



**FOR LEASE**

**AVAILABLE SPACE**  
1,200 - 44,460 SF

**ZONING**  
C-2T

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## PROPERTY HIGHLIGHTS

Great location on the corner of John Hayes and Pebble Hills across from Pebble Hills High School which is El Paso's newest public high school and in the center of zip code 79938 which is the fastest growing area in the city for residential and commercial properties.

This development includes several inline retail buildings with available pad sites that include great mix of national brands like Sonic, Wendy's, Smoothie King, Little Caesars, Domino's Pizza, AllState Insurance and Border Therapy Services with several local businesses like Lift Gym, Trend Setters, Tsunami Sushi and many more to mention. Additionally we have several pads available for build-to-suit or land lease options that are perfect for any medical or retail needs.



## AREA TRAFFIC GENERATORS:



## DEMOGRAPHIC SNAPSHOT 2024



**78,843**  
**POPULATION**  
3-MILE RADIUS



**\$82.6K**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$943.9K**  
**AVG CONSUMER**  
**SPENDING**








**TRAFFIC COUNTS**  
PEBBLE HILLS: 3,374 AADT  
JOHN HAYES: 4,559  
AADT (TDT)



  LEASED  
  AVAILABLE

A	C	E
101 VACANT	101 	101 LA MICHOACANA EXPRESS
102 YOU-NIQUE BEAUTY	102	102
103	103	103 ALADDIN DAYCARE
104 LIFT GYM	104 VACANT	104
105	105 VACANT	105 DENTIST
106	106 TRND SETTERS BARBERSHOP	106
107 BARKING IN STYLE	107 SMOKESHOP	107 VACANT
108 DRIVING SCHOOL	108 LA VACA MEAT MARKET	

B	D	F
101 	101 	101 
102 EARLY BIRD	102 LEASED	102 VACANT

LOT		SIZE
LOT 2		46,255 SF
LOT 2.1		47,788 SF
LOT 3		37,916 SF
LOT 4		67,388 SF
LOT 5		47,877 SF
LOT 6	VACANT	44,460 SF
LOT 7	VACANT	44,460 SF
LOT 8	VACANT	44,460 SF
LOT 9	VACANT	44,460 SF
LOT 10	VACANT	42,645 SF

BUILDING	SIZE
A FULLY LEASED	1,200 SF & UP
C	1,200 SF & UP
E	1,200 SF & UP
B	1,500 SF BLDG
D FULLY LEASED	3,000 SF BLDG
F	1,200 SF BLDG











# 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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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El Paso, TX 79912

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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](http://www.trec.texas.gov)

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