

2101 JOE BATTLE BLVD | EL PASO, TX 79901

FOR SALE



INSITE EFS



OVERVIEW

Offering	For Sale
Building Area	75,500 SF
Land Area	8.7 AC
Year Built	2021
APN	V897-999-109A-0700, V897-999-109A-0750, V897-999-109A-0600
Zoning	C-4 (Commercial), A-2 (Apartment) and R-5 (Residential)
Parking	78 spaces
Classrooms	38
Pricing	Contact Broker for pricing
Notes	Seller requires a leaseback through Summer of 2027

PROPERTY HIGHLIGHTS

- Prominent location on Loop 375 (Joe Battle Blvd) frontage.
- Modern, purpose-built educational campus completed in 2021.
- Hybrid gymnasium/cafeteria, library, administrative offices, and collaborative learning spaces.

PROPERTY DETAILS

2101 Joe Battle Blvd presents an opportunity to acquire a modern educational campus in a highly visible East El Paso location. Built in 2021, the 75,500-square-foot school campus sits on 8.7 acres with prominent frontage along Loop 375 (Joe Battle Boulevard), providing excellent regional access and exposure along one of the city's primary transportation corridors.

Purpose-built for education, the two-story campus features thoughtfully designed classrooms, administrative offices, a library, and a hybrid gymnasium/cafeteria that create a dynamic learning environment. Contemporary architecture, modern technology, and flexible learning spaces support a wide range of educational programming.

Ideally suited for charter and private schools, higher education, workforce development, faith-based organizations, and other institutional users, the property offers exceptional flexibility to support a broad range of educational and institutional uses.



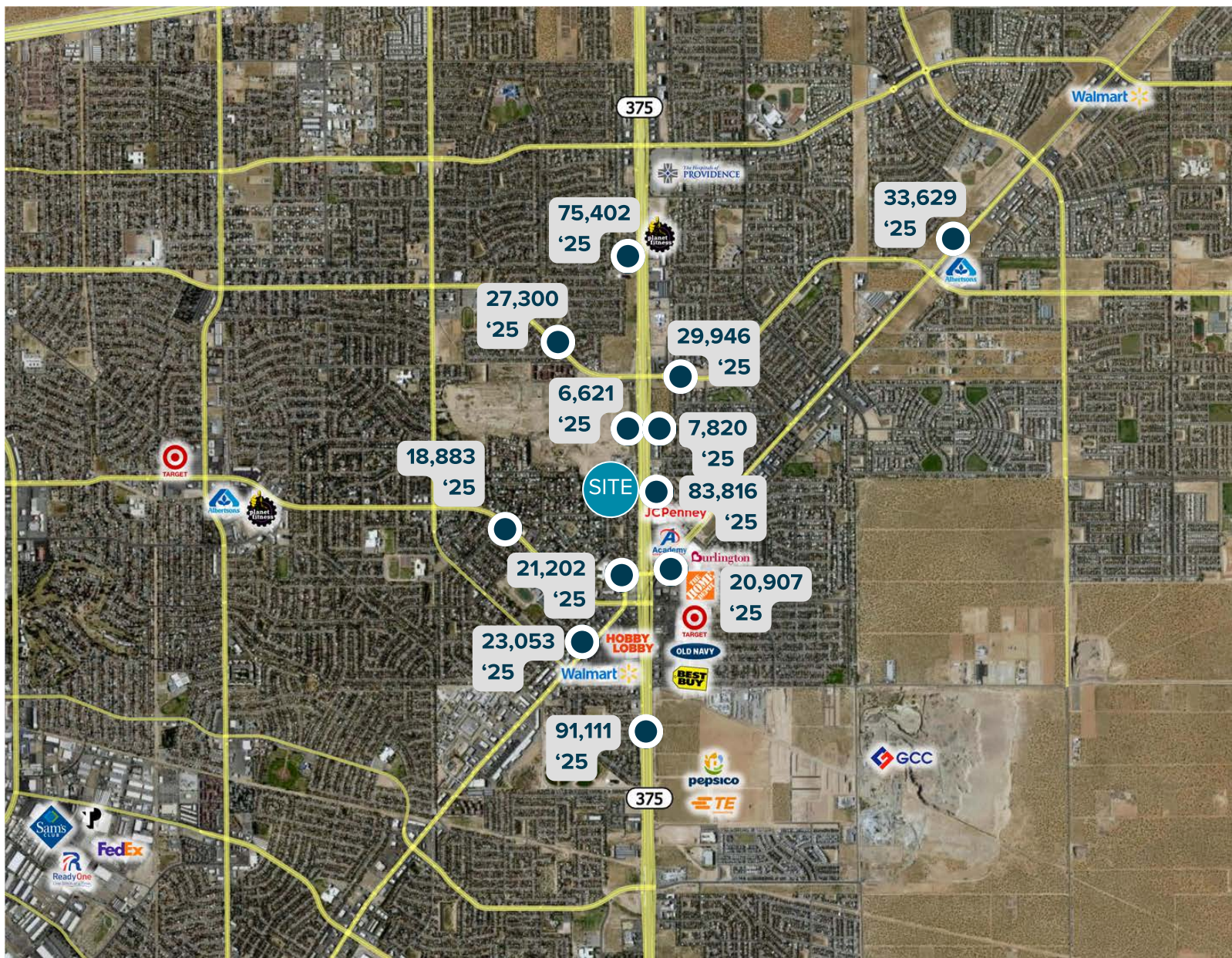
INSITE EFS

AERIAL





MARKET MAP & TRAFFIC COUNTS





INSITE EFS

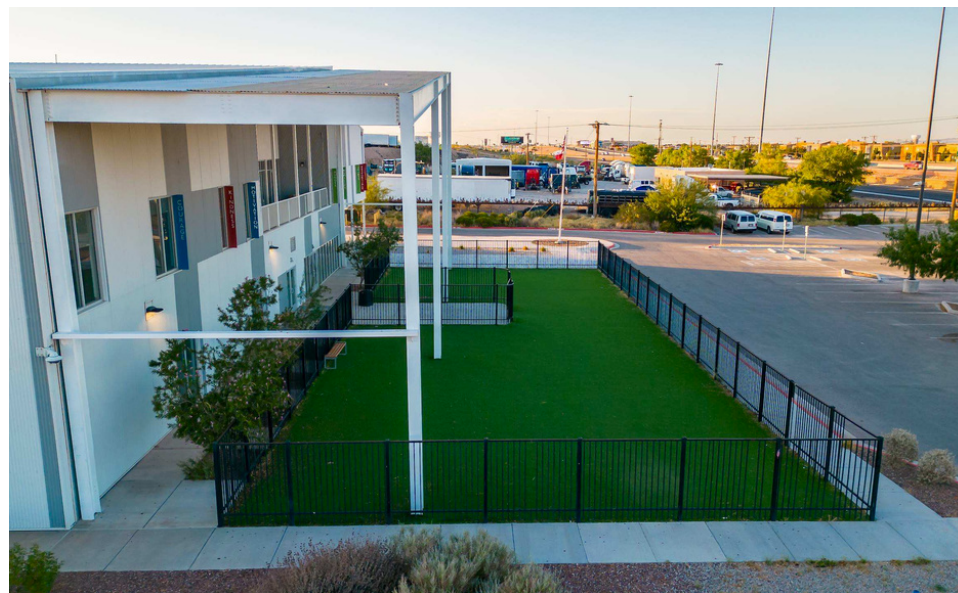
PHOTOS





INSITE EFS

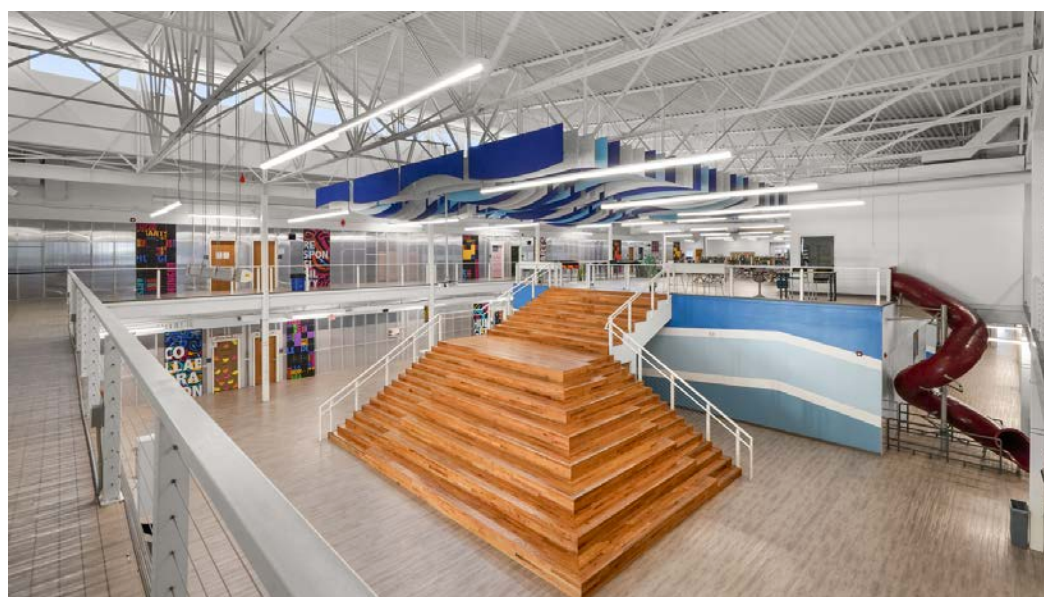
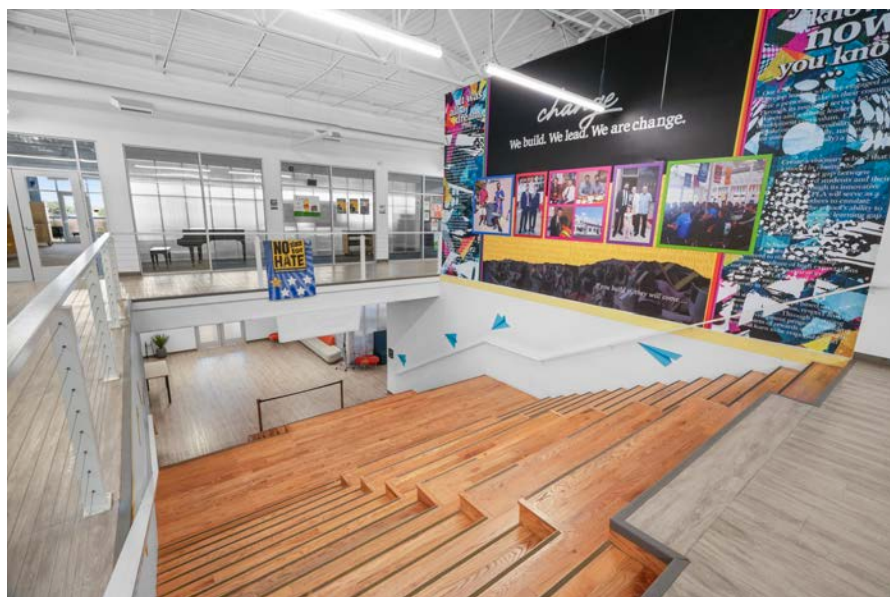
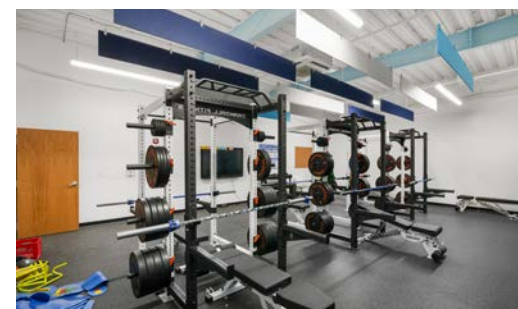
PHOTOS





INSITE EFS

PHOTOS





INSITE EFS

PHOTOS





FLOOR PLAN

FIRST FLOOR

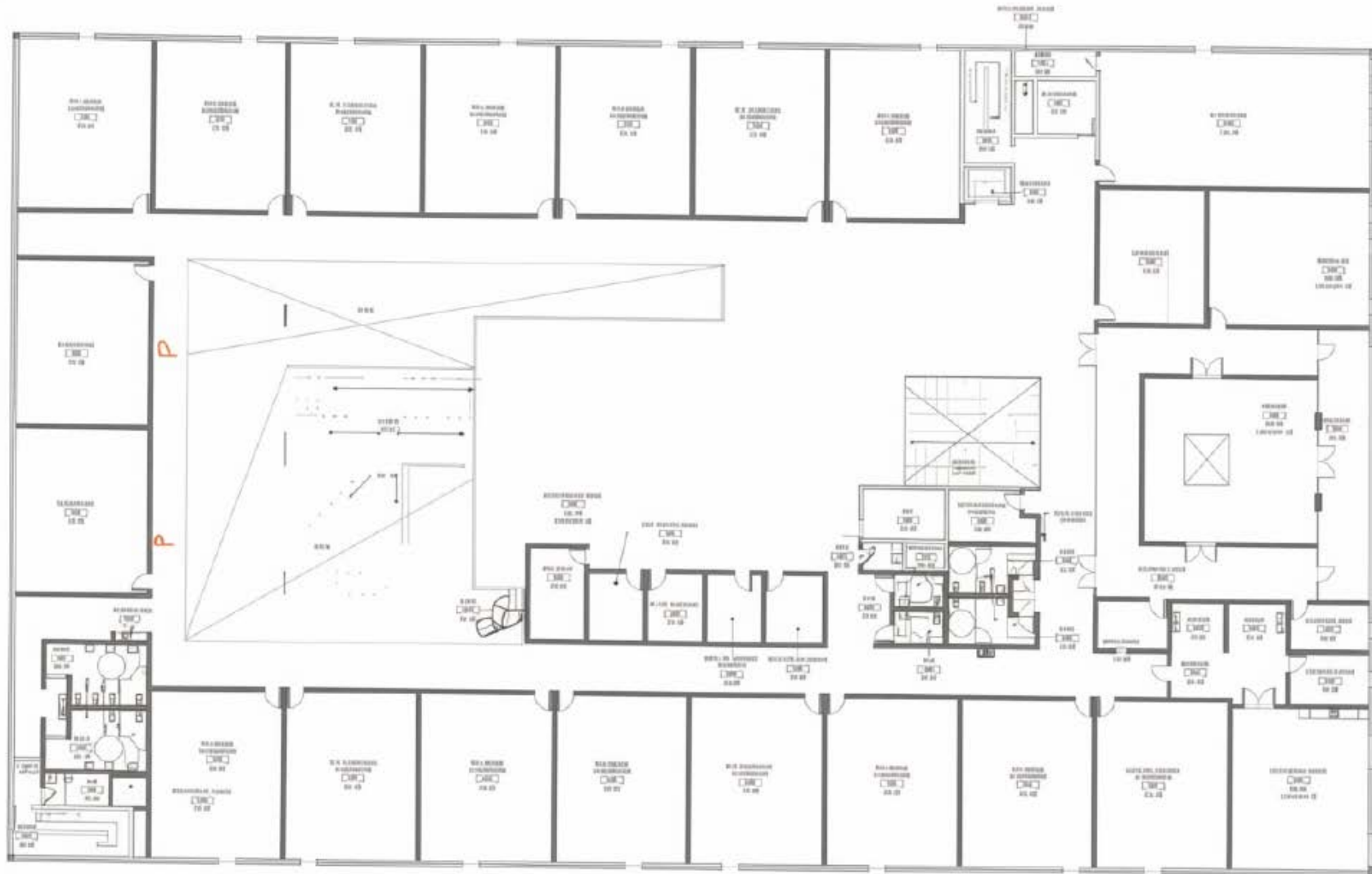


1 FLOOR PLAN - LEVEL 1
1/8" = 1' 0"



FLOOR PLAN

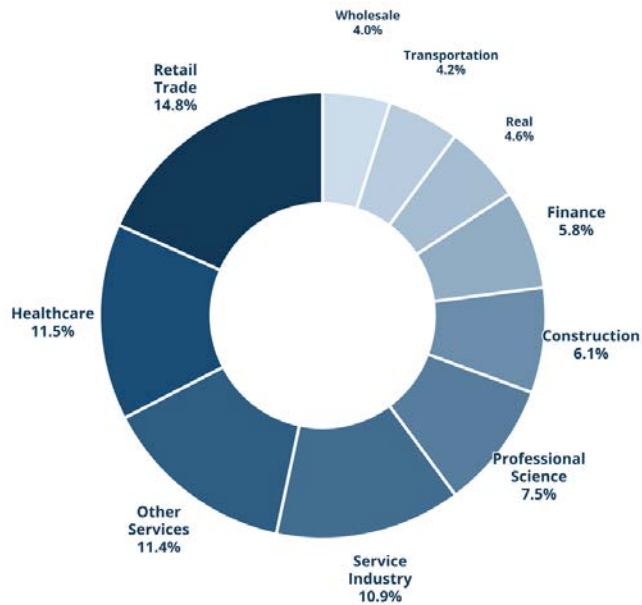
SECOND FLOOR



FLOOR PLAN - LVL 2
1/8" = 1'-0"



EL PASO, TX



TAPESTRY HOUSEHOLD SEGMENTS

CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Family Fabric	39,068	37.6%
Community Connections	36,284	35.0%
Suburban Shine	13,693	13.2%
Family Prosperity	5,694	5.5%
Metro Vibes	4,968	4.8%

Click [here](#) for more detail on Esri Tapestry Segmentation

MARKET OVERVIEW

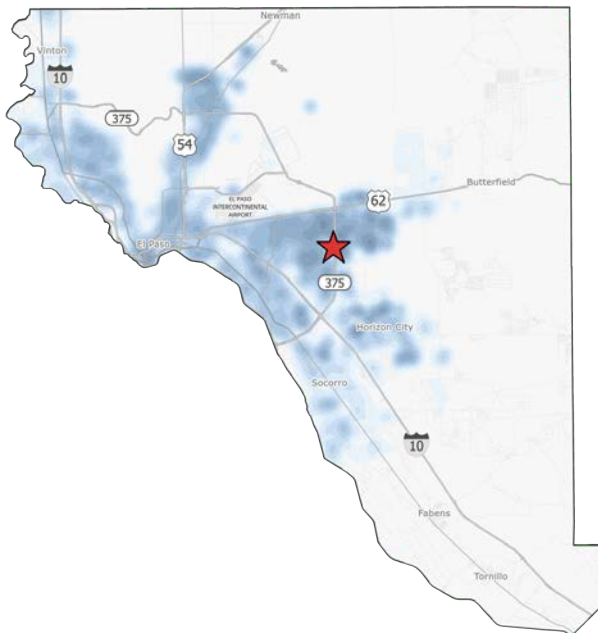
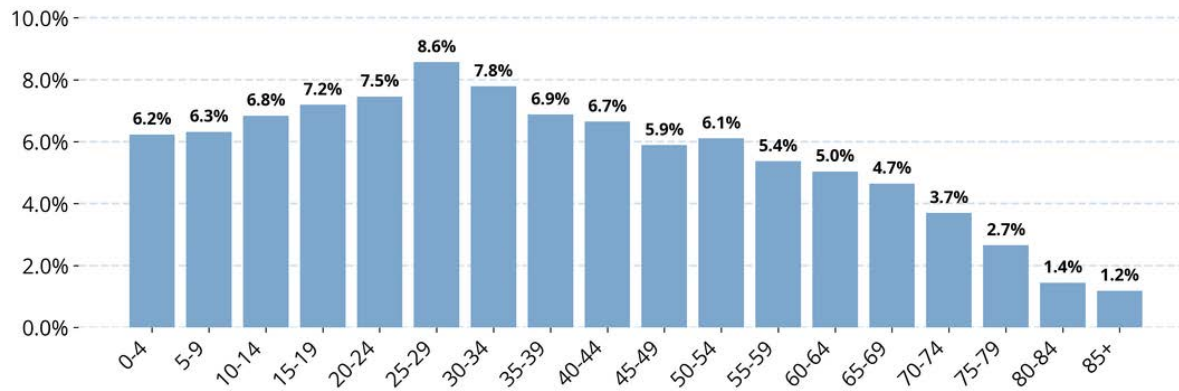
El Paso is a major economic and transportation hub in West Texas and an increasingly attractive destination for business, education, healthcare, and institutional investment along the U.S.–Mexico border. As the sixth-largest city in Texas and the largest community on the international border, El Paso offers a growing population, a diverse workforce, and a strategic location that supports domestic and international commerce.

As the principal city of the El Paso Metropolitan Statistical Area, the region benefits from a diverse economy driven by international trade, defense, logistics, healthcare, higher education, manufacturing, and professional services. Continued investment and proximity to major employers including Fort Bliss, The University of Texas at El Paso, Texas Tech University Health Sciences Center El Paso, University Medical Center of El Paso, and numerous cross-border manufacturing and logistics operations contribute to a stable and resilient economic environment.





Age Distribution - 15 Minute Drivetime



Population Distribution



Drivetimes	5 MIN	10 MIN	15 MIN
Population (2026)	14,066	124,199	296,992
5 Year Growth (2025 - 2030)	0.47%	0.47%	1.45%
Median Household Income	\$77,138	\$79,008	\$71,465
Total Households	4,558	41,986	103,768
Median Age	33.4	34.7	34.7
Owner Occupied	72.5%	71.2%	67.9%
Renter Occupied	26.2%	26.1%	28.7%



INSITE EFS

CONNECT

AMY MARTORANO



amy@insiteefs.com



512.271.5690



License: #675091-BB



InSiteEFS.com

CRYSTAL ZAMORA



crystale@insiteefs.com



510.598.9856



License: #826786-SA

InSite EFS represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

