

FOR SALE/LEASE



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**6,702 SF
AVAILABLE**

PROPERTY INFORMATION

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Location:	1410 Lee Trevino Dr.
Lease:	\$18.00/SF + \$5.00/SF NNN \$10,053.00/MO + \$2,792.50/MO NNN
Sale Price:	\$253.65/SF or \$1,700,000.00
Zoning:	C-4
Size (Sq. Ft.):	6,702 Sq. Ft.

KEY HIGHLIGHTS

- Heavy traffic corridor
- Mid-block Parcel
- Direct access and high visibility to and from Lee Trevino Dr.
- Redevelopment opportunity
- Multiple access points

AREA TRAFFIC GENERATORS



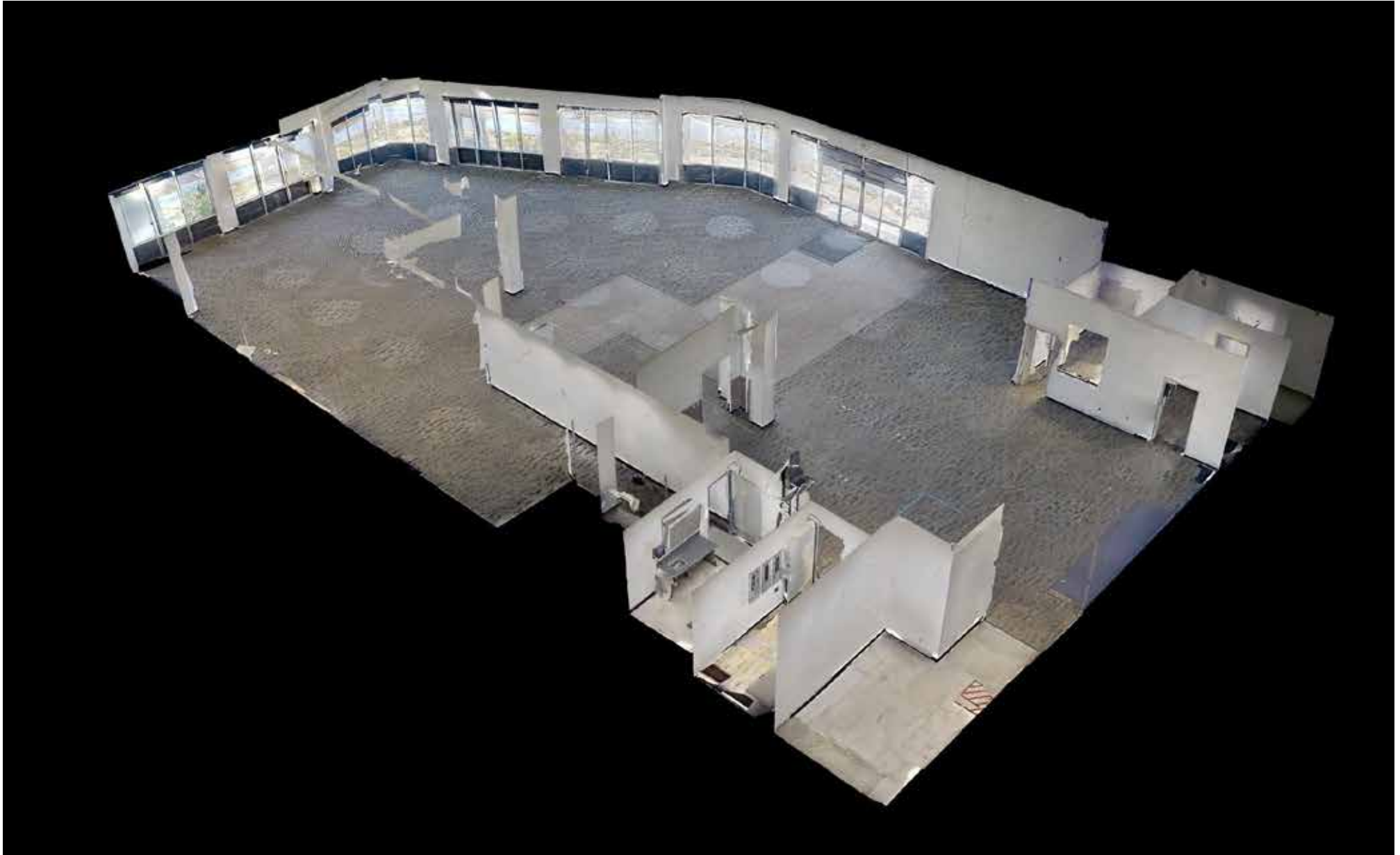
PROPERTY HIGHLIGHTS

The site has high traffic counts and is surrounded by large retail, commercial and medical developments. Just a 2-minute drive to Interstate-10. The building was previously used as A former children's gymnasium, the floor plan is open and can accommodate many types of uses such as retail store, restaurant, general office use or medical use. Tall pylon sign available for tenants' or buyer use.



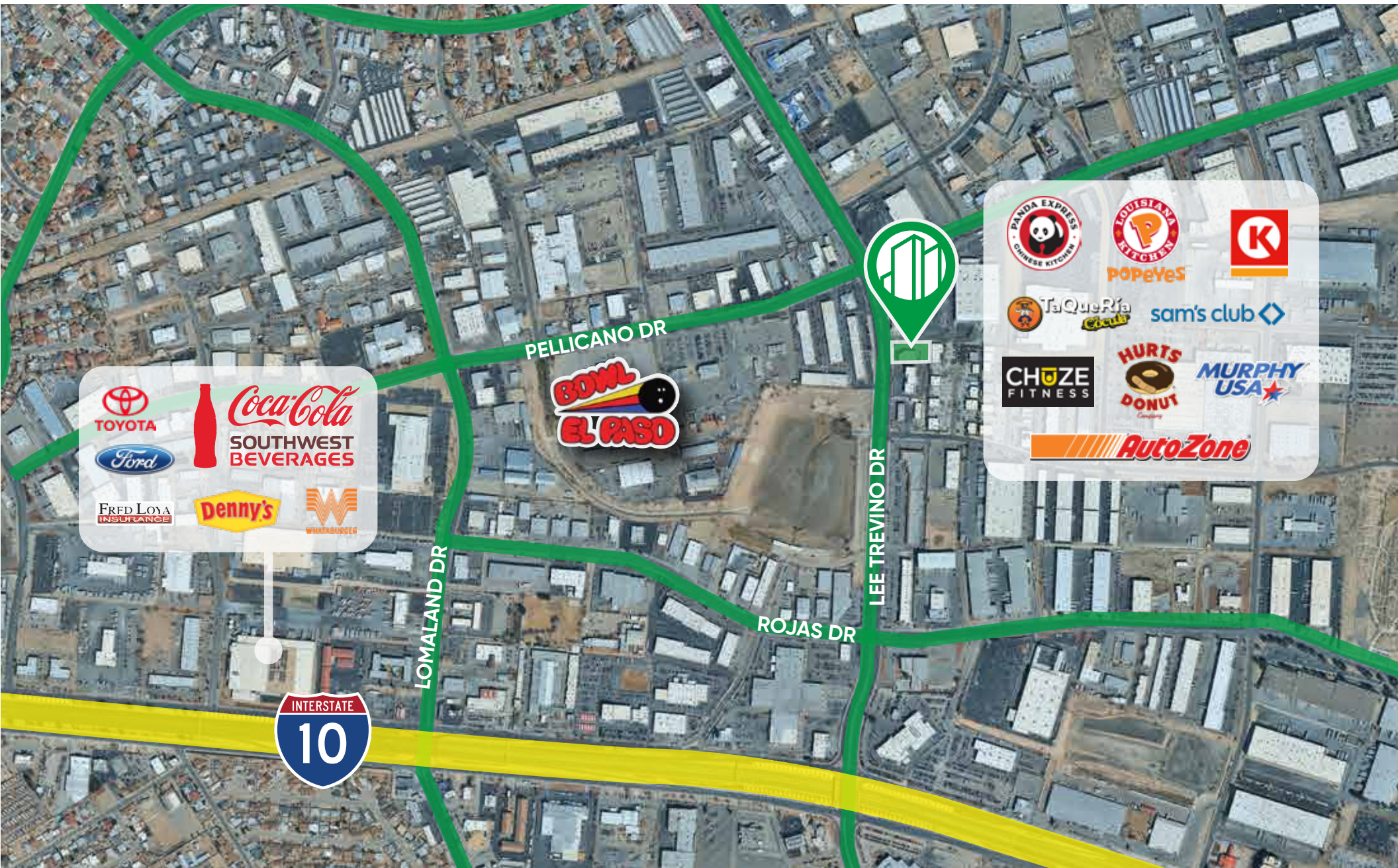
PHOTOS



1410 LEE TRVINO DR

AERIAL

1410 LEE TREVINO DR



LOCAL DEMOGRAPHICS



		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	7,558	132,044	275,070
	2030 PROJECTED POPULATION	7,558	132,175	275,410
	2025 ESTIMATED HOUSEHOLDS	3,061	48,344	96,664
	2030 PROJECTED HOUSEHOLDS	3,068	48,440	96,841
	2025 MEDIAN HH INCOME	\$56,466	\$55,856	\$59,597

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CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS



875,784
POPULATION



403,141
LABOR FORCE



2,500
AVG POPULATION
GROWTH PER YEAR



\$59,866
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

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

WHY EL PASO?

BINATIONAL ADVANTAGE

Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.

INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

11-2-2015

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 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.

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.

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.

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915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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