



**EL PASO**  
INTERNATIONAL AIRPORT

**CONTACT: 915-212-7339**

Reach out and let us know how we can accommodate your growing business needs.

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# AIRPORT OVERVIEW

El Paso International Airport (EPIA) is the gateway to West Texas, Southern New Mexico, and Northern Mexico. It provides scheduled commercial air service to thirteen destinations in the U.S. by way of seven airlines: Alaska, Allegiant, American, Delta, Frontier, United, and Southwest. Air cargo service is provided by three carriers: FedEx, UPS, and DHL. General Aviation services are provided by the fixed based operator, Atlantic Aviation and Million Air, which just opened in 2020.

EPIA is a self-supporting department of the City of El Paso, Texas. In 2019, EPIA served over 3.5 million passengers, 92,000 tons of cargo, and 87,000 aircraft operations. The Airport has three runways, two of which are for commercial air carriers: Runway 4-22 (12,010 feet) and Runway 8R-26-L (9,025 feet). Runway 8L-26R is 5,493 feet long and is designed for small general aviation aircraft.

Situated on 6,800 acres, the Airport is also the site of a wide variety of non-aviation commercial activities, including a 600-acre industrial park, seven hotels, and numerous industrial and commercial sites on the south side of the terminal complex.

With the vision to grow the core business of air transportation, EPIA has invested over \$156 million in capital improvement projects over the past five years. Completed projects include the Landscape and Architectural Lighting Project, re-pavement of the airport's longest runway R 4-22, Checked Baggage Inspection System, and the Consolidated Rental Car Facility. Thirteen additional amenities and customer service programs have been integrated into the air travel experience, including pet relief areas, nursing rooms, and a Mobile App for assisting passengers who are blind. EPIA has been recognized for four consecutive years as the Best in Overall Customer Service for Airports in North America by Airports Council International and 2018 Airport Safety Excellence Award for the Southwest Region by the Federal Aviation Association (FAA).



# REGION

2.6 Million Regional population (CD. Juarez, CHIH, El Paso, Las Cruces, NM)

\$94.2 Billion in U.S. – Mexico Trade (2020)

495+ Manufacturing Operations- World Class Manufacturing Sector

40,000 Employees in the regional medical device industry workforce

70+ Fortune 500 Companies

75+ Manufacturing Related Facilities in El Paso/Las Cruces

35+ Business Services Operations

Largest Regional Military Complex in the United States – 3.2 Million Acres

130,000 Population Supported by Fort Bliss

72,000 Veterans / 39,000 Active Duty

\$25+ Billion Economic Output to Texas

1 out of 16 Jobs in El Paso Tied to the Military

# CITY OF EL PASO

The Largest City on the U.S./Mexican Border

22nd Largest City in the U.S.

6th Largest Metro Area in Texas

Population of 845,192, approx. 70% of the Population is Bilingual

\$72 Billion in Total Trade, 2020

\$33.2 Billion GDP

\$12.5 Billion Retail Sales

# AIRPORT

14 Non-stop destinations

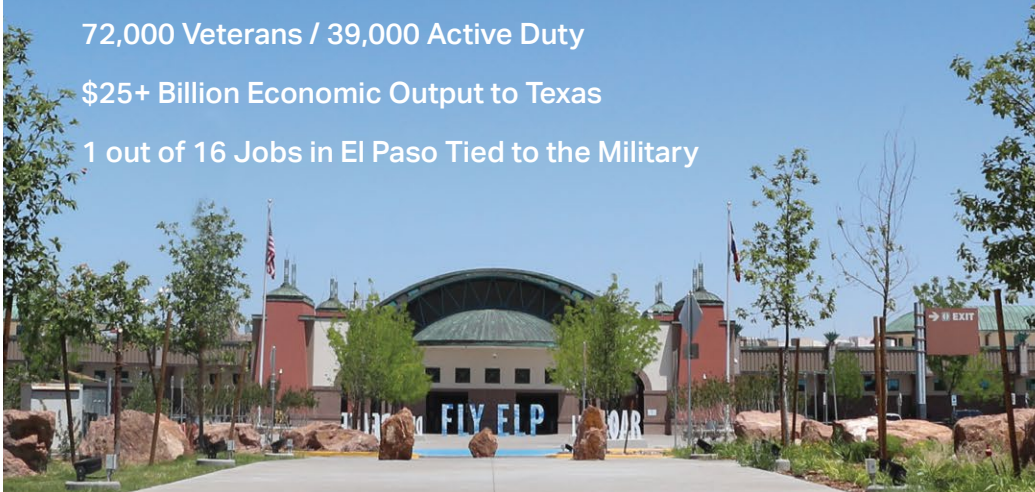
7 Airlines

3.5 Million in total passenger traffic (2019)

Average of 50 flights per day (October YTD 2021)

2 Full-service, concierge style Fixed Based Operators for general aviation, military and private charters

Serves a large regional area including West Texas, Southern New Mexico, and Northern Mexico







With 3,450 acres of combined available land over five property districts focusing on aviation, technology, manufacturing, entertainment, logistics, and more, El Paso International Airport (ELP) is primed for major growth.

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**FOR EL PASO DEVELOPMENT INFORMATION VISIT:**



### BUTTERFIELD INDUSTRIAL PARK

The Butterfield Industrial Park encompasses 588 acres of prime land located northeast of the airport. Designed for the manufacturing industry, the park offers underground utilities, wide streets to handle large trucks, and immediate access to air, rail, and highway transportation.

### BOEING BUSINESS DISTRICT

The Boeing Business Park is located adjacent to El Paso International Airport and encompasses nearly 220 acres of land for industrial and commercial uses. This area accommodates hotels, offices, businesses, and warehouses all within 2 miles from the Terminal building. The majority of this district includes access to the airfield and general aviation hangars. It is also home to two first-class fixed-based operators providing concierge-style service and support for general aviation, military, and private charters.

### CROSSWINDS ENTERTAINMENT DISTRICT

The Crosswinds Entertainment District is a development located within a mile of the entrance of the airport and will be a vibrant entertainment and business district with exciting nightlife, restaurants, and retail for residents, employees, and airport guests. Several prime lots are available for development and will complement the established nearby hotels and restaurants. To reinforce the vision, the airport renovated a terminal landscape and architectural lighting project in 2019, which enhances the walkability in this district.

### GLOBAL REACH INFINITY PARK

The corridor along Global Reach is dubbed Global Reach Infinity Park, its inception spurred by the new Army Hospital Complex and includes 1,700 acres for development. This park will be a part of the Tax Increment Reinvestment Zone of 2,815 acres, an incentive to attract manufacturing aviation and retail.

### 601 CORRIDOR BUSINESS DISTRICT

The 601 Corridor Business District is a budding development with about 1,900-acres of property, that will complement nearby existing industrial and cargo facilities. This area will provide additional industrial capacity at the airport complex, as well as commercial and retail opportunities. With the ability to serve the nearby U.S. Army military installation, Fort Bliss, defense industry contractors can gain additional competitive advantage through this unique location; the site can also offer secured entrances.





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# INNOVATION FACTORY

The Department of Defense has identified several factors that threaten our nation's industrial base, threats to our supply chain was exposed by COVID-19 as dependency on foreign production, manufacturing and workforce skills. To rectify this, Funding from the EDA' Build Back Better grant to the West Texas Aerospace and Defense Manufacturing Coalition will aid in closing America's gap in aerospace and defense manufacturing capabilities.

The El Paso Makes Coalition along with GM, the El Paso Electric Company and the City of El Paso, University of Texas El Paso (UTEP), the El Paso Chamber of Commerce and the City of El Paso has joined forces to bolster defense and manufacturing capabilities by attracting and assisting new entrants into those industries in our region, while also building skills of our area's workforce.

Due to the close proximity of Fort Bliss, white Sands Missile Range and Holloman Air Force Base the property available at El Paso International Airport (ELP) was identified as an ideal location. Co-locating aerospace, defense and other advanced manufacturing activities in a centralized location at ELP will create economies of scale for tenants which will benefit through cost savings in training back-office support, environmental management, product design and value chain.

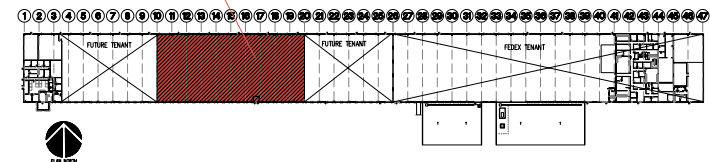
The El Paso International Airport Air Cargo Complex, Cargo 4 building will be transformed into Innovation Factory and will be a part of the Advanced Manufacturing Campus. The Innovation Factory will be a space to allow start up companies' options for collaborative work.

30,000 square feet of space has been identified for the Innovation Factory. It includes both private and common use spaces to support a full operation with a-la-carte style lease options. Private spaces include modular offices, storage and maker spaces which can be secured. Common use areas include conference rooms, restrooms, kitchenette and copy room. This allows our

home-grown operations to focus on the work and invest in people rather than expensive leases and long-term investments. Supporting your innovation is our priority and a space like this can help get you off the ground.



Section of the El Paso International Airport Air Cargo Facility, Cargo 4 Building





# ADVANCED MANUFACTURING & DESIGN CENTER CAMPUS

Just across the street from the Innovation Factory, will be the home of the Advanced Manufacturing Campus. This area will be developed for public and private investment in aerospace and defense manufacturing to include university and industry design centers and low- and medium-volume manufacturers.

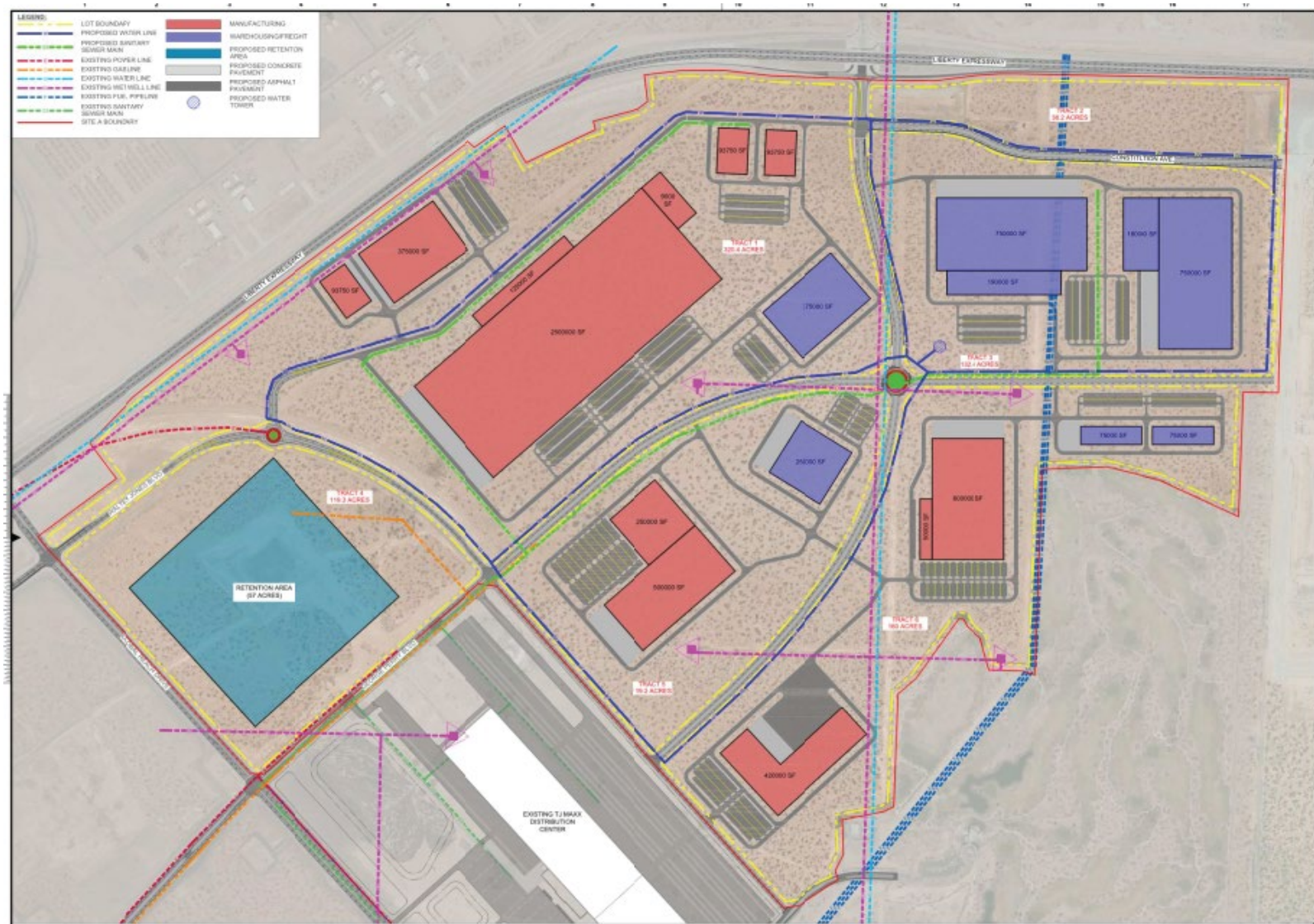
Setting up your operations in this park with close proximity to the El Paso International Airport, Ft. Bliss and all major access roads, puts you in the heart of the city and the center of international trade and commerce.





# 601 CORRIDOR BUSINESS DISTRICT

On the north-east end of the 601 Corridor Business District, which has over 600 acres, will be where high-volume manufacturers are located. MarMaxx Inc. distributing goods for TJ Maxx and Homegoods has kicked off development in this area by building a warehouse that boasts over 2 million square feet under roof.



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## CONVAIR DEVELOPMENT

- 1 INTERNATIONAL AIRPORT BUILDING
- 2 CONSOLIDATED RENTAL CAR FACILITY
- 3 SHORT TERM PARKING
- 4 TRAFFIC TABLE
- 5 BUS STOP
- 6 CAR RIDE SHARE PICKUP ZONE
- 7 HOTEL
- 8 PARKING GARAGE
- 9 PEDESTRIAN PROMENADE
- 10 FOOD HALL ZONE
- 11 AMPHITHEATER
- 12 OFFICE BUILDING
- 13 PARKING
- 14 RESTAURANT / STORE
- 15 CONVENIENCE STORE
- 16 GAS STATION
- 17 FUTURE



EL PASO TEXAS JULY 2021

**in situ**  
ARCHITECTURE



## CROSSWINDS ENTERTAINMENT DISTRICT

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lighting project in 2019, which enhances the walkability in this district.

A Key feature of the Crosswinds Entertainment District Development will be a upscale hotel. This hotel will be the anchor to an exciting development awaiting the right developer who is looking to capitalize on the proximity to the airport terminal and rental car center located just steps away.





## LOT INFORMATION

- 73,225 sqft - 1.68 acres
- Zoning - Smart Code SD3

## AMENITIES

- Walking distance from airport terminal
- Access to airport passengers, visitors and employees
- Two industrial parks with more than 150 businesses within 1 mile Breathtaking views of the Franklin Mountains and airfield.



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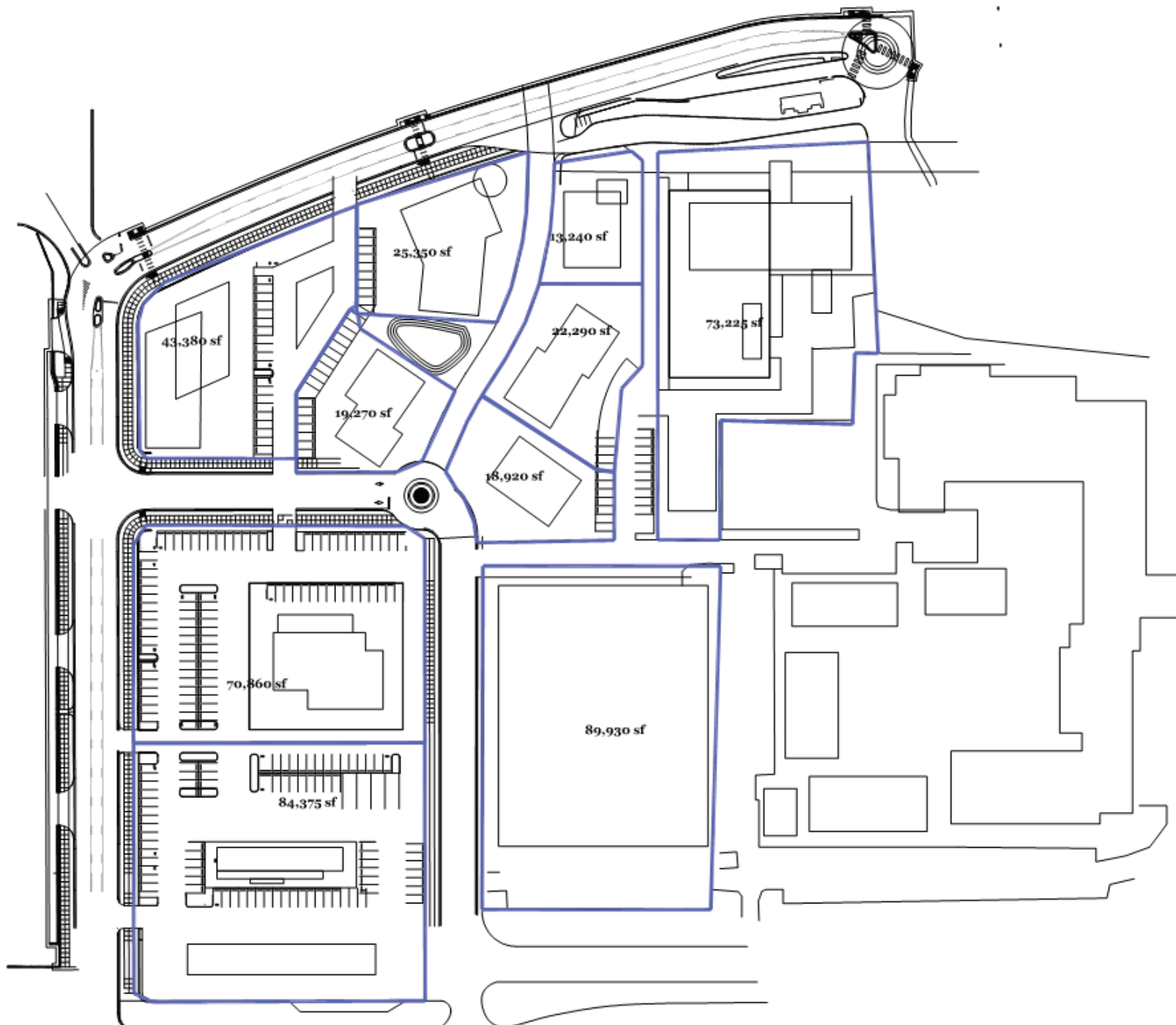




Possibilities of this district include, but are not limited to, a food hall, amphitheater, retail, office space, convenience store, coffee shop, and a walkable pedestrian pathway. The supporting entertainment venues will offer guests of the hotel and airport a new and exciting experience all within walking distance.







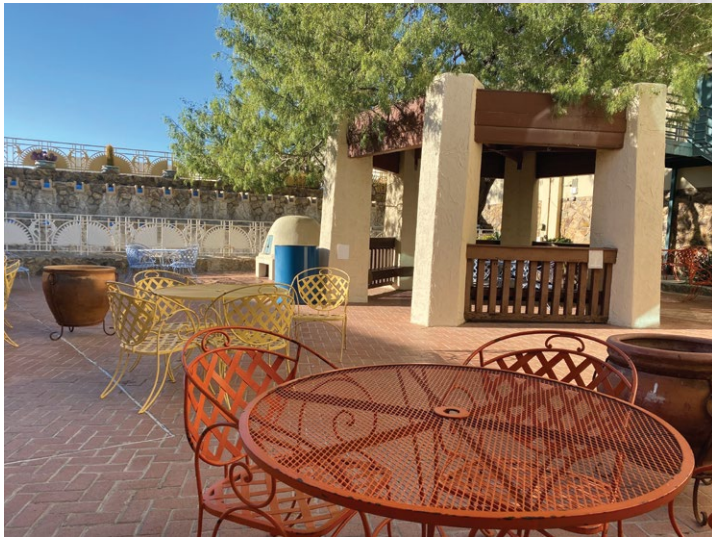
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# TERMINAL RESTAURANT LOCATION

EPIA is more than just an origin and destination airport. It is a destination for residents and visitors alike. This restaurant location located pre-security will serve as an attraction that includes beautiful patio space to support both indoor and outdoor dining and would be perfect to host small concerts and events.

Why El Paso International Airport? Because its sole provider of food and beverages, HMS Host is the second in Highest in bar sales for all establishments in the City of El Paso, according to the Texas Comptroller's Office for 2018.

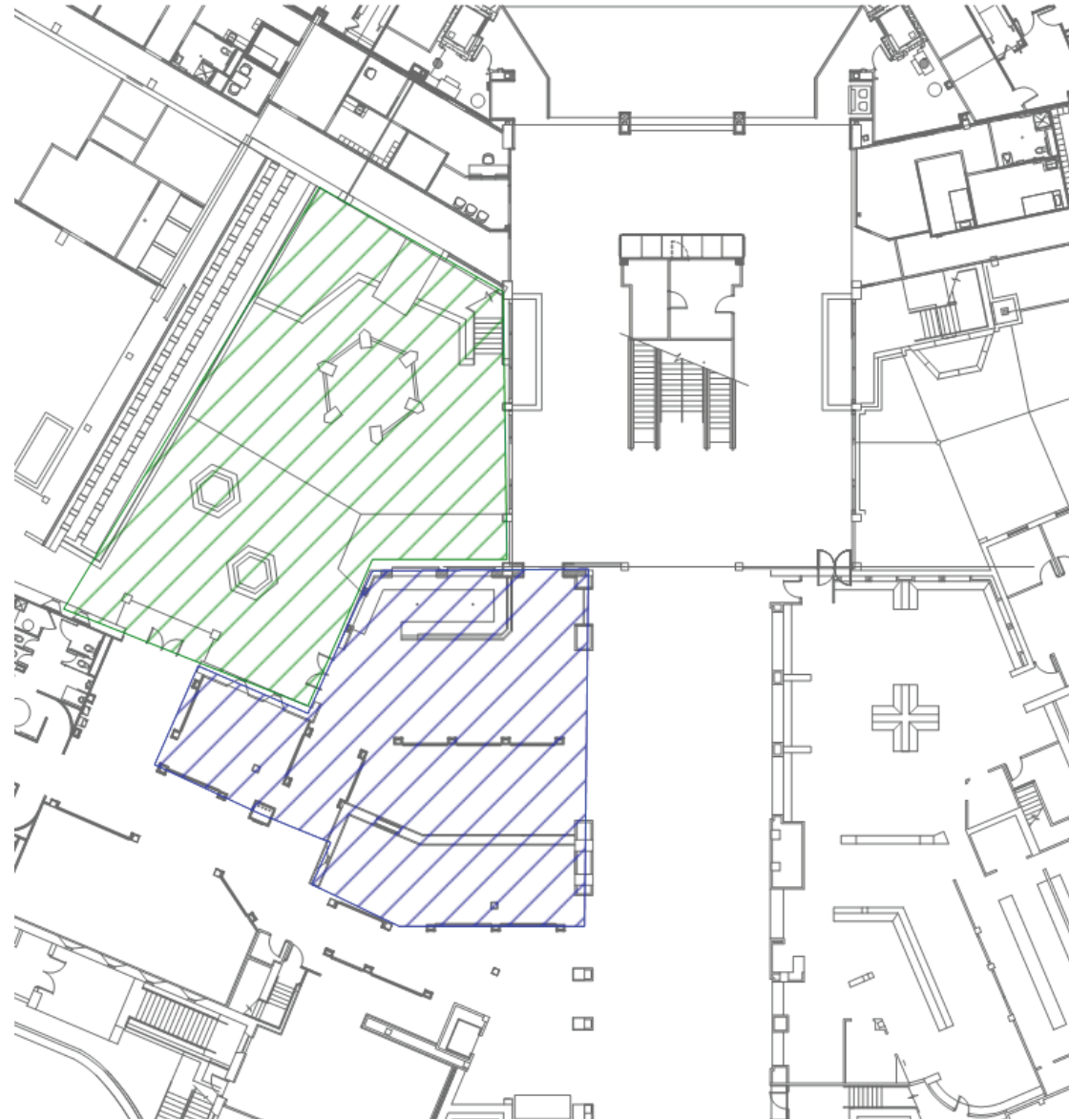


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Amenities include hotel proximity, parking validation and there are no noise concerns making it a great concert spot.

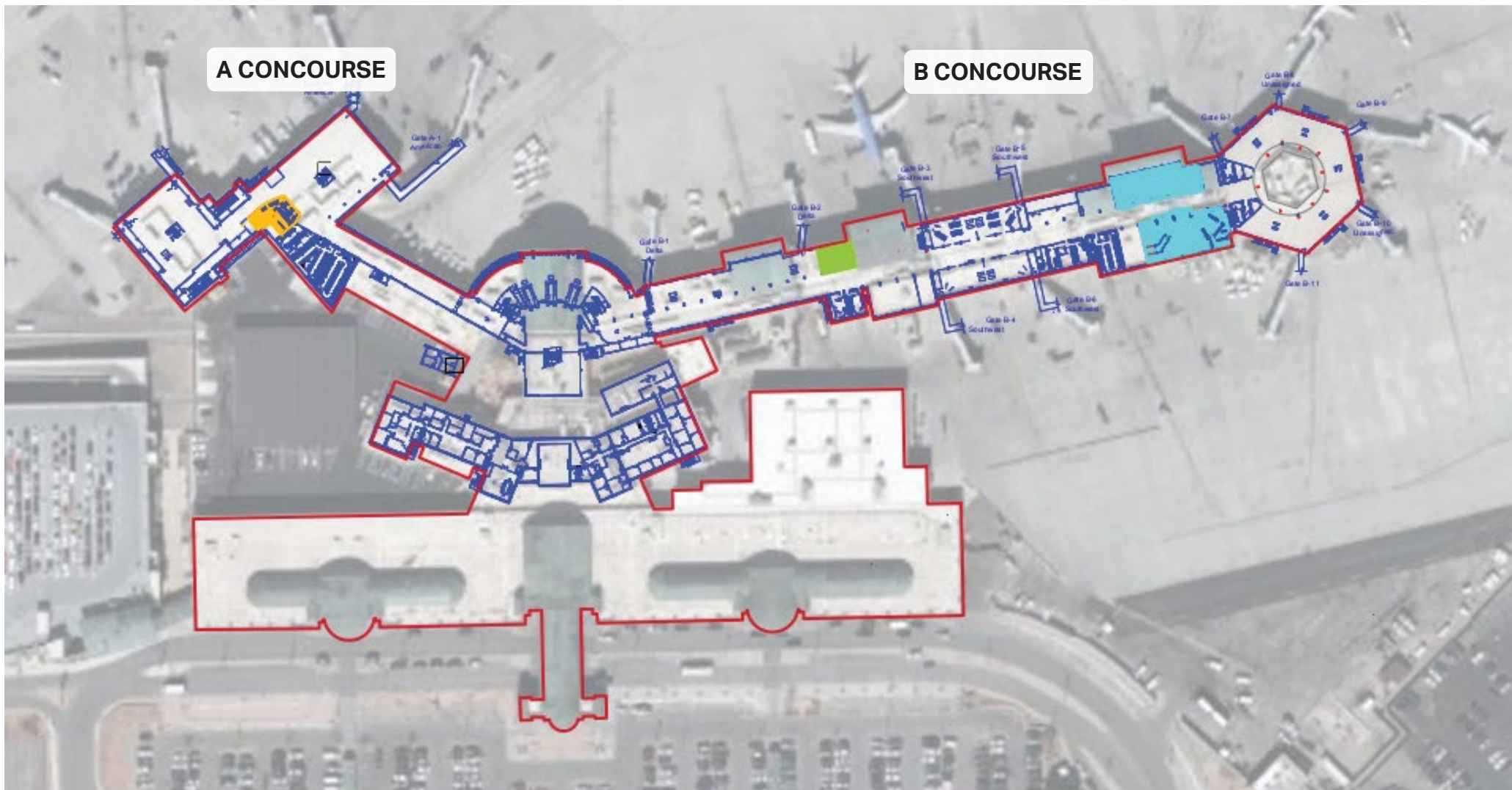


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American Airlines operates out of the A concourse and serves 30% of the total passengers.

Delta, Southwest, Alaska, United, Frontier and Alligient operate out of the B concourse and support 70% of the total passengers.





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