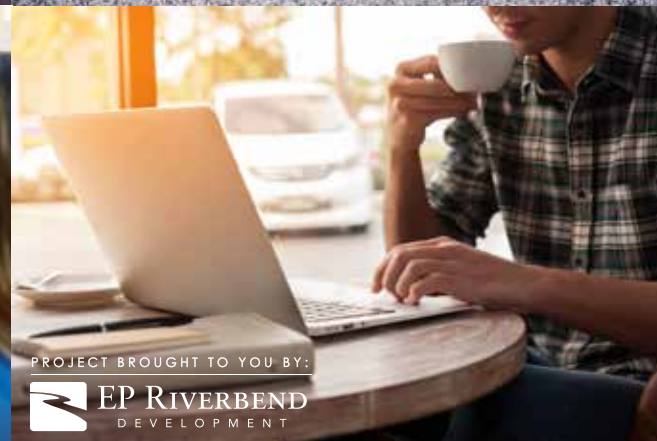


Consider your mission possible at

THE CANYONS

AT CIMARRON



PROJECT BROUGHT TO YOU BY:



www.TheCanyonsAtCimarron.com

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Project developed by:



4798 Doniphan Drive, Suite A
El Paso, TX 79922
915. 584. 8242
www.epriverbend.com

Architect:



123 W. Mills Avenue, Suite 410
El Paso, TX 79922
915. 533. SITU (7488)
www.insituarc.com

For leasing info:



Will Brown, SIOR
Will@sonnybrown.com
915.584.5511
www.sonnybrown.com





**THE
CANYONS**
AT CIMARRON



FEATURED AMENITIES:

The Canyons at Cimarron is conveniently located in the heart of Cimarron in Northwest El Paso where I-10 and Loop 375 meet. We are located next to El Paso's newest hospital and several of El Paso's largest industry leaders, including ADP, a Fortune 500 Company, which recently opened the second phase of its \$50 Million El Paso campus.

- A 92,000 sq. ft. mixed use development of retail, office and multi-family
- "Main Street" concept
- Combination of in-line spaces and free standing buildings
- Retail spaces from 1,200 sq. ft. to 5,000 sq. ft.
- Professional office spaces from 2,500 sq. ft. to 12,000 sq. ft.
- 575 parking spaces / 6.25:1,000 ratio

THE CANYONS AT CIMARRON IS:

- A gathering place for friends and families
- An open air, walkable casual lifestyle center with integrated bike/walk paths that connect to the Cimarron residential community
- Offering new dining and shopping opportunities for Northwest El Paso

Get it done in style. The Canyons at Cimarron is designed in a refined rustic elegance, which pays homage to the rugged beauty of the southwest. It features several shaded outdoor seating areas, lush landscaping and a designated play area for children to enjoy as you eat, shop, work and play. Looking for office space in a beautiful mixed-use environment? We've got that too.







NEIGHBORS



MAPS

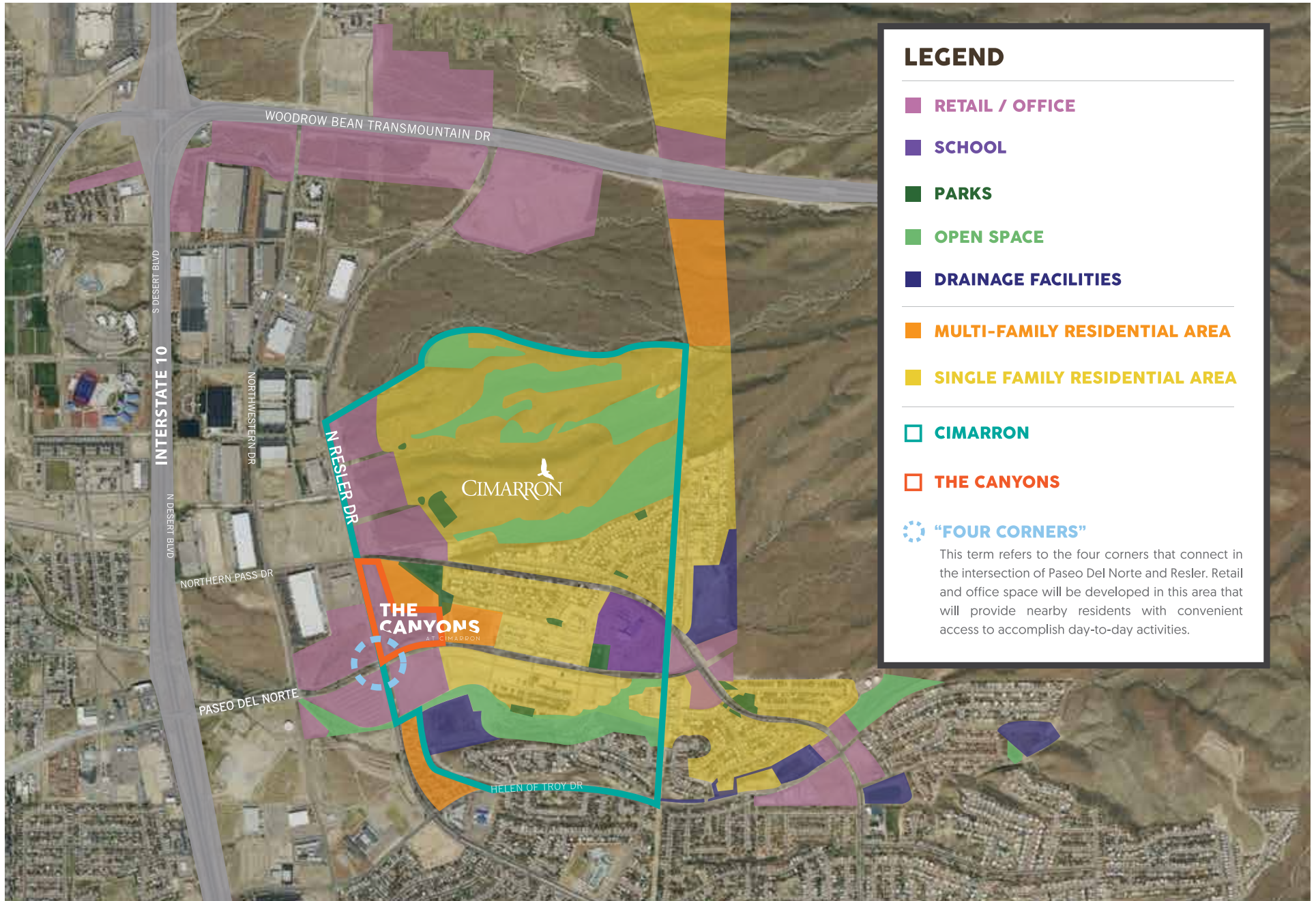
THE
CANYONS
AT CIMARRON

- APARTMENTS
- OFFICE SPACE
- OFFICE / RETAIL / RESTAURANT



PASEO DEL NORTE DR

N. RESLER



DEMOGRAPHICS



CIMARRON LIVING CENSUS

	1 MILE	3 MILE	5 MILE
POPULATION			
2015 TOTAL POPULATION	7,210	61,945	117,120
2020 POPULATION	7,614	63,466	119,576
POP GROWTH 2015-2020	5.60%	2.64%	2.10%
AVERAGE AGE	33.2	34.8	36.5
HOUSEHOLDS			
2015 TOTAL HOUSEHOLDS	2,203	19,951	40,162
HOUSEHOLD GROWTH 2015-2020	5.63%	2.42%	2.08%
MEDIAN HOUSEHOLD INCOME	\$104,952	\$65,566	\$63,575
AVERAGE HOUSEHOLD SIZE	3.3	3.1	2.9
2015 AVERAGE HOUSEHOLD VEHICLES	2	2	2
HOUSING			
MEDIAN HOME VALUE	\$192,151	\$168,280	\$176,264
MEDIAN YEAR BUILT	2002	1993	1989

WHERE WE ARE IN EL PASO



*Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecast for 2015 and 2020. Esri converted Census 2000 data into 2010 geography. Data Note: Income expressed in US dollars.

CONNECTIVITY

El Paso is as easy to reach as it is to navigate, with commute times averaging 20 minutes or less. Access to rail connectivity via Union Pacific, BNSF, and Ferromex. More than 110 Million North American Consumers accessible within 24 hours by truck.



Regional Population of
2.5 MILLION

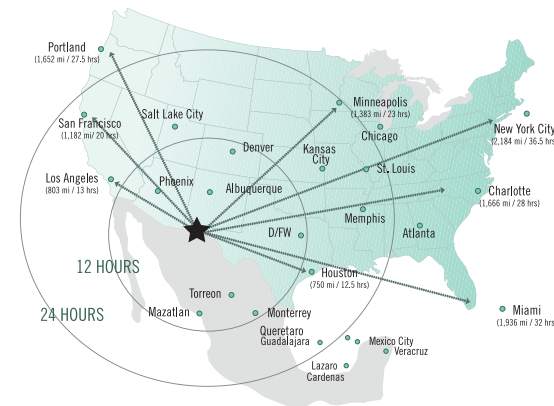
Doña Ana County
213,460

Otero County
65,616

El Paso MSA¹
839,007

Juaréz
1,400,079

El Paso MSA includes El Paso & Huidspeth Counties



SPOTLIGHT

#1

Lowest Crime Rate in U.S.
Over 500,000 Population
4th Year in a Row

CQ Press, January 2014, FBI 2012 Crime Data

#3

Top Best City to Raise a Family
(Out of 50 Most
Populated Cities)

Movoto.com Real Estate, May 2013

#4

Least Expensive U.S. Metros for
Conducting Business

Market Watch—Wall Street Journal, July 16, 2014

TOP
20

America's Best Performing Cities For
Growth In Jobs, Income And High-tech
GDP—Among 200 Largest Metros

Milken Institute, January 2013

#1

"Can-Do Capital" for Livability,
Sustainability, Infrastructure and
Business Opportunity

Newsweek, September 2011

#4

Best Mid-Size
City for Job Growth

Forbes, May 2012

FORT BLISS

Second Largest Installation In The U.S. Army,
1.12 Million Acres

- ★ Largest controlled airspace and houses the longest Army runway
- ★ Only installation with training areas that can accommodate all current DoD weapons systems.
- ★ Overall business output is \$5.998 billion annually
- ★ One of Army's premier strategic deployment platforms

★ EMPLOYMENT ★

Active Military	29,204
Civillians	11,283
Reserve	4,355
Total	44,842

QUALITY OF LIFE

\$473
MILLION

On February 5, 2013, El Paso City Council Approved a three year rollout plan for \$473 million voter approved 2012 Quality of Life Bond which includes:

\$200
MILLION

Over \$200 million for park, recreation, open space and zoo improvements

\$180
MILLION

Construction of a new \$180 million multipurpose entertainment facility

\$28
MILLION

\$28 million for museum and cultural facilities

Triple A-Baseball in Downtown El Paso:

- A new \$50 million ballpark in the heart of downtown El Paso
- Designed by Populous, with seating capacity of 8,500 with 20 luxury suites, and approximately 300 club seats

Medical Center of the Americas (MCA):

- \$120 million Children's Hospital
- Texas Tech \$11 million nursing school
- Future MCA projects will total \$157 million in investment

LABOR MARKET

Spotlight on Major Job Announcements since January 2014:

2,103+
JOBS CREATED

4,101+
JOBS RETAINED

\$83+
MILLION IN TOTAL
INVESTMENT

LABOR MARKET FOR EL PASO MSA, TEXAS & U.S.

	LABOR	EMPLOYMENT	UNEMPLOYMENT/RATE	
El Paso	323,890	301,352	22,538	7.0
Texas	13,044,241	12,389,786	654,455	5.0
U.S.	155,903,000	146,941,000	8,962,000	5.7

*not seasonally adjusted

TARGET INDUSTRIES

Automotive
High Tech Manufacturing
Financial Services
Defense/Homeland Security
Life Sciences
Clean Energy

CENSUS

835,593

2015 El Paso County census population estimate

31.5

Median age

\$18,705

Per capita personal income (MSA) 2010-2014

\$40,669

Median household income 2010-2014 (Census Bureau)

COST OF LIVING

93.1

{Grocery}

+

83.6

{Housing}

+

88.1

{Utilities}

+

99.2

{Transportation}

+

90.0

{Health Care}

+

96.8

{Other Goods & Services}

=

\$
93.1

Composite Index

{Nation's Average is 100}
*3rd Qtr. 2014

ABOUT EP RIVERBEND DEVELOPMENT:

EP Riverbend Development builds communities with purpose. We specialize in the creation of retail, office and neighborhood areas that are an asset to our community, by building spaces that promote personal interaction with intention of instilling pride in where we live. Projects include retail centers The Canyons at Cimarron and The Substation, Ventanas Corporate Center and The Fields neighborhood in El Paso's upper valley.

"KEEP SOMETHING AHEAD OF YOU TO BE ACCOMPLISHED, SOMETHING THE PROGRESS OF WHICH YOU CAN WATCH WITH INTEREST AND WITH THE REALIZATION THAT ITS ACCOMPLISHMENT IS OF IMPORTANCE TO YOUR COMMUNITY AND TO YOUR COUNTRY,"

— ZACH T. WHITE

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