

PROPERTY FOR SALE

Medical Office Building

6894 Doniphan Dr. Canutillo, Texas 79835



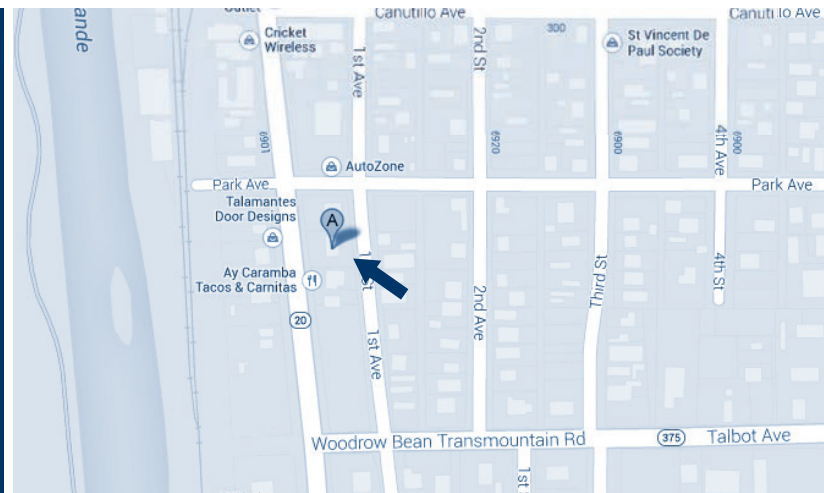
PRICE: \$245,000
CONTACT US TODAY

INFORMATION:

- Square Footage: 2,400
- Sales price \$245,000
- Property is close to busy intersection of Doniphan and Transmountain
- Building is just South of The Outlet Shops

HIGHLIGHTS:

- Great property for Clinic/Urgent Care Center



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Executive Summary

6894 Doniphan Dr, Canutillo, Texas, 79835
Drive Time: 5 minutes

Prepared by Jason Hiett, CCIM
Latitude: 31.909673782
Longitude: -106.6001084

0 - 5 minutes

Population

2000 Population	8,350
2010 Population	11,609
2013 Population	13,327
2018 Population	15,285
2000-2010 Annual Rate	3.35%
2010-2013 Annual Rate	4.34%
2013-2018 Annual Rate	2.78%
2013 Male Population	48.8%
2013 Female Population	51.2%
2013 Median Age	30.3

In the identified area, the current year population is 13,327. In 2010, the Census count in the area was 11,609. The rate of change since 2010 was 4.34% annually. The five-year projection for the population in the area is 15,285 representing a change of 2.78% annually from 2013 to 2018. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 30.3, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	89.4%
2013 Black Alone	1.2%
2013 American Indian/Alaska Native Alone	0.4%
2013 Asian Alone	0.4%
2013 Pacific Islander Alone	0.0%
2013 Other Race	7.1%
2013 Two or More Races	1.6%
2013 Hispanic Origin (Any Race)	89.2%

Persons of Hispanic origin represent 89.2% of the population in the identified area compared to 17.4% 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 35.6 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	2,360
2010 Households	3,521
2013 Total Households	4,086
2018 Total Households	4,741
2000-2010 Annual Rate	4.08%
2010-2013 Annual Rate	4.69%
2013-2018 Annual Rate	3.02%
2013 Average Household Size	3.25

The household count in this area has changed from 3,521 in 2010 to 4,086 in the current year, a change of 4.69% annually. The five-year projection of households is 4,741, a change of 3.02% annually from the current year total. Average household size is currently 3.25, compared to 3.28 in the year 2010. The number of families in the current year is 3,360 in the specified area.



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Median Household Income

2013 Median Household Income	\$31,645
2018 Median Household Income	\$39,227
2013-2018 Annual Rate	4.39%

Average Household Income

2013 Average Household Income	\$44,504
2018 Average Household Income	\$52,840
2013-2018 Annual Rate	3.49%

Per Capita Income

2013 Per Capita Income	\$13,545
2018 Per Capita Income	\$16,252
2013-2018 Annual Rate	3.71%

Households by Income

Current median household income is \$31,645 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$39,227 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$44,504 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$52,840 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$13,545 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$16,252 in five years, compared to \$32,073 for all U.S. households

Housing

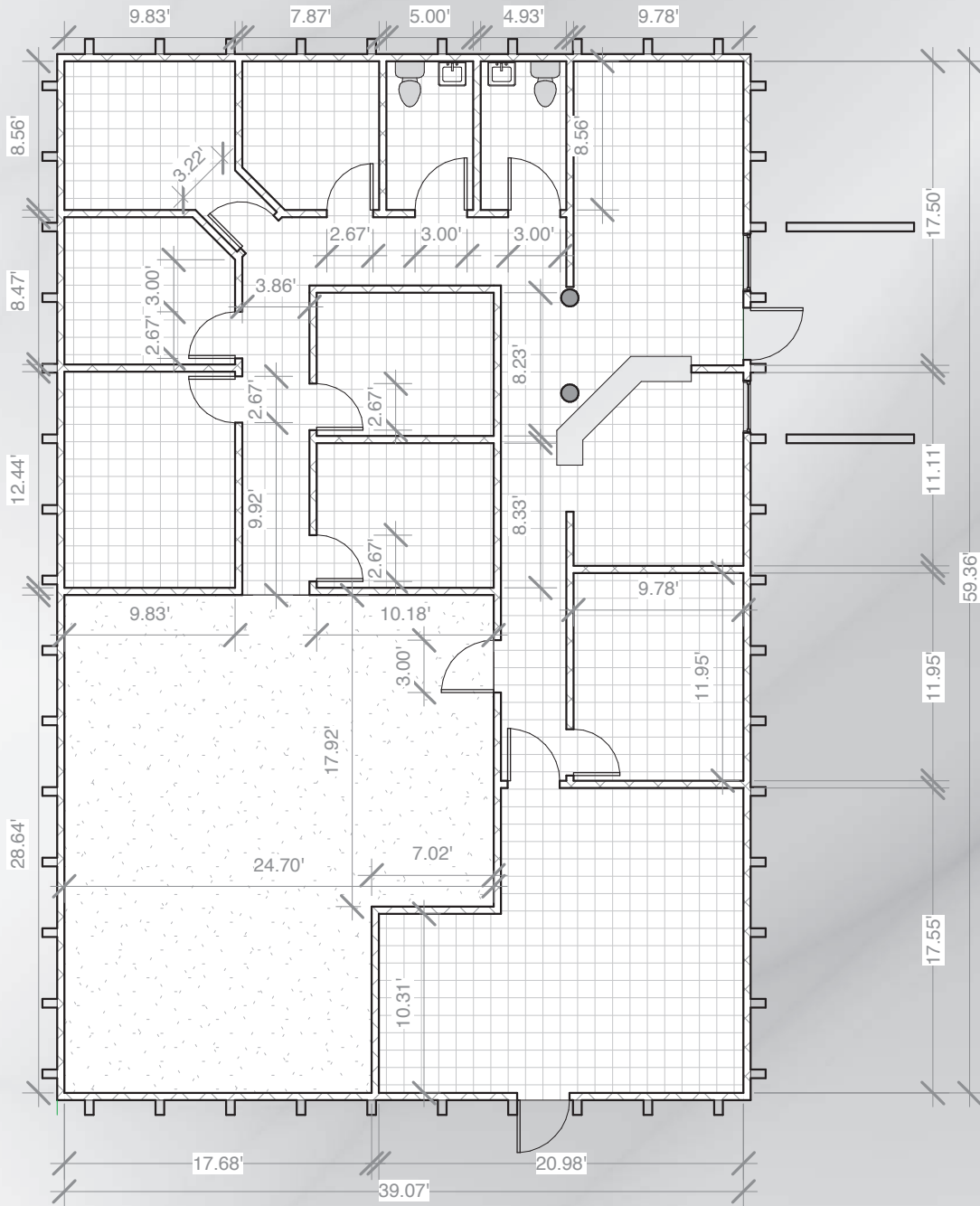
2000 Total Housing Units	2,537
2000 Owner Occupied Housing Units	1,828
2000 Owner Occupied Housing Units	532
2000 Vacant Housing Units	177
2010 Total Housing Units	3,823
2010 Owner Occupied Housing Units	2,630
2010 Renter Occupied Housing Units	891
2010 Vacant Housing Units	302
2013 Total Housing Units	4,357
2013 Owner Occupied Housing Units	2,996
2013 Renter Occupied Housing Units	1,091
2013 Vacant Housing Units	271
2018 Total Housing Units	4,945
2018 Owner Occupied Housing Units	3,424
2018 Renter Occupied Housing Units	1,317
2018 Vacant Housing Units	204

Currently, 68.8% of the 4,357 housing units in the area are owner occupied; 25.0%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 3,823 housing units in the area - 68.8% owner occupied, 23.3% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 5.98%. Median home value in the area is \$114,996, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 5.26% annually to \$148,620.



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1 Level 1
1" = 10'-0"



Doniphan

Floor Plan

Construction Area 2,320 SF

Date 1/30/14

Drawn by Gabriela Arias

Checked by Jason Hiett

6894

<http://ignaci19.wix.com/ignaciochoa>

6894

Scale 1" = 10'-0"