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Northeast Foothills

at Franklin Mountains

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Northeast Foothills

El Paso, Texas

OVERVIEW

Prime opportunity for residential development in this rare infill property, with steady growth provided by Fort Bliss, in one of the few areas within the city limits that El Paso has to grow. This property is strategically located in Northeast El Paso at the Foothills of the Franklin Mountains with easy access to Fort Bliss, Alabama Street, Dyer Street,

Interstate 54, and Loop 375. The property abuts Franklin Mountain State Park to the west and offers views of Texas, New Mexico, and Chihuahua as far as the eye can see. The property is also adjacent to the established Mountain Park neighborhood, a one-of-a-kind mountain development, with few homes for sale and excellent high schools.

LOCATION, SIZE, & ZONING

- South of Big Bend & West of Stoney Hill Drive, El Paso, Texas
- +/- 135 ACRES
- Zoning: PMD, Residential & Planned Mountain Development

MESQUITE
PROPERTIES, LLC

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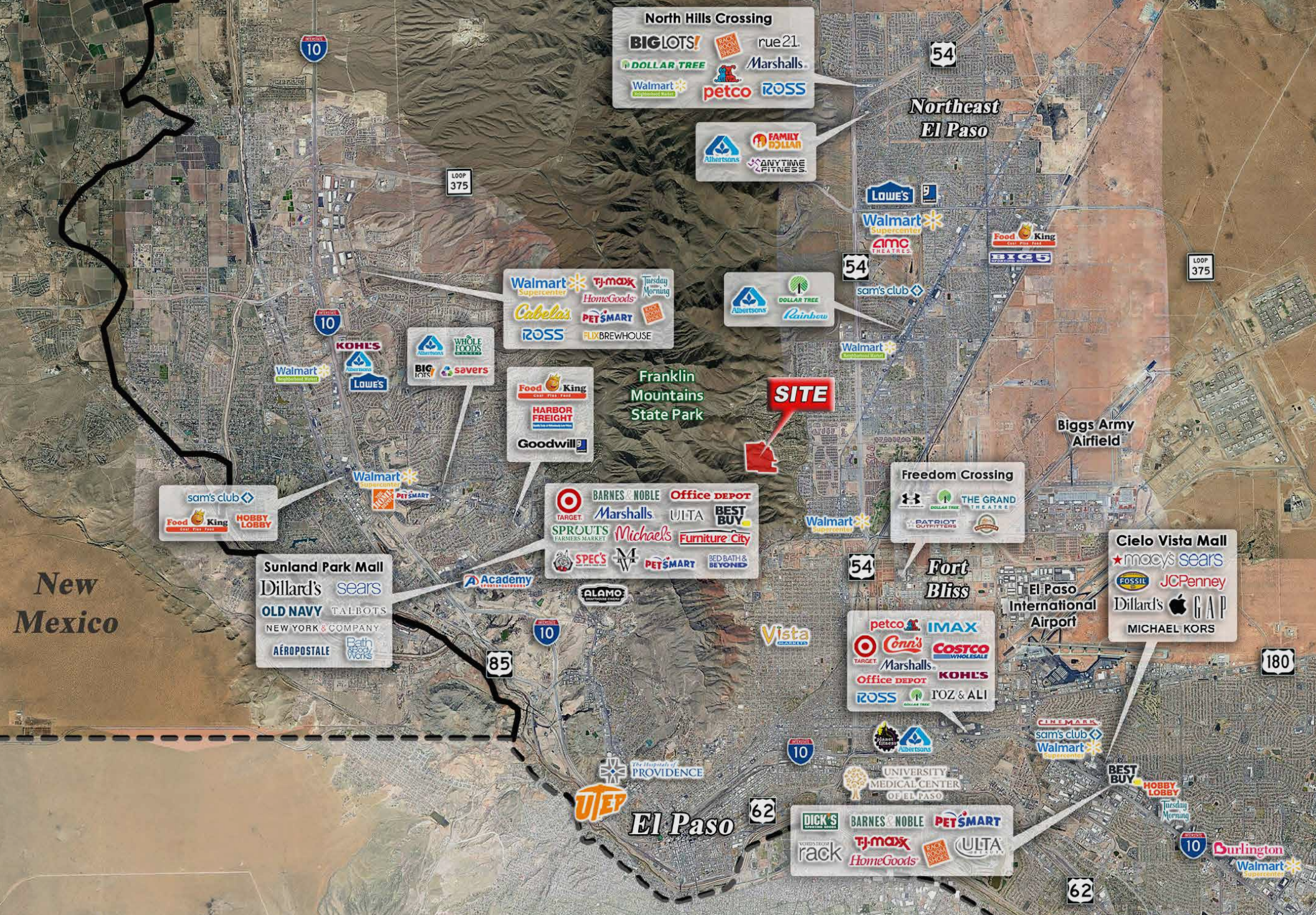


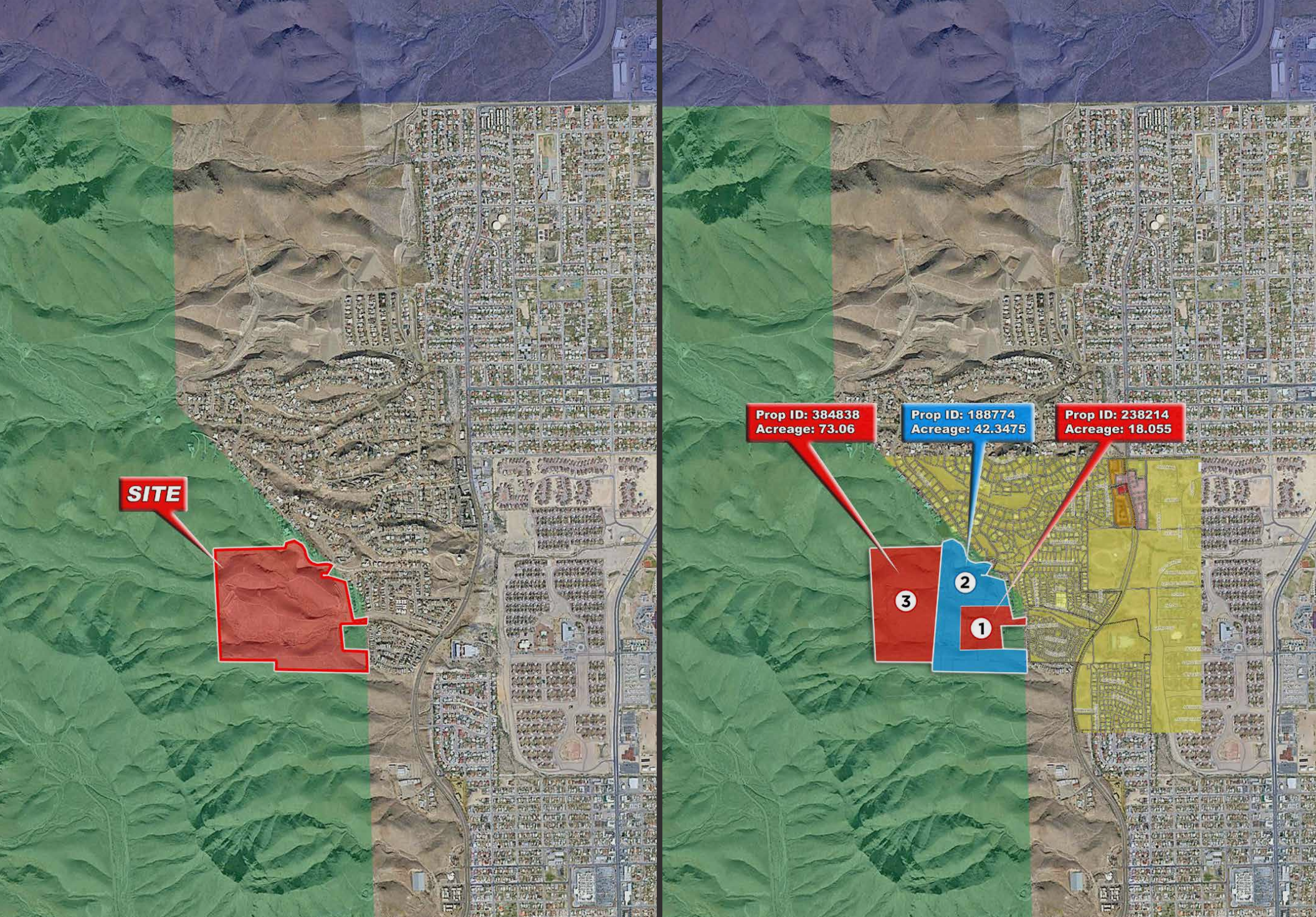
NEIGHBORHOOD

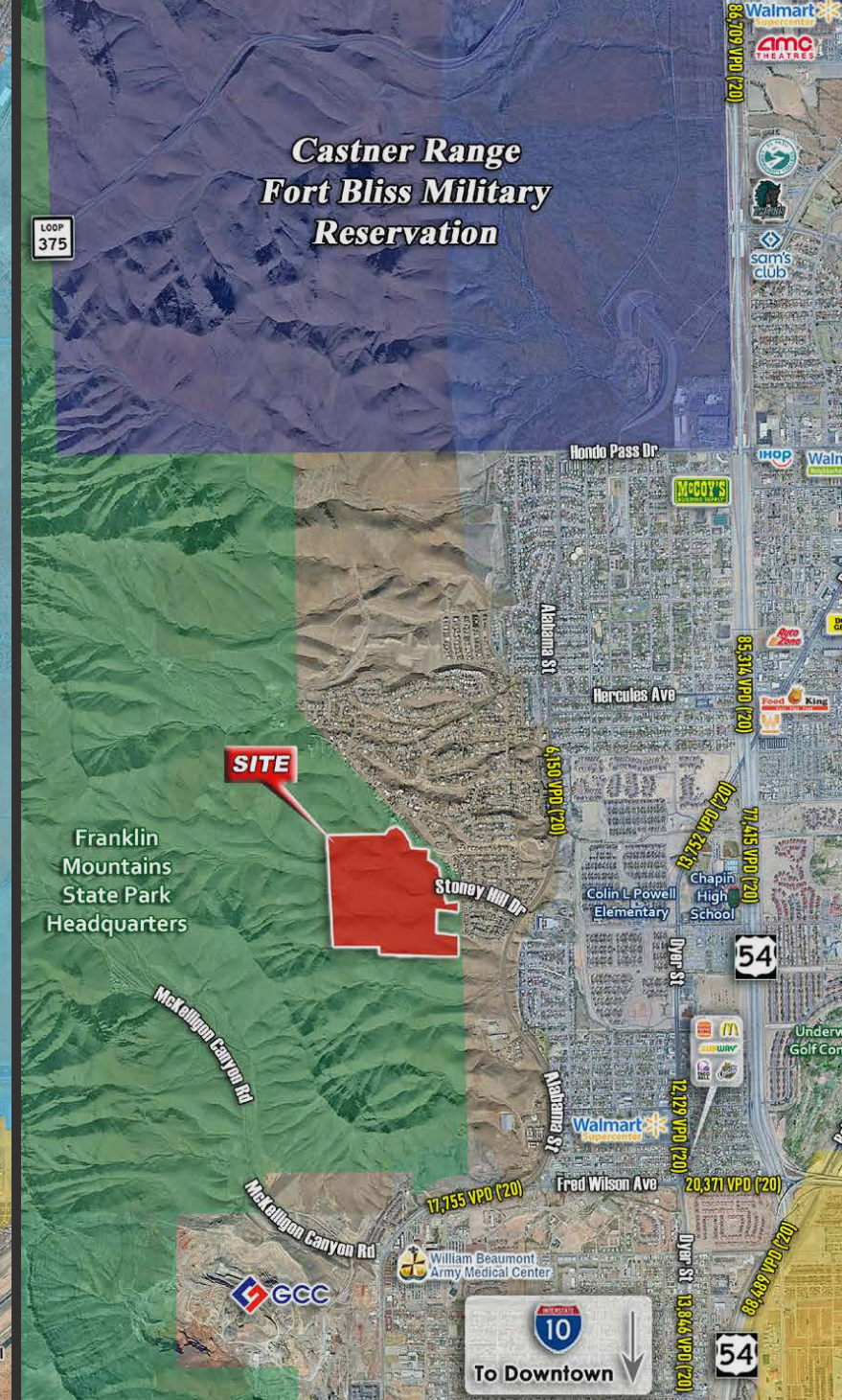
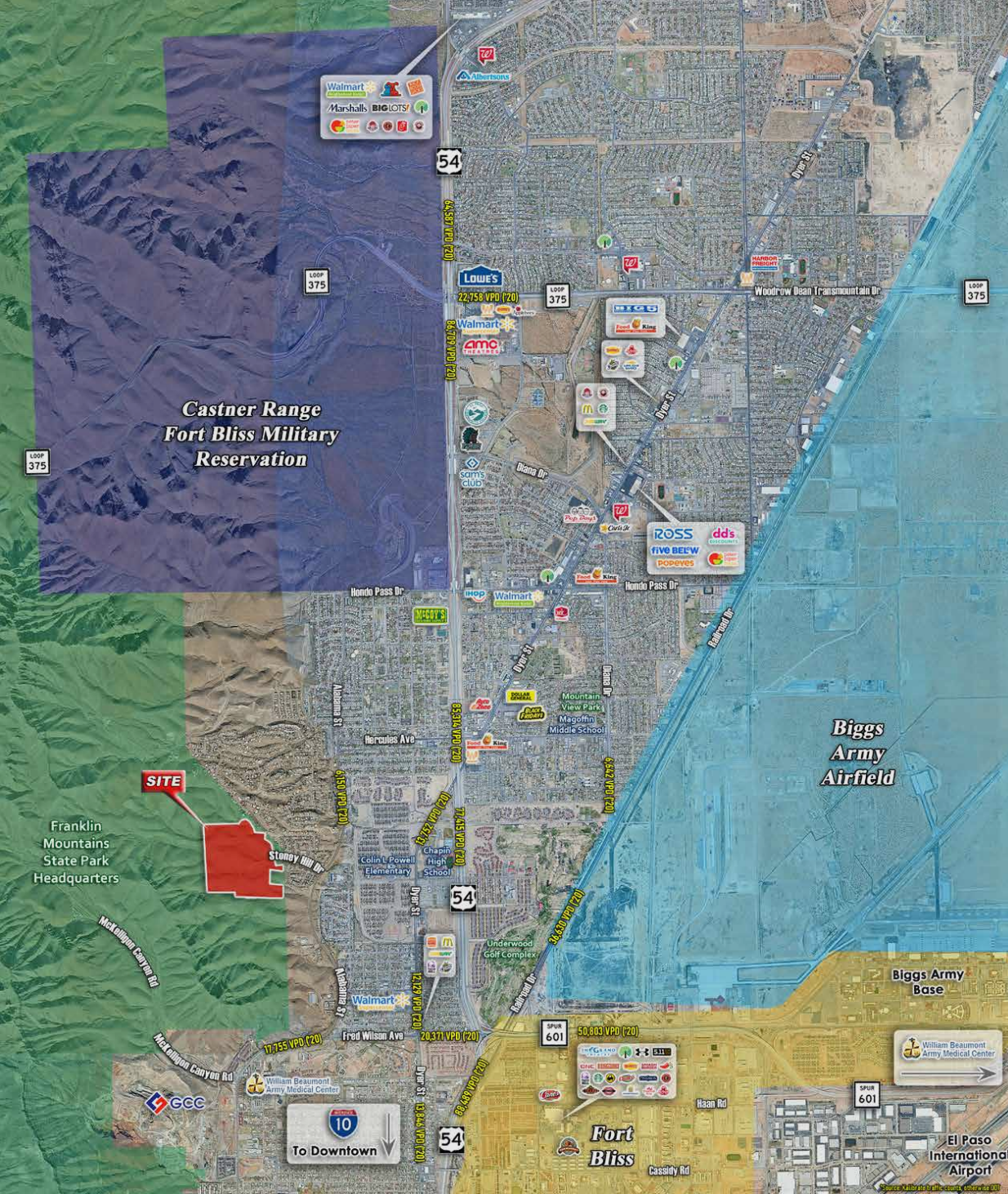
Rated by NeighborhoodScout as among the top 7.7% of retiree-friendly neighborhoods in Texas, the Alabama Street/Magnetic Street Neighborhood combines peace and quiet, safety, and diverse housing options. A larger than typical portion of the residents are college educated seniors as well as young families. For these reasons, NeighborhoodScout identifies this neighborhood as a top-notch place to consider if you are planning to retire in Texas.

SCHOOLS

The area has two high schools with magnet programs. The Transmountain Early College Campus is ranked in the top 100 high schools in Texas by U.S. News and World Report. Chapin High School is a pre-engineering/computer science magnet school with excellent sports programs.







**Franklin Mountains
Mountain Park Pool
Park Hills Pool
Underwood Golf
Logan Heights Center
Logan Park
Sunrise Park
& a multitude of
services & destinations**



Site Attributes

Retail: Albertsons, Food King,
Walmart, Sam's Club, Lowes,
Marshalls, Ross, & North Park Hills
Shopping Center

Education: El Paso Community
College, Transmountain Early
College, Chapin High School, Logan
Elementary School, Colin Powell



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**Feasibly
Developed**

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