



FLEX WAREHOUSE/OFFICE SPACE

4731 Ripley Dr
±6,000 SF

EL PASO, TX 79922

FOR MORE INFORMATION, PLEASE CONTACT



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FEATURES DOCK HIGH DOOR IN WEST EL PASO NEAR
RETAIL/DINING OPTIONS AS WELL AS I-10, LOOP 375
ACCESS AND FUTURE BORDER HIGHWAY CONNECTOR

CALL FOR PRICING INFORMATION

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.

**SONNY
BROWN**
CONSULTANTS IN REAL ESTATE

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FLEX WAREHOUSE/OFFICE PROPERTY FOR LEASE:

±6,000 SF | NEGOTIABLE

PROPERTY FEATURES

PROPERTY DESCRIPTION

6,000 SF space with approximately 2,600 SF of office and 3,400 SF of warehouse with dock high door.

FEATURES

- **Space Available:** ±6,000 SF
- **Office Space:** Approx. ±2,600 SF
- **Year Built:** 2000
- **Zoning:** M-1
- **Parking:** 23 spaces in front of building, with fenced truck court. Additional parking on side and rear of building
- **Warehouse Doors:** (1) Dock high door per bay
- **HVAC:** Refrigerated and heated air in office areas with suspended gas heating in warehouse area.
- **Ceiling Height:** 14'-16' average
- **Signage:** Building face signage
- **Location:** West El Paso, Close proximity to N. Mesa St, I-10, Loop 375, Border Highway Connector, as well as dining and services at the Substation Village and 150 Sunset restaurant

LEASING INFO

- One month rent security deposit
- Tenant pays electric and gas
- 3-5 year lease term



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BORDER HIGHWAY CONNECTOR



PROJECT DESCRIPTION

The **Border Highway Connector** is an upcoming \$150 million, 8.3-mile, four-lane highway designed to link Pete Domenici Highway (NM 136) in Santa Teresa to Anapra Road in Sunland Park, New Mexico, near West El Paso/I-10 & Loop 375 Access.

The project includes constructing a new bridge over Union Pacific Railroad tracks, establishing a new intersection at NM 136, and enhancing the McNutt Road and Sunland Park Drive intersection. Funded by \$79 million in federal grants from the Federal Highway Administration Program and pending state funding, construction is slated to begin in October 2025, with completion anticipated between 2028 and 2029.

PROJECT SUMMARY

Project Timeline:

Construction start planned for Q4 2025, with completion anticipated by 2028/2029

Reduced Travel Time:

Estimated travel time between southern Sunland Park and the Santa Teresa Port of Entry to go from 20-25 mins to about 10 mins.

Economic Growth:

Supports trade and logistics industries, boosting business opportunities in Santa Teresa and Sunland Park.

Alternative I-10 & Loop 375 Access:

Offers a new option for commercial trucks accessing I-10/Loop 375 outside of NM 136/TX 178, especially during the planned three-year closure of the Bridge of the

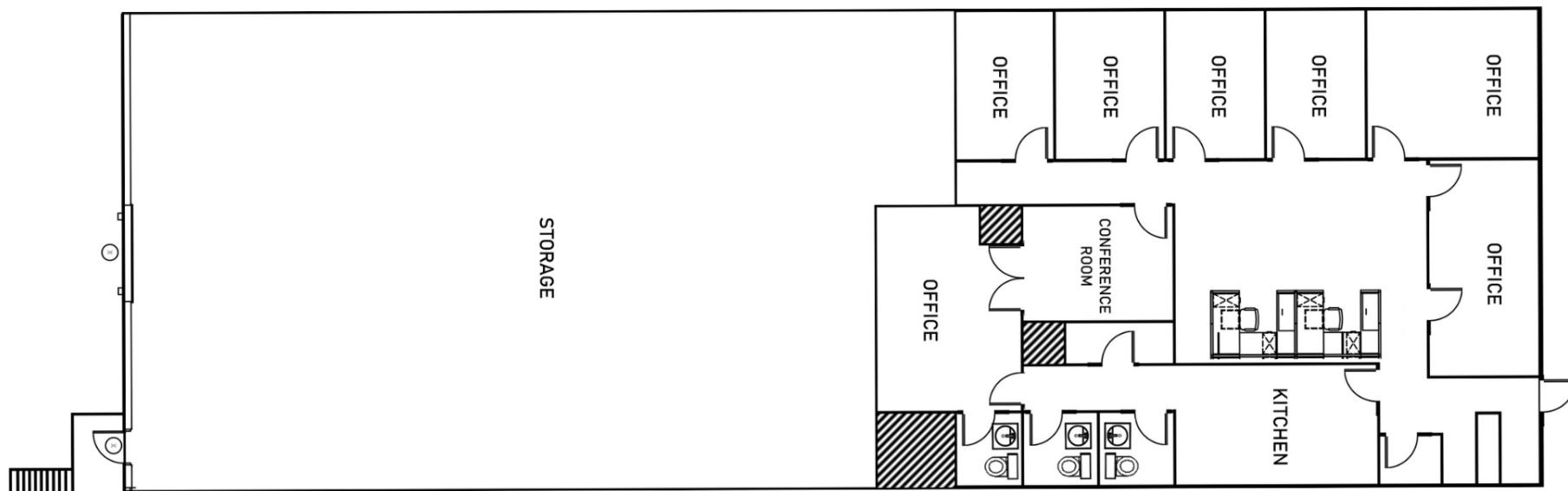
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FLOOR PLAN



Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements

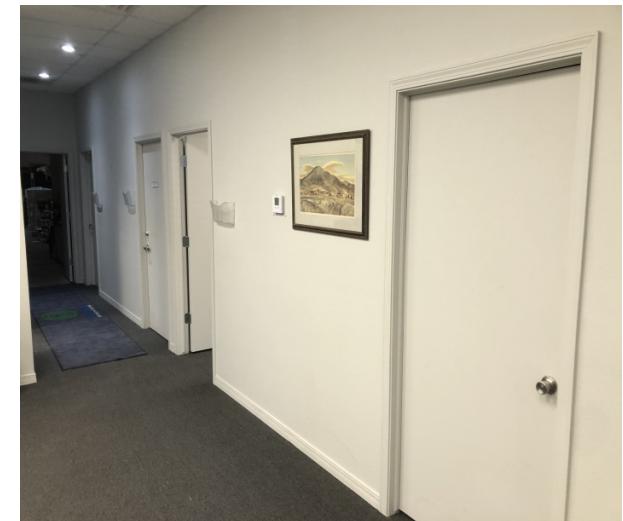
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ADDITIONAL PHOTOS



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LOCATION



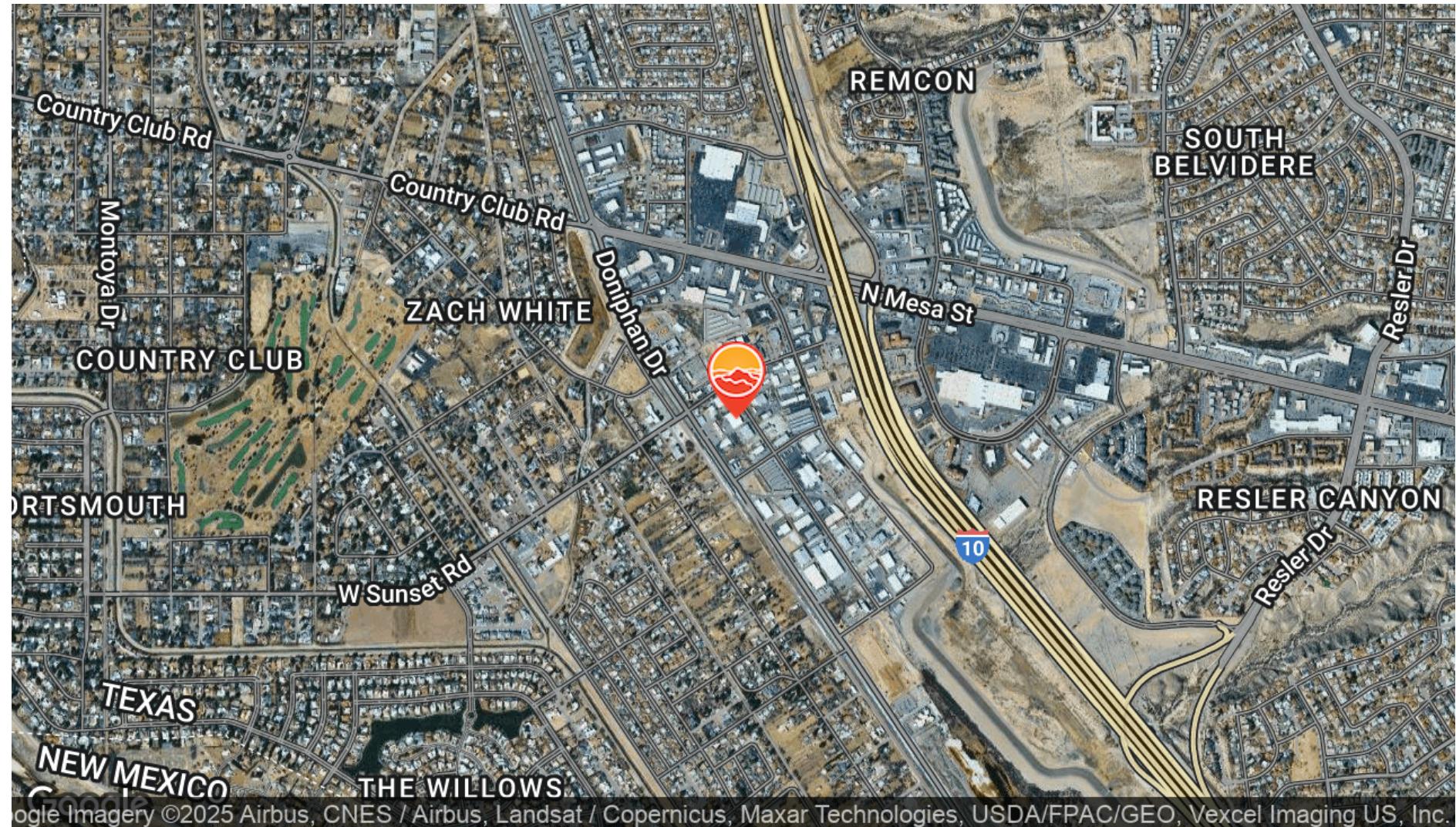
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AERIAL MAP



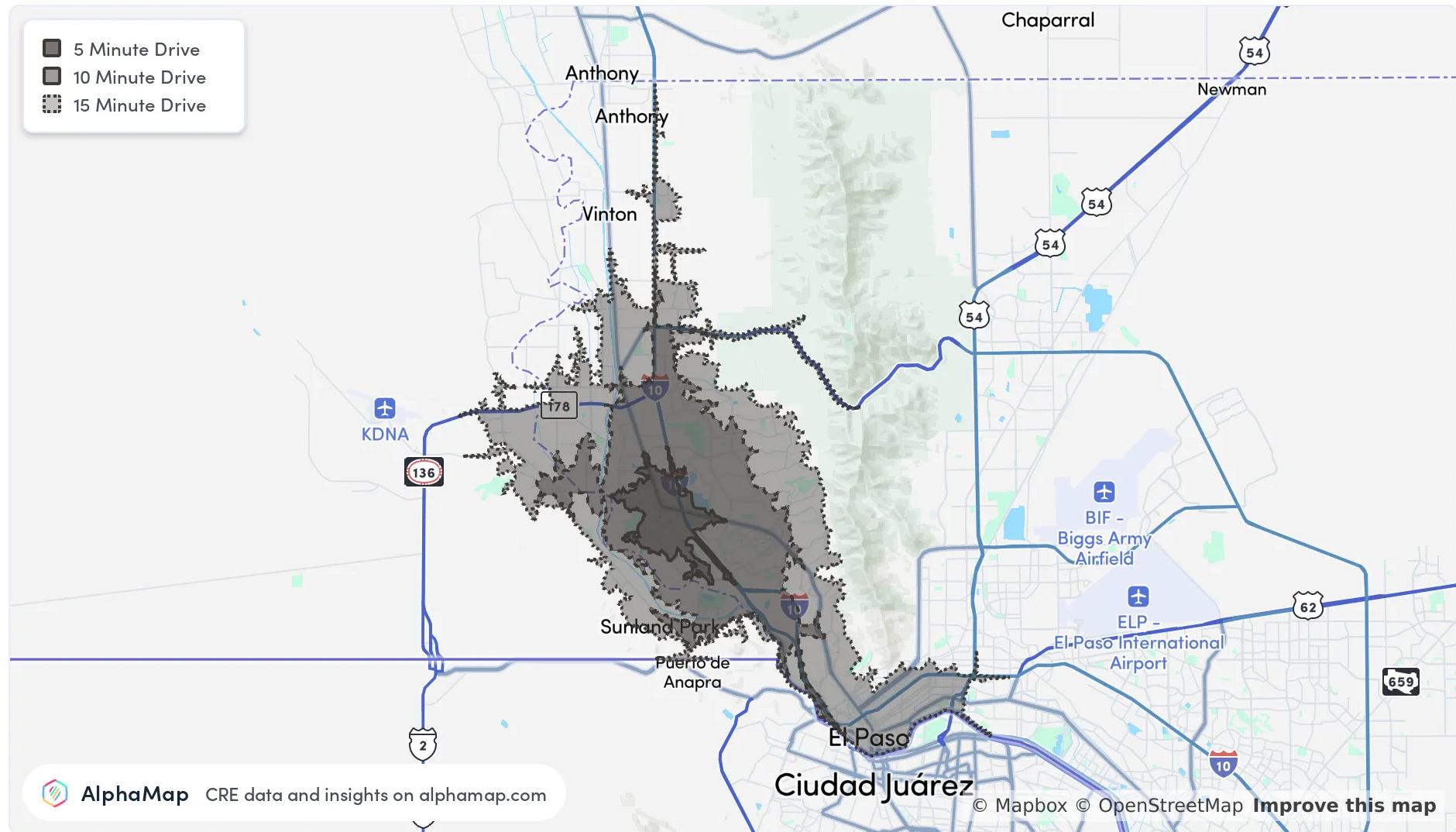
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AREA ANALYTICS



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AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,936	75,302	153,760
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	43	41	40

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,060	28,854	57,660
Persons per HH	2.6	2.6	2.7
Average HH Income	\$90,752	\$93,840	\$96,461
Average House Value	\$299,020	\$267,078	\$273,373
Per Capita Income	\$34,904	\$36,092	\$35,726

Map and demographics data derived from AlphaMap



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.



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	