	2	11965 Roseann Ct	0.34 Acres	\$148,000
Available	3	11967 Roseann Ct	0.321 Acres	\$140,000



# Location Map



TWO COMMERCIAL LOTS REMAINING ON ROSEANN CT. FOR SALE | 11965 ROSEANN CT EL PASO, TX 79936

SVN | Fortune Real Estate | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,984	65,378	123,899
Median age	28.8	29.7	29.7
Median age (Male)	25.4	25.6	26.1
Median age (Female)	33.2	33.9	32.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,812	19,044	36,479
# of persons per HH	3.6	3.4	3.4
Average HH income	\$56,792	\$59,392	\$60,567
Average house value	\$123,544	\$150,172	\$146,158

\* Demographic data derived from 2020 ACS - US Census