

FOR LEASE

AVAILABLE SPACE

837 - 2,702 SF

**CONTACT LISTING AGENT
FOR MORE
INFORMATION**

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PROPERTY HIGHLIGHTS

Located at the corner of Hawkins and Montana with a cross- traffic count of around 50,000 VPD. Montana has one of the highest traffic counts in town and this area continues to thrive due to a well-established residential presence mixed with the daytime population supported by commercial uses and the El Paso International Airport. New car wash next door services an average of over 800 cars per day!

- Hight Traffic Area
- Near Immigration Services Agencies
- New Large Format Circle K Across The Street
- Adjacent to Lone Star Golf Club
- Near El Paso International Airport
- Adjacent to High Performing Car Wash



AREA TRAFFIC GENERATORS:



EL PASO
INTERNATIONAL AIRPORT



DEMOGRAPHIC SNAPSHOT 2024



77,557
POPULATION
3-MILE RADIUS



\$57,605
AVG HH INCOME
3-MILE RADIUS



\$49,962
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
MONTANA AVE: 48,649 AADT
HAWKINS DR: 18,097AADT
(TDT)

MONTANA AVE 46,649 VPD

HAWKINS BLVD 18,097 VPD

BOSS
BOUTIQUE & CLOTHING

LOVE STATE
RESTAURANT

LUBEX-EXPRESS
DRIVE-THRU OIL CHANGE

CARWASH CITY

U.S. Citizenship and Immigration Services

Winterberg Law Firm, P.C.

STAR DRY CLEANERS

MOOSE'S

5-6

AMNISIITA CONFIDENTIAL

PERFECT CUTS

9

EL PASO CRC

TATTOO

12-14

RealEstateNERD

State Farm

16

CRYSTAL PALACE BALLROOM

Adviseors

SUITE #	SF AVAILABLE	LEASE RATE
5	1,200 SF	\$20 P/SF + \$5.5 NNN
6	1,200 SF	\$20 P/SF + \$5.5 NNN
9	837 SF	\$17 P/SF + 5.5 NNN
12-14	2,702 SF	\$17 P/SF + 5.5 NNN
16	2,400 SF	\$22 P/SF + 5.5 NNN

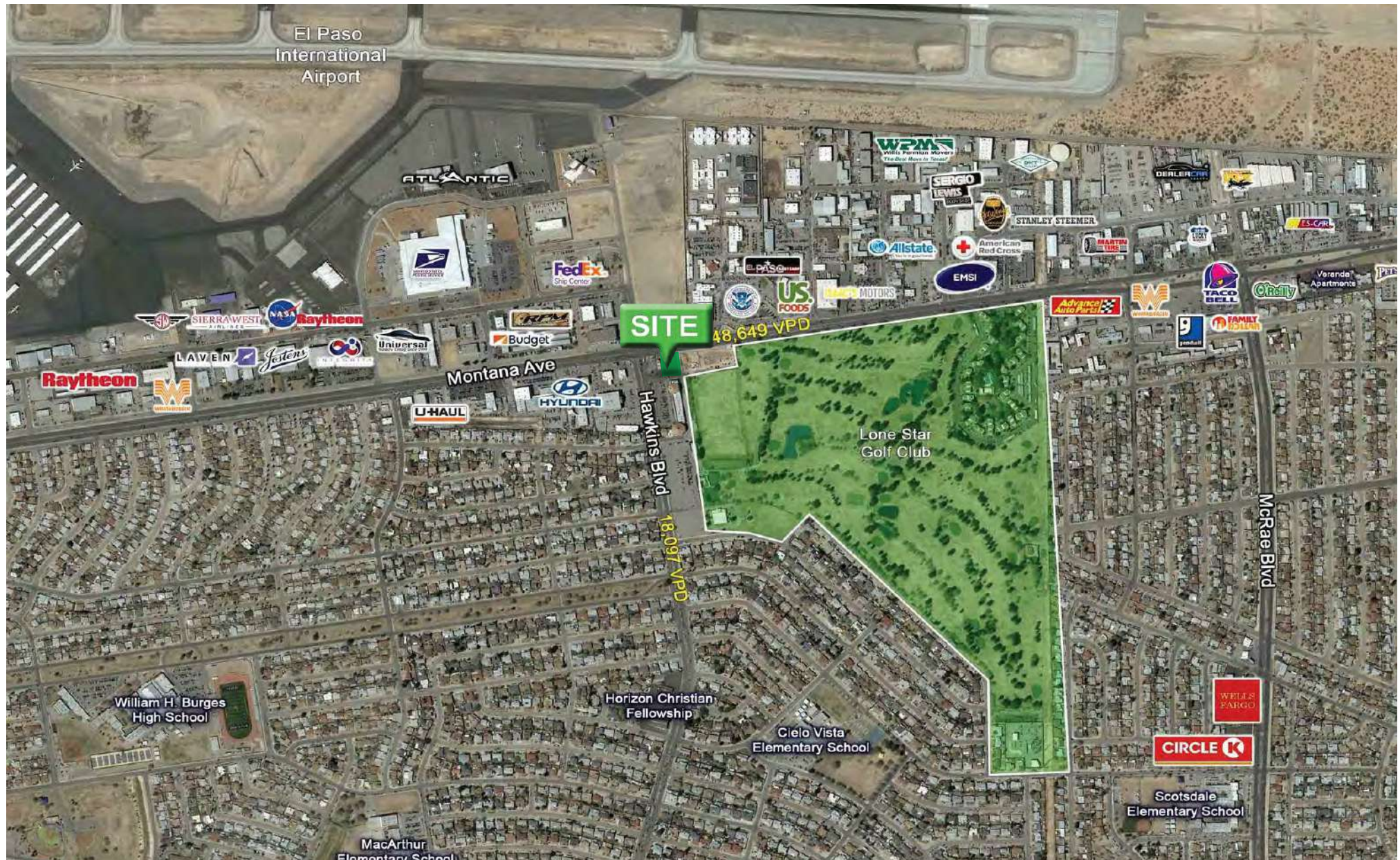
AVAILABLE

LONE STAR
GOLF CLUB



FORMER SUSHI RESTAURANT





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
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

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El Paso, TX 79912

|

915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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