

## The Shops of Horizon

- ◆ Next to WalMart
- ◆ Adjacent to 600 homes subdivision under development
- ◆ Median cut to Darrington Dr.
- ◆ 7,250 square foot in line center
- ◆ 2 End cap spaces with drive thru
- ◆ 3 outlying Pad Sites



**Explosive Growth in Horizon City**

**Available September 2018**

**Vista MARKETS**

**Auto Zone**

**Kenazozo Dr. Ave**

**Horizon Blvd.**

**Horizon Blvd.**



**The Shops of Horizon**



**600 Housing Unit Subdivision Development Underway**

© 2017 Google

© 2017 INEGI



**For Information Contact: Bruce Ponzio**

**915-533-3099 bruceponzio@aol.com**



## 600 Housing Unit Subdivision Underway

# The Shoppes of Horizon

### PROJECT RECAP - PARCEL "A"

Land area: 78,943 s.f. (1.812 acres)

Building area: 11,4500 s.f.

Site Coverage: 15%

Parking Required: 1/200 s.f. =

58 parking spaces

Parking Provided: 65 Parking spaces

### PROJECT RECAP - PARCEL "B"

Land area: 26,032 s.f. (.598 acres)

Building area: 4,000 s.f.

Site Coverage: 18.4%

Parking Required: 1/200 s.f. =

20 parking spaces

Parking Provided: 22 Parking spaces



PROPOSED SITE PLAN



PROPOSED ELEVATION

# The Shops of Horizon

Horizon Blvd.



C. D. STEWART  
SURVEY No. 321  
380 Acres Water District Lease Area

PROPOSED OWNED  
BY OTHERS

PROPOSED OWNED  
BY OTHERS

C. D. STEWART  
SURVEY No. 321  
380 Acres Water District Lease Area

PROPOSED OWNED  
BY OTHERS

C. D. STEWART  
SURVEY No. 321  
380 Acres Water District Lease Area



Matress Firm



Planned Housing Unit Subdivision

Darrington St.





Desert Mesa Dr, El Paso, Texas, 79928  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 31.68276  
Longitude: -106.19176

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,230	12,708	21,693
2010 Population	8,593	32,539	47,251
2017 Population	9,101	37,714	56,109
2022 Population	9,416	41,225	61,374
2000-2010 Annual Rate	10.28%	9.86%	8.10%
2010-2017 Annual Rate	0.80%	2.06%	2.40%
2017-2022 Annual Rate	0.68%	1.80%	1.81%
2017 Male Population	48.6%	49.4%	49.2%
2017 Female Population	51.4%	50.6%	50.8%
2017 Median Age	28.1	27.5	27.8

In the identified area, the current year population is 56,109. In 2010, the Census count in the area was 47,251. The rate of change since 2010 was 2.40% annually. The five-year projection for the population in the area is 61,374 representing a change of 1.81% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

#### Median Age

The median age in this area is 28.1, compared to U.S. median age of 38.2.

#### Race and Ethnicity

2017 White Alone	79.7%	80.7%	82.8%
2017 Black Alone	2.8%	3.1%	2.4%
2017 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2017 Asian Alone	0.6%	0.7%	0.5%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	13.3%	12.5%	11.8%
2017 Two or More Races	2.9%	2.3%	1.8%
2017 Hispanic Origin (Any Race)	87.1%	87.9%	90.4%

Persons of Hispanic origin represent 90.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 43.3 in the identified area, compared to 64.0 for the U.S. as a whole.

#### Households

2000 Households	984	3,337	5,627
2010 Households	2,341	8,668	12,578
2017 Total Households	2,447	10,106	14,990
2022 Total Households	2,526	11,067	16,429
2000-2010 Annual Rate	9.05%	10.02%	8.38%
2010-2017 Annual Rate	0.61%	2.14%	2.45%
2017-2022 Annual Rate	0.64%	1.83%	1.85%
2017 Average Household Size	3.72	3.69	3.71

The household count in this area has changed from 12,578 in 2010 to 14,990 in the current year, a change of 2.45% annually. The five-year projection of households is 16,429, a change of 1.85% annually from the current year total. Average household size is currently 3.71, compared to 3.72 in the year 2010. The number of families in the current year is 13,078 in the specified area.

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$51,104	\$46,161	\$42,096
2022 Median Household Income	\$55,050	\$50,411	\$45,966
2017-2022 Annual Rate	1.50%	1.78%	1.77%
<b>Average Household Income</b>			
2017 Average Household Income	\$64,942	\$60,694	\$57,310
2022 Average Household Income	\$72,155	\$68,207	\$64,850
2017-2022 Annual Rate	2.13%	2.36%	2.50%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$17,572	\$16,688	\$15,625
2022 Per Capita Income	\$19,482	\$18,692	\$17,648
2017-2022 Annual Rate	2.09%	2.29%	2.46%
<b>Households by Income</b>			

Current median household income is \$42,096 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$45,966 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$57,310 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$64,850 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$15,625 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$17,648 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,023	3,520	6,000
2000 Owner Occupied Housing Units	878	2,965	4,850
2000 Renter Occupied Housing Units	105	372	777
2000 Vacant Housing Units	40	183	373
2010 Total Housing Units	2,441	9,249	13,426
2010 Owner Occupied Housing Units	2,003	7,415	10,552
2010 Renter Occupied Housing Units	338	1,253	2,026
2010 Vacant Housing Units	100	581	848
2017 Total Housing Units	2,585	10,966	16,257
2017 Owner Occupied Housing Units	2,022	8,438	12,156
2017 Renter Occupied Housing Units	424	1,668	2,834
2017 Vacant Housing Units	138	860	1,267
2022 Total Housing Units	2,710	12,202	18,097
2022 Owner Occupied Housing Units	2,080	9,207	13,248
2022 Renter Occupied Housing Units	446	1,860	3,181
2022 Vacant Housing Units	184	1,135	1,668