



404 ARIZONA AVE. INFILL INCENTIVE

Goal 1: Create an Environment Conducive to Strong, Sustainable
Economic Development

1.1 Stabilize and expand El Paso's tax base

November 12, 2019

404 Arizona Avenue - INFILL

PROJECT SUMMARY

Applicant: Left Investments, LLC

Property Address: 404 Arizona Avenue, El Paso, Texas 79912

Real Improvement Costs: \$1,000,000

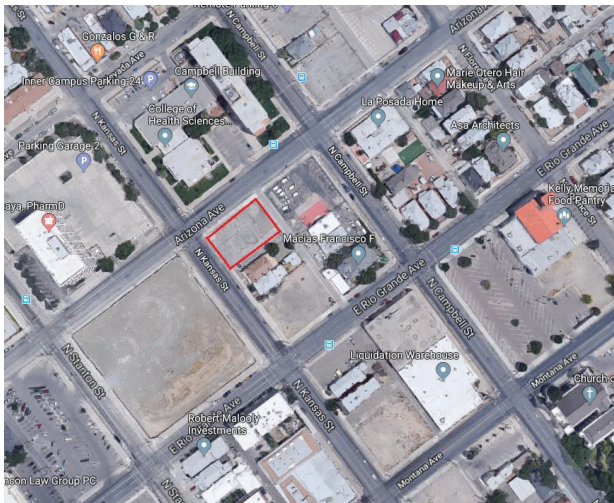
District: 8



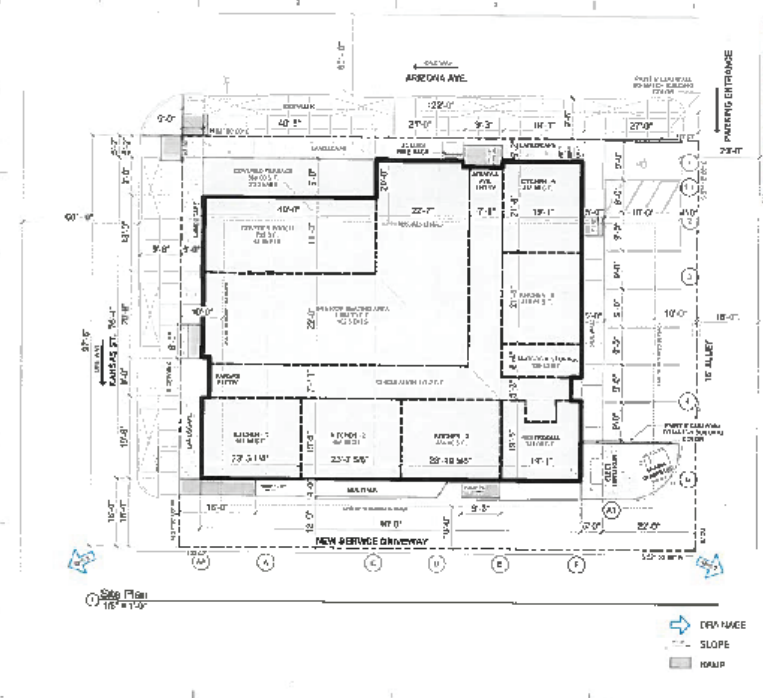
- Develop a pedestrian-friendly food court along the El Paso Streetcar line
- Activate commercial and retail spaces
- Development plans include a total reuse of the existing lot and the addition of shared seating outdoor patio
- Create a new restaurant area for nearby residents, EPISD employees, UTEP employees, students and visitors

404 Arizona Avenue - INFILL

CURRENT CONDITIONS



404 Arizona Avenue- INFILL PLANNED DEVELOPMENT



404 Arizona Avenue - INFILL

CITY INCENTIVES

**Incremental Property Tax
Rebate (*10 Years)**

\$35,530

**Construction Material
Sales Tax Rebate**

\$5,000

Permit Fee Rebate

\$10,000

*(*10 Year Property Tax Rebate : (Years 1-3 (100%), 4-5 (75%), 6-10 (50%))*

\$50,530

T o t a l I n c e n t i v e P a c k a g e

404 Arizona Avenue - INFILL

INCENTIVE SUMMARY

10 Year Property Tax Inflow

City of El Paso	El Paso County	EPISD	EPCC	UMC
\$16,476	\$28,029	\$72,701	\$8,092	\$15,347

TOTAL
\$140,645

THANK YOU

Rafael Arellano

Business Services Coordinator

Economic and International Development

123 W. Mills Ave. Suite 111



ARELLANORX@
ELPASOTEXAS.GOV



915-212-1616



ELPASOTEXAS.GOV/
ECONOMIC-DEVELOPMENT