



FOR SALE

8718 LAWSON STREET

El Paso, Texas

Multi-Family



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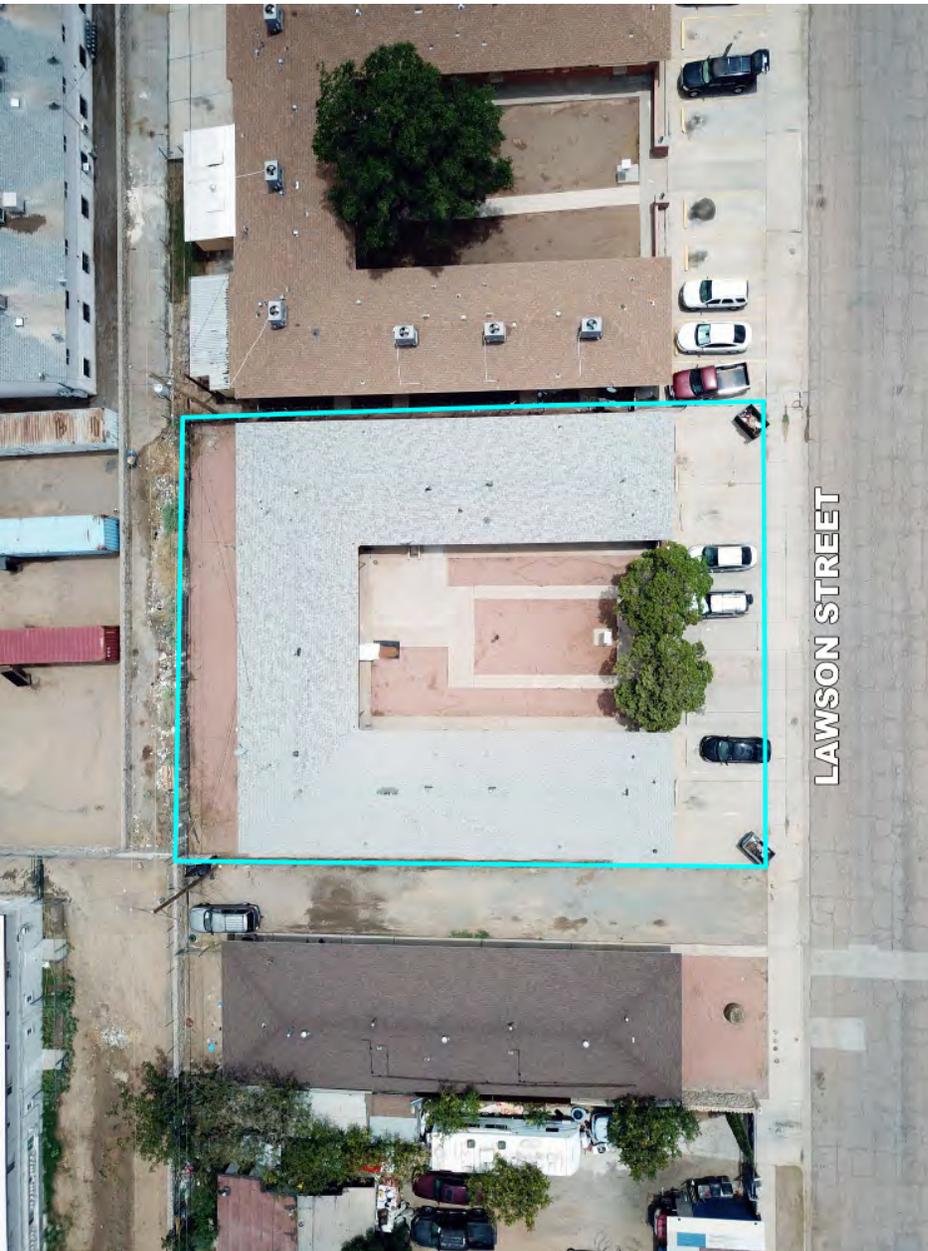
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### Property Highlights

- Lot size: ±0.3 AC
- Building: ±6,232 SF
- Number of units: 9 (Del Norte Acres Subdivision)
- Year built: 1959
- Security gate
- Schools: Colin L. Powell Elementary School  
Nolanrich Middle School  
Irvin High School

9 Unit apartments. Excellent location with easy access to US-54 and close to restaurants, shopping, and schools. Property provides parking spaces and a courtyard. Each unit has one spacious bedroom and bathroom. Units offer a refrigerator and a stove for occupants. A/C and heating wall units are provided as well. Owner pays for water as well as gas for the water heater. Tenants pay for gas and electricity in the individual units.



### Location Highlights

- ±0.3 miles to Highway 54 (Patriot Freeway)
- ±2.8 miles to Loop375 (Woodrow Bean Transmountain Drive)

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**Exterior Photos 1**



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**Exterior Photos 2**



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**Photos Interior 1 (TEST)**



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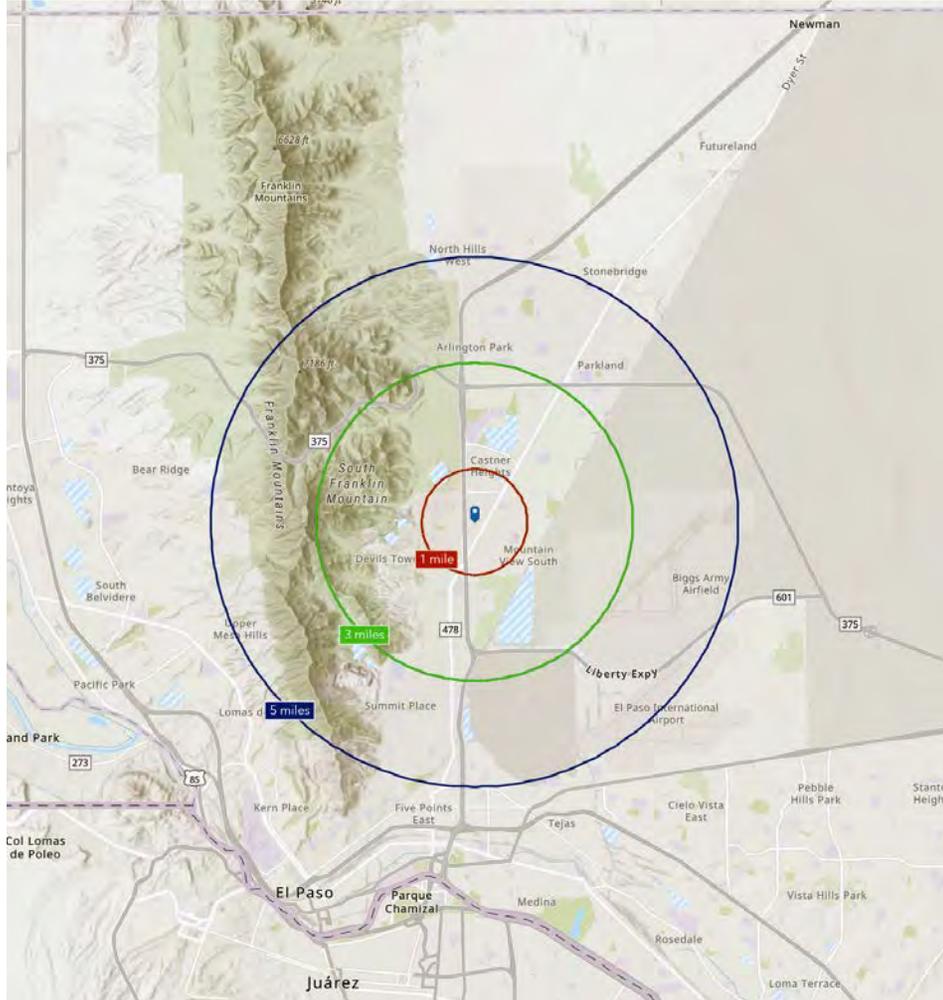
**Photos Interior 2 (TEST)**



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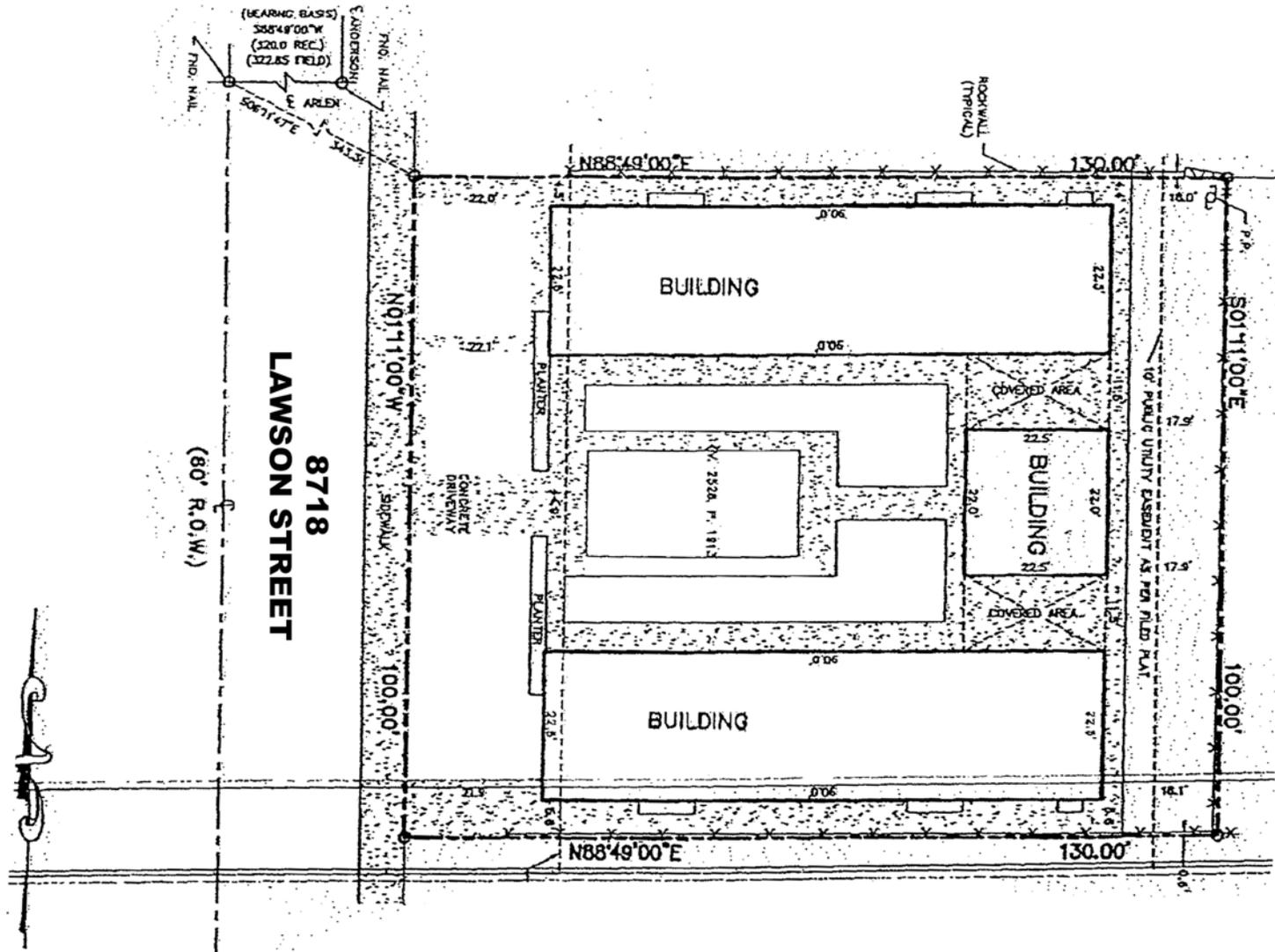
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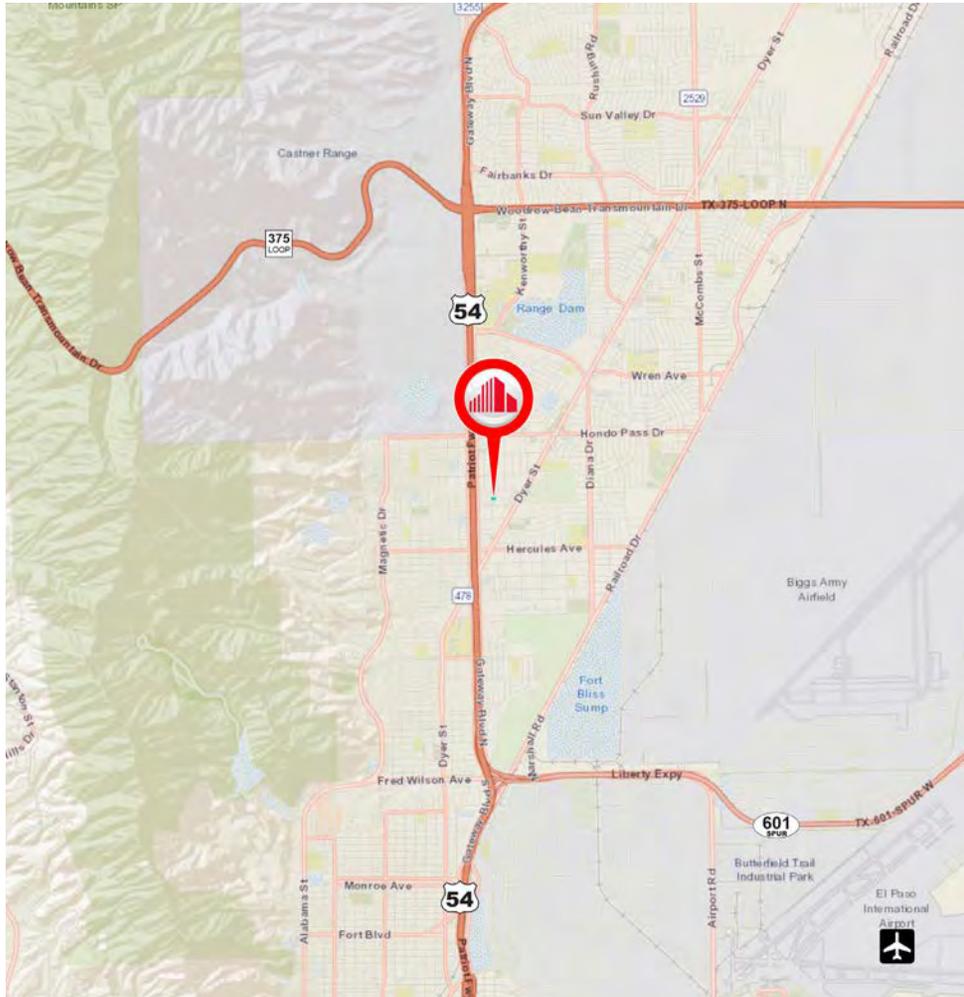
**Demographics**



	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>			
2030 Summary	14,695	40,695	78,022
2025 Summary	14,740	40,625	77,989
2020 Census	15,097	41,550	80,237
Growth 2025-2030	-0.06%	0.02%	0.01%
<b>HOUSEHOLDS</b>			
2030 Summary	6,043	16,424	29,293
2025 Summary	5,892	15,988	28,527
2020 Census	5,765	15,541	27,780
Growth 2025-2030	0.51%	0.54%	0.53%
<b>2025 MEDIAN HOUSEHOLD INCOME</b>	\$36,510	\$52,183	\$61,628
<b>2025 AVERAGE HOUSEHOLD INCOME</b>	\$50,466	\$65,159	\$79,523

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies..





MAP



Aerial

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# 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rebecca Rojas	482451	rrojas@piresintl.com	915-843-8888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date