



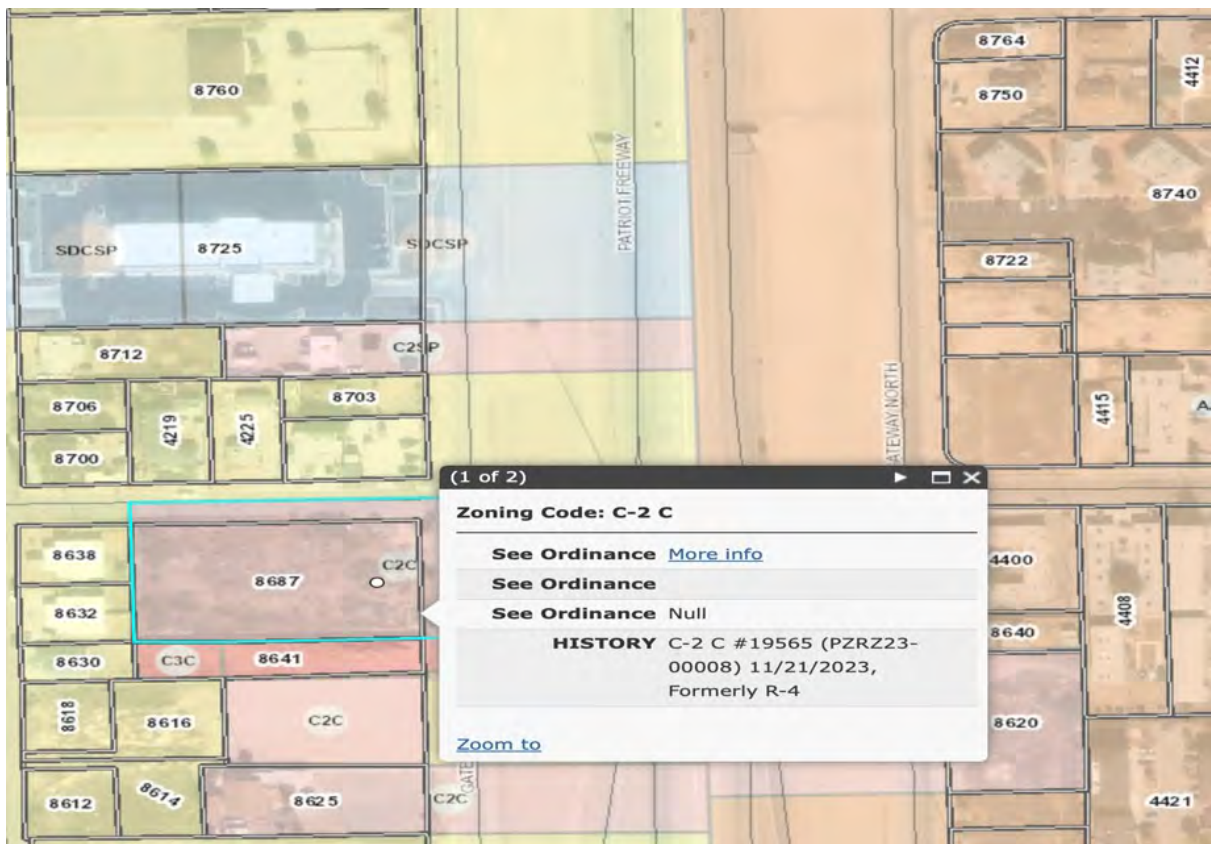
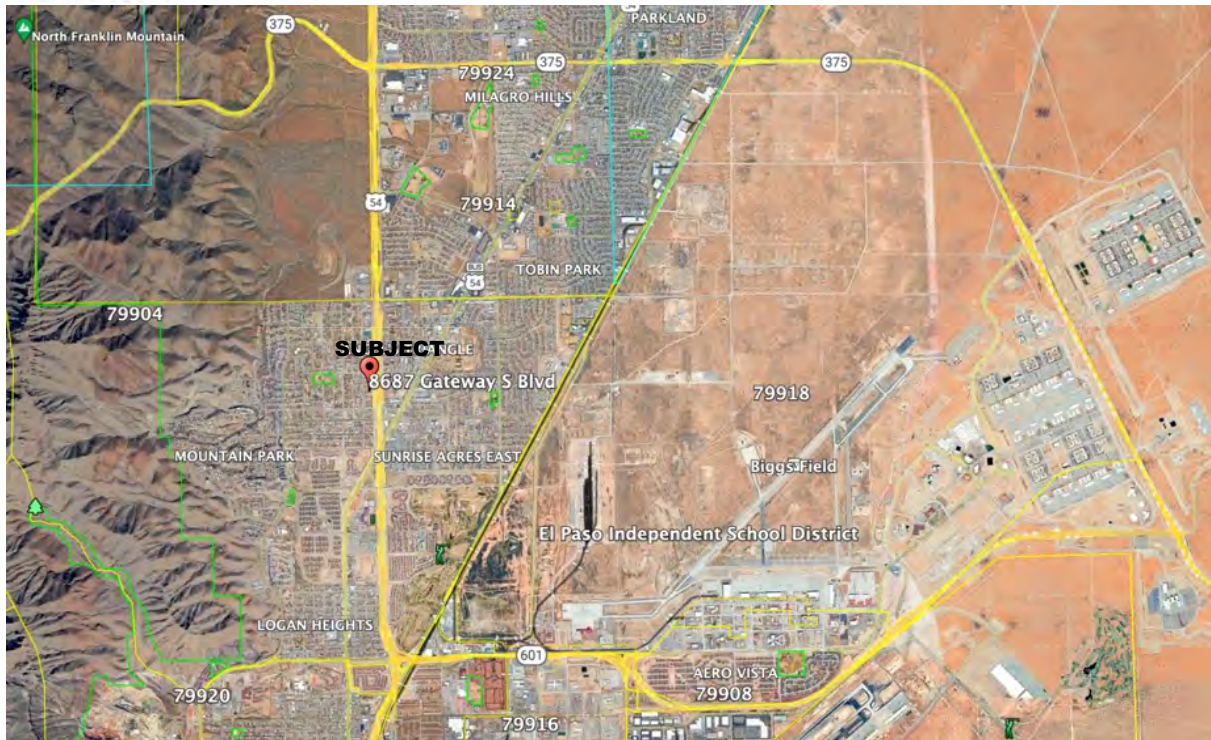
**High Visibility Corner
-PRICE REDUCED-**



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|-----------------------|---|
| Address | 8687 Gateway South, El Paso, Texas 79904 SW Corner of Gateway S. & Sunrise Ave. |
| Characteristic | Level, rough graded topography - Ready to develop - Utilities in street |
| Size (+/-) | 1.0519 Acres or 45,820.76 sq. ft. |
| Location | Holiday Inn Express, Dynamic Retail area at Transmountain Rd. Walmart Supercenter, Lowes, Restaurants, Banking, US Customs, Texas Dept. of Transportation, National Guard. Multi-family housing & residential. |
| Accessibility | 2 minutes - Spur 601 connector to El Paso Int'l Airport 3 minutes -Transmountain Rd., 8 minutes - Fort Bliss US Army Base 12 minutes - Downtown El Paso |
| Zoning | C2/c Commercial (<i>accommodates businesses & services which support the surrounding community</i>) |
| 2024 Taxes | \$1,268.91 |
| REDUCED | \$455,909.00 or \$ 9.95 / sq. ft. |

Note: All dimensions are approximate. Property is subject to price change, prior sale or withdrawal from the market at any time. The information has been gathered from sources deemed to be reliable, but is not guaranteed and is not necessarily complete. Purchaser should rely on its own due diligence and not on representations made by Consultants of Real Estate, LLC, its representatives or any other selling broker. 06/17/2025

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