

1

# Mountain Shadow

at Lake El Paso



2

# Mountain Shadow Property

El Paso, Texas

## DESCRIPTION

- Horizon Blvd & Ansley St 79928
- 4,100 acres, 8 miles east of Horizon City
- Paved road access, utilities, recreational water features & mature trees
- The property has 13,200 ft of frontage along Horizon City Blvd for commercial development
- Includes infrastructure for a 105-acre recreational lake

## PROXIMITY

- 6 miles to Ascension Boulevard
- 7 miles to Horizon High School
- 7 miles to Eastlake Boulevard Expansion
- 8 miles to Horizon City Country Club
- 8 miles to retail: Walmart, Horizon Vista Market, Walgreens & more
- 9.5 miles to new 40,000 square foot Hospitals of Providence Campus
- 12 miles to the new Amazon Distribution Center
- 15 miles to East El Paso's Las Palmas Marketplace
- 18 miles to Fort Bliss
- 25 miles to Downtown El Paso

## UTILITIES

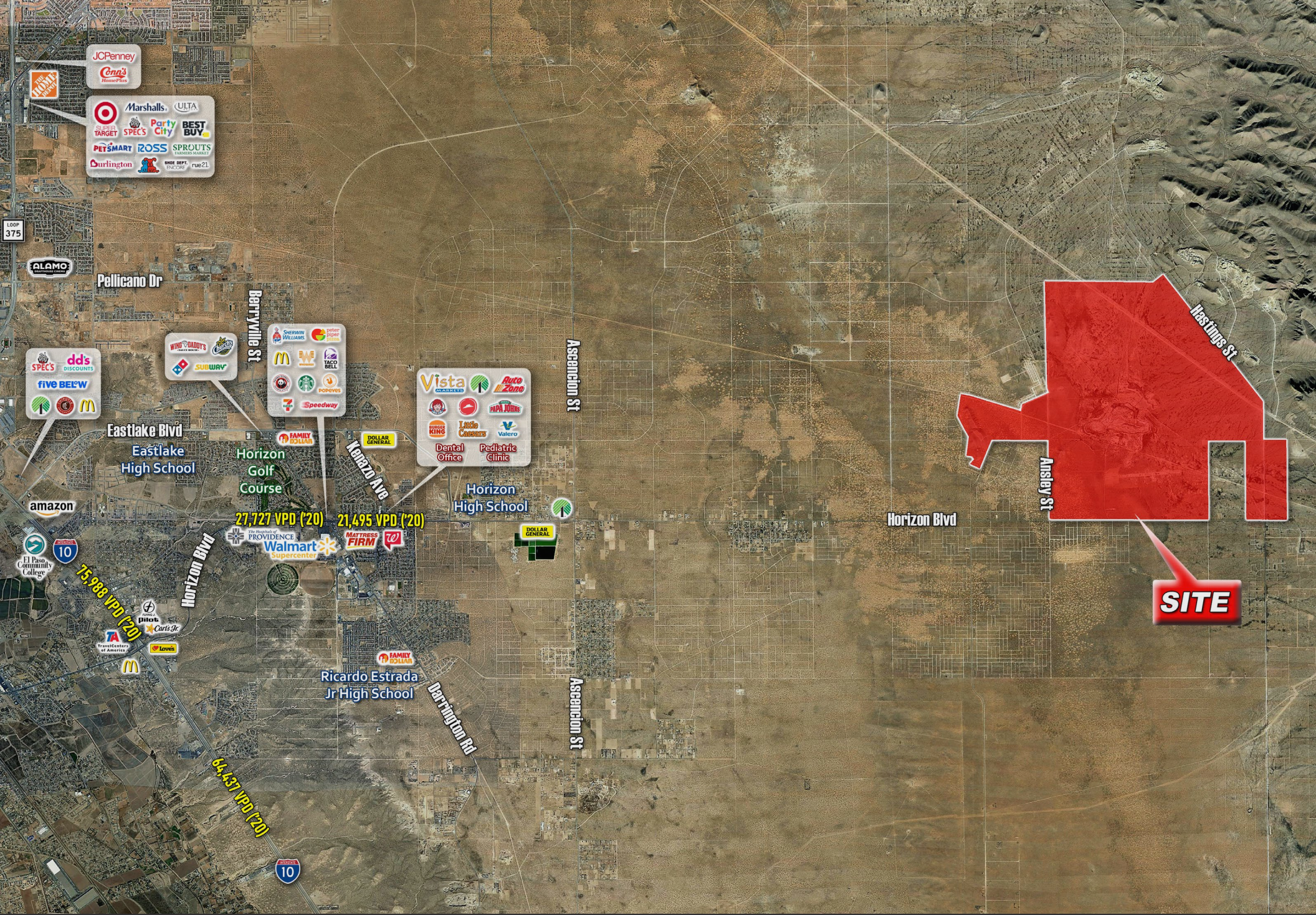
- 12 inch water main supplied by Horizon Regional M.U.D.
- Two 12 inch water wells
- 1 four inch irrigation well
- Electric
- Telephone
- Cable
- Internet
- 600 acres with fenced perimeter, entry gate, & paved trail











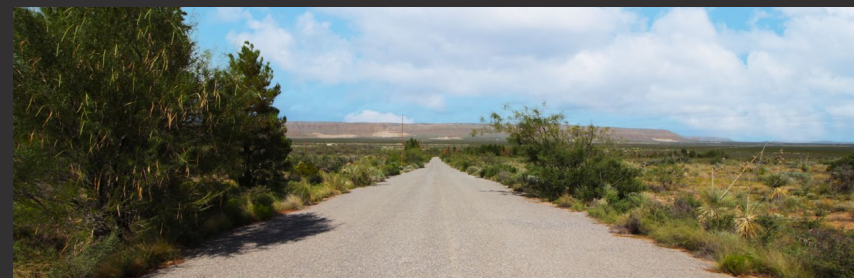


sustainable living  
 renewable energy  
 peaceful retreat  
 ranching  
 hiking  
 biking  
 wildlife  
 dark sky  
 nature  
 performance venue  
 golfing  
 mountains  
 water



# Site Attributes

LAKE: 105 acres, 2.56 percent of the property has been used as a recreational lake which was fed by wells and natural flow paths. The lake's infrastructure includes a boat dock, a boat ramp, multiple picnic pavilions, a lazy river and a waterfall.





# Market Overview

## & Development History

### MARKET OVERVIEW

The Mountain Shadow Property is located in a market that is experiencing rapid population growth.

- Horizon City population increased by 275% from 2000 to 2019
- Area east of El Paso is growing 11 times faster than the rest of the region
- New home construction in Horizon increased from 16 in 2014 to 328 in 2019, for an annualized growth rate of 81%
- Home values in Horizon have increased 16.3% percent from May 2020 to June 2021
- TXDOT estimates growth of over 50,000 residents, 16,000 houses, and over 6,000 jobs by 2040

### ROADS & ACCESS

Mountain Shadow's Horizon Blvd is one of two major commercial corridors into Horizon City, the other being Eastlake Boulevard, 7 miles from the site. Both connect to I-10, a major east-west corridor. Ascension Road is close by, connecting Horizon Blvd to Montana Avenue. Just outside of Horizon City, I-10 connects to Loop 375, providing connectivity to the greater El Paso area, and US 54, providing north-south access to Midwest hubs. Horizon City's transportation network is being further developed with a 2 billion transportation plan.

Geographic constraints from the Mexico and New Mexico borders force El Paso's growth east. Expansion and growth at Fort Bliss is expected to continue to fuel the housing boom in Horizon City. Increasing roads and access coupled with growth in economic and educational opportunity make Horizon City an attractive suburban residential and commercial alternative to El Paso.

### LAKE DEVELOPMENT HISTORY

Horizon City Improvement Association's (HCIA) originally developed this 105-acre recreational facility, master planned and designed by Garland and Hilles Architects. In 1982, Richard Knapp bought the property from the Horizon Corporation. He then sold 3,900 acres to HCIA to build the lake five years later. HCIA contracted Knapp for all earth moving and lake construction, and in 1996 HCIA sold the land back to Knapp who owned and operated the land until his death in 2006. Mountain Shadow Lake was a unique regional destination for picnicking, boating, tubing, skiing, and counted the balloon festival and Stevie Ray Vaughan performance amongst its many special events.

After Knapp's death, Mesquite Properties closed the event and recreational venue. Although the property is closed, paved roads and

recreational facilities which include a boat dock, a boat ramp, multiple picnic pavilions, a lazy river and a waterfall remain. Natural water flow paths, two wells and water pumps are in place to maintain the depth of the lake. Previous proposals for this site included a 36-hole golf course community; a veterans' retreat; and a renewable energy site.

