



DC
DESERT
COMMONS
east

EL PASO, TEXAS





PRIME LOCATION NEAR RETAIL AND ENTERTAINMENT HUBS

The Property boasts a prime location with adjacent walkable dining options and easy access to 2.8+ million sq ft of varied shopping and recreational destinations, offering residents:

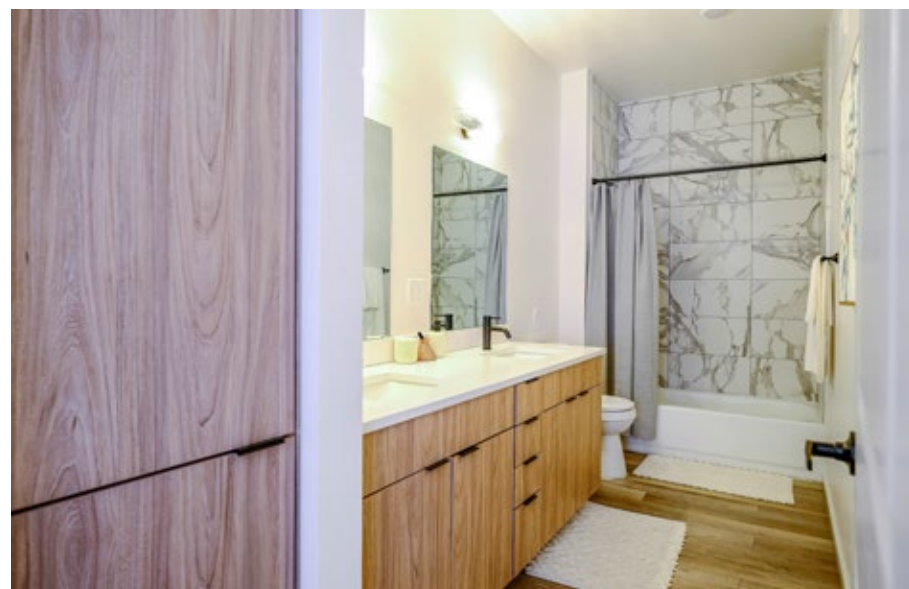


Investment Overview

Jones Lang LaSalle Americas, Inc. (JLL) has been exclusively retained to offer an exceptional investment opportunity in Desert Commons East, a newly constructed 225-unit luxury apartment community in El Paso, Texas. This premier property boasts market-leading finishes and unparalleled amenities, setting a new standard for residential living in the market. Strategically located near major thoroughfares which include Loop 375, Montana Avenue, Interstate 10 and Zaragoza Road, Desert Commons East provides residents convenient access to all major economic drivers. Having just completed its lease-up, the Property offers an optimal entry opportunity for investors looking to capitalize on growth in one of Texas's most rapidly expanding market. The property has recently completed its final lease-up phase, it presents an ideal entry point for investors seeking growth potential in one of Texas's fastest-expanding markets. Desert Commons East has already demonstrated its ability to command approximately 5% higher rents on new leases and renewals, indicating significant future income growth potential. With its winning combination of prime location, superior quality, and robust growth prospects, Desert Commons East represents a compelling investment opportunity for qualified buyers seeking fee simple interest in a top-tier multifamily asset.

NEWLY BUILT LUXURY COMMUNITY WITH MARKET LEADING AMENITY PACKAGE

Desert Commons is a premier Class A asset that boasts luxurious interiors and a remarkable set of amenities. The interiors feature spacious layouts, sleek stainless-steel appliances, quartz countertops, and vinyl wood flooring throughout, creating a modern and sophisticated atmosphere. The Property pampers residents with a resort-style pool, extensive fitness center, and professional golf simulator, while offering the convenience of private garages and proximity to retail, dining, and parks.



STRONG DEMOGRAPHICS WITH GROWING POPULATION AND QUALITY SCHOOLS



(2nd Best Teachers In El Paso)

A- PEBBLE HILLS High School

B+ SUN RIDGE Middle School

B+ LUJAN-CHAVEZ Elementary School



COMMUNITY AMENITIES

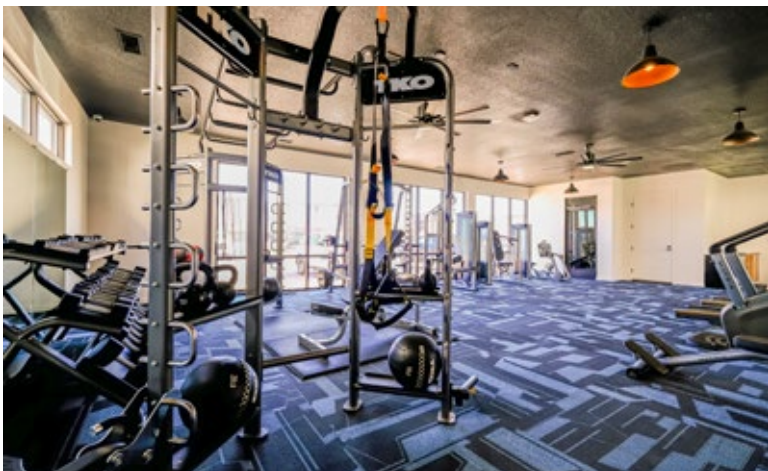
- Walking Distance to Numerous Retail & Dining Options
- Resort-Style Swimming Pool with Cabanas
- Extensive Fitness Center with Top-Tier Equipment
- Private Garages
- Reserved Carport Spaces/EV*
- Private Storage Units
- Professional Golf Simulator
- Stylish Game Room with Pool Table
- Expansive Multi-Purpose Resident Lounge
- Modern, Vibrant, Welcoming Leasing Office
- Extended Open-Air Relaxation Zone
- Near Tierra Buena Dog Park & Salvador Rivas Jr. Park

*Select Spaces

APARTMENT AMENITIES

- Sleek Stainless-Steel Appliances
- Quartz Countertops
- Vinyl Wood Flooring
- In-Unit Full Size Washer & Dryer
- Sizable Kitchen Island
- Spacious Walk-In Closets & Floor Plans
- Elegant Marble-Style Shower with Glass Enclosure
- Modern White & Wood Grain Cabinetry Options
- Stylish Grey Subway Tile Backsplash
- Built-In Microwave
- Stylish Lighting Fixtures
- Matte Black Faucet & Hardware
- Ample Storage with Upper & Lower Kitchen Cabinets
- Keyless Entry
- Office Nooks
- Private Yard*

*In Select Units



KEY ECONOMIC DRIVERS

The Property is situated in proximity to vital economics hubs and employment centers that are the foundation of the El Paso economy such as:

FOREIGN TRADE

- \$56.1B In Exports (2023)
- \$87.5B In Imports (2023)
- 165K+ Net Jobs In Texas

FORT BLISS US MILITARY BASE

- 2nd Largest US Base
- 45K+ Jobs & 38K+ Active Military
- \$24.1 Billion Economic Impact

UNIVERSITY OF TEXAS AT EL PASO (UTEP)

- 25K+ Students
- 3,500+ Faculty & Staff
- Annual Economic Impact of \$1.4 Billion

HEALTHCARE/LIFE SCIENCES

- 4K+ Hospital Workers
- 38K+ Jobs In Life Sciences
- \$2.5B+ Economic Impact

EL PASO CBD

- 16K+ Employees
- Central Hub For Region
- Five Distinct Districts (Arts,Retail, Entertainment)

EL PASO INTERNATIONAL AIRPORT

- 4M+ Passengers (2024)
- 15 Gates
- 15K+ Jobs

PROPERTY DESCRIPTION

ADDRESS	2801 N Zaragoza Rd, El Paso, TX 79938
YEAR BUILT	2023
CURRENT OCCUPANCY	94.2% as of (08/10/2025)
UNITS	225
AVERAGE UNIT SIZE	911 Square Feet
RENTABLE SF	204,966 Square Feet
STORIES	3
NUMBER OF BUILDINGS	9
LAND AREA	9.42 Acres
DENSITY	24 Units/Acre
PARKING	382 Total Parking Spaces 1.70 Spaces/Unit

UNIT MIX

UNITS	%	UNIT DESCRIPTION	TYPE	SF	STATUS		MARKET		EFFECTIVE	
					OCC	VAC	RENT	PSF	RENT	PSF
30	13%	1 BR - 1 BA	A1	584	29	1	\$1,334	\$2.28	\$1,341	\$2.30
6	3%	1 BR - 1 BA	A2	688	6	0	\$1,406	\$2.04	\$1,407	\$2.04
72	32%	1 BR - 1 BA	A3	711	70	2	\$1,384	\$1.95	\$1,404	\$1.98
6	3%	2 BR - 2 BA	B1	1,129	6	0	\$1,826	\$1.62	\$1,693	\$1.50
81	36%	2 BR - 2 BA	B2	1,109	74	7	\$1,869	\$1.69	\$1,775	\$1.60
21	9%	2 BR - 2 BA	B3	1,101	18	3	\$1,831	\$1.66	\$1,800	\$1.63
9	4%	3 BR - 2 BA	C1	1,378	8	1	\$2,302	\$1.67	\$2,276	\$1.65
225	100%			911	211	14	\$1,643	\$1.80	\$1,601	\$1.76



DESERT COMMONS *east*



ADDITIONAL INFORMATION

If you have any questions or require additional information, please contact any of the individuals below.

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