

9570 DYER ST
EL PASO, TX 79924



HARD CORNER PAD SITE | AVAILABLE FOR LEASE

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

Location: 9570 Dyer St, El Paso, TX 79924

Lot Size: ±0.40 AC (±17,424 SF)

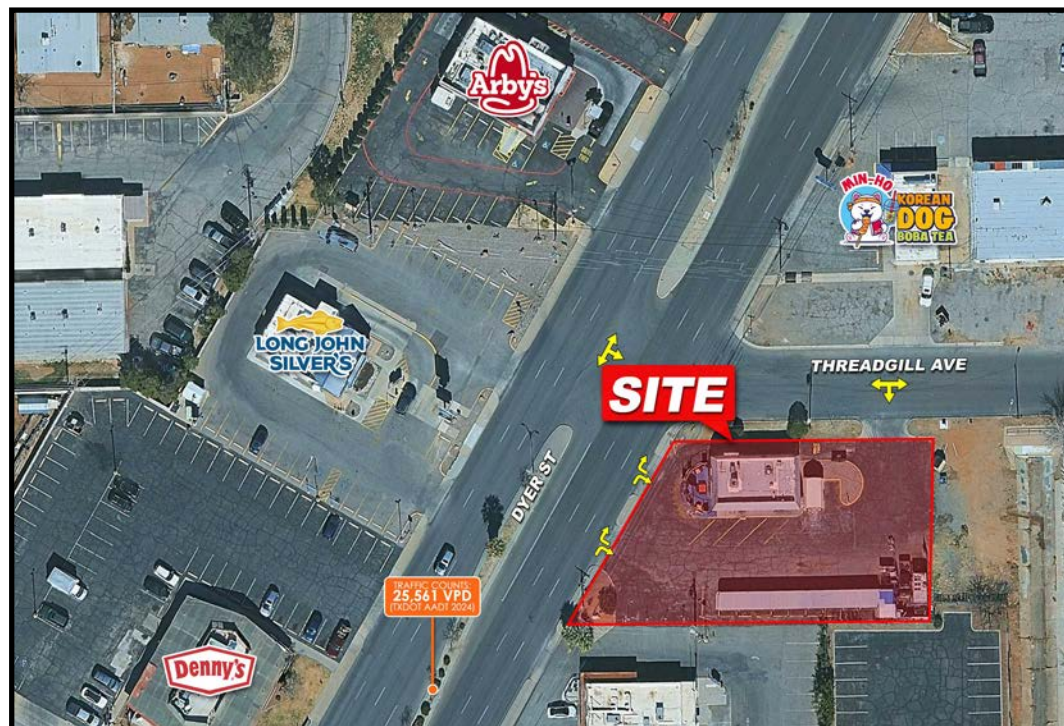
Availability: Ground Lease

Ground Lease Rate: \$3.00 PSF

2026 Property Tax: \$4,306.68 (\$4.27/SF)

Zoning: C1S

Traffic Counts: Dyer St - 25,561 VPD (2024)



PROPERTY HIGHLIGHTS

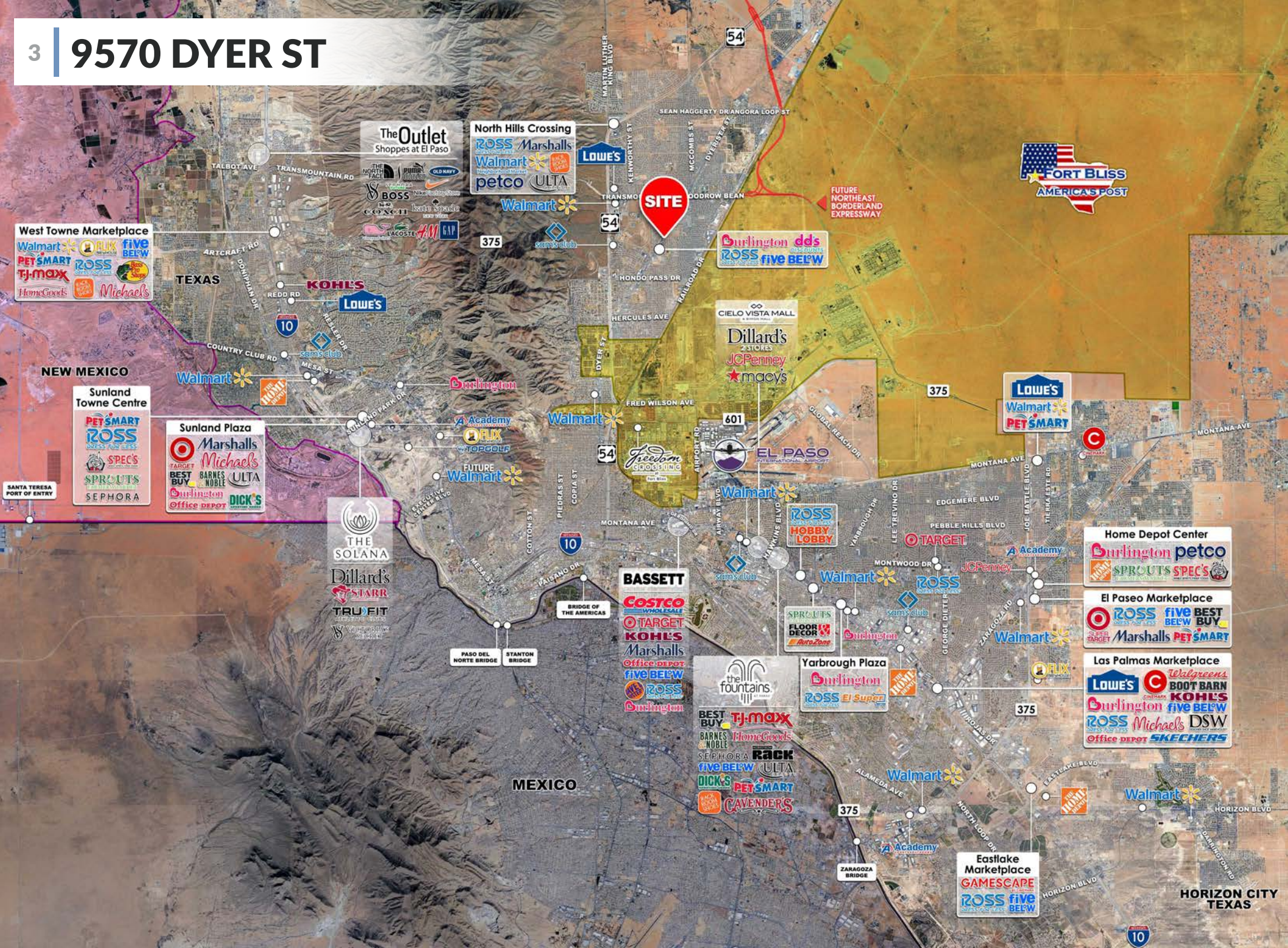
Hard corner pad site available for ground lease.

Located at the SEC of Dyer St. & Threadgill Ave with direct access to the median cut on Dyer St.

Excellent visibility and accessibility along a major Northeast El Paso corridor.

Ideal for QSR, coffee/beverage, drive-thru, service and retail concepts.

Established trade area with strong residential density and commuter traffic.



CAMPO DEL SOL

NORTH EL PASO

- 2,313 Acres
- 9,500 Home Master Planned Community

VISTA DEL NORTE
±1,200 Future Lots

MESQUITE HILLS

- 3 Subdivisions | ±450 AC
- 1,923 Home Lots
- Unit 2 - Finalized
- Units 4 & 5 Under Construction

NORTH HILLS CROSSING



DUNKIN'



DYER ST

FUTURE NORTHEAST
BORDERLAND EXPRESSWAY

- Phase 1 - Completed
- Phase 2 - Starting December 2025
- Phase 3 - Completed 2030
- Bridges
- Shared Used Path

MCCOMBS ST

DYER ST

TRANSMOUNTAIN DR

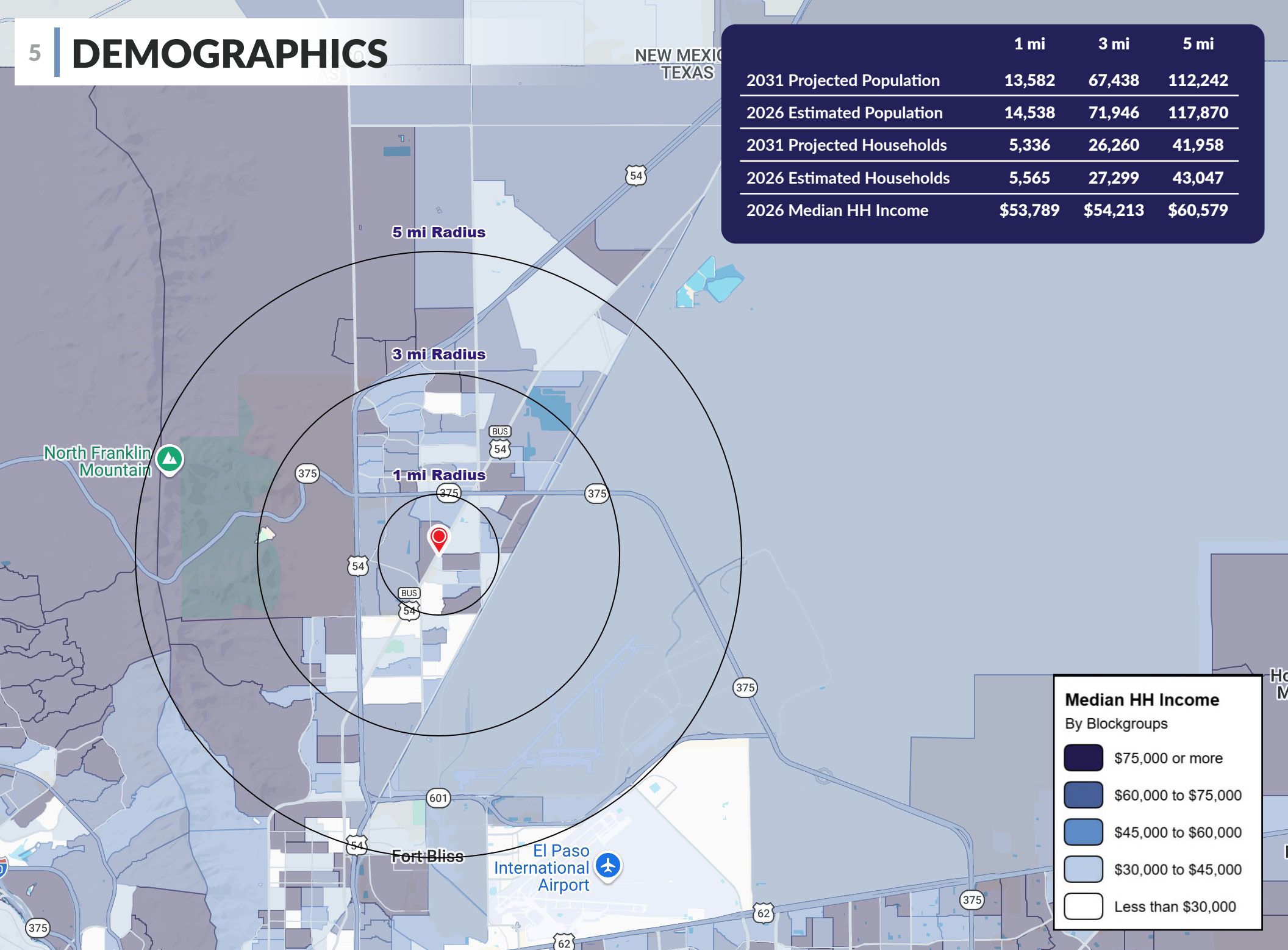
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HONDO PASS DR

LOOP
375

5 | DEMOGRAPHICS

	1 mi	3 mi	5 mi
2031 Projected Population	13,582	67,438	112,242
2026 Estimated Population	14,538	71,946	117,870
2031 Projected Households	5,336	26,260	41,958
2026 Estimated Households	5,565	27,299	43,047
2026 Median HH Income	\$53,789	\$54,213	\$60,579



6 | REGIONAL DEMOGRAPHICS

LOCATION

±2.7 MILLION REGIONAL POPULATION

The City of El Paso is strategically located at the intersection of three states and two countries. Together, the El Paso, Ciudad Juárez, and Las Cruces region form the largest bilingual and binational workforce in the Western Hemisphere, called the Borderplex Region, with 2.7 million residents.



HIGHLIGHTS

- 5 international ports of entry connecting the U.S. to Mexico.
- \$126.7 billion of trade value passed through the City of El Paso ports in 2023.
- \$3.8 billion of goods moved through El Paso's Foreign Trade Zone.
- 5th largest manufacturing hub in the U.S. – there are over 300 significant manufacturing operations in Ciudad Juárez.
- Ciudad Juárez manufacturing employment: 308,493.
- Home to more than 60 Fortune 500 companies.
- 18.5% of all U.S. trade with Mexico passes through the Borderplex.

CITY FACTS

867,947
COUNTY POPULATION

9TH
largest population in Texas

2,500
average population growth
per year since 2015

40% OF POPULATION
IS UNDER 25

366,000
WORKFORCE ESTIMATE

32 MEDIAN
AGE



1 in 4 residents age 25+ hold a
bachelor's degree or higher

40% of residents are
BILINGUAL

MEDIAN HOUSE-
HOLD INCOME:
\$46,871

THE UNIVERSITY OF TEXAS AT EL PASO



- Ranked among the top 5% of research institutions.
- One of 12 higher education institutions in the region.
- Graduated more than 700 engineering students during the 2020–2021 school year alone.

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

The information herein contained is provided solely to assist you in evaluating the property described. Although there is no reason to doubt the accuracy of this information, no representation or warranty, either expressed or implied, is made as to the accuracy, completeness or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date