



LAND AVAILABLE



LISTING AGENT:

SYLVIA FOLMER DUNCAN

915-241-5948

1200 E YANDELL EL PASO TEXAS 79902

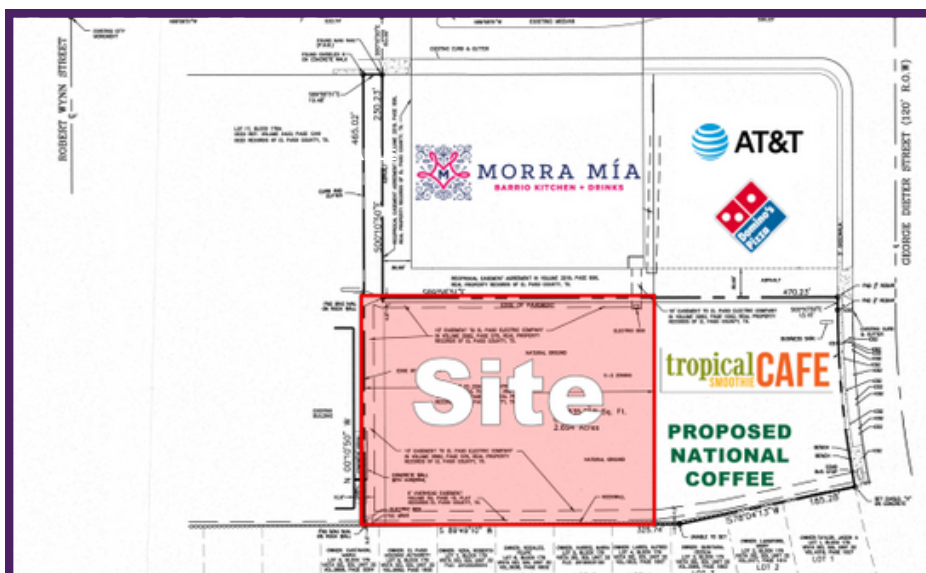
SYLVIA@FOLMERCOMMERCIALGROUP.COM

**SWQ MONTWOOD
& GEORGE DIETER
EL PASO, TEXAS 79936**

PROPERTY HIGHLIGHTS

- Great piece of real estate surrounded by strong retail centergy and anchored by a newly announced Tropical Smoothie Cafe and proposed national coffee user.
- Directly adjacent to a Ross and across the street from a Target and Albertsons.
- Fully graded with utilities brought to the site, ready for development!

SITE PLAN



PROPERTY INFORMATION

SIZE

± 58,000 Square Feet
TBD By Final Survey

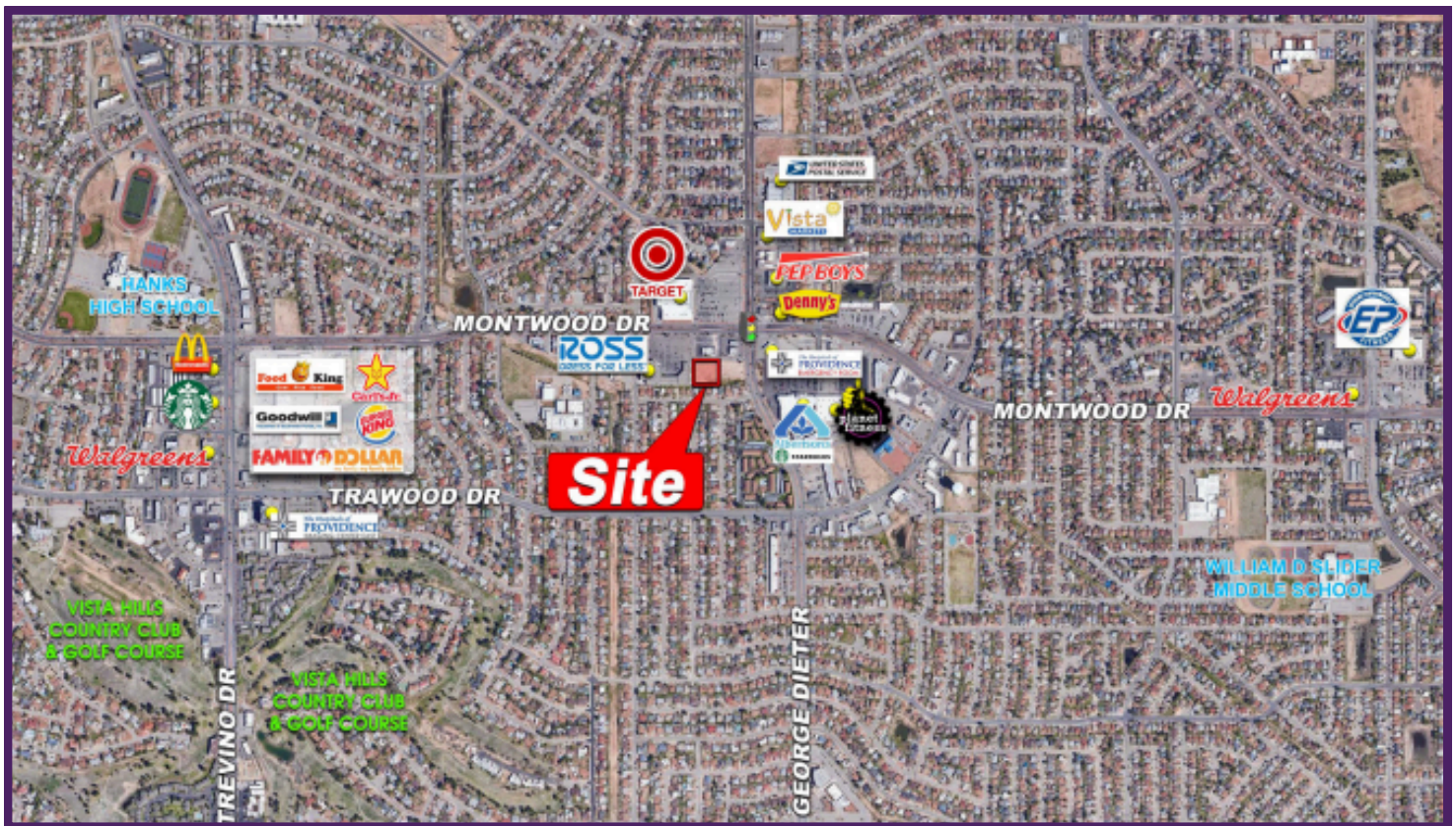
SALES PRICE

\$16.00 per Sq. Ft.

ZONING

C-2

RETAIL AERIALS



± 58,000 SF

- 58,000 SF FULLY GRADED PAD
- UTILITIES IN CLOSE PROXIMITY TO THE PROPERTY LINE
- PROTECTED ACCESS TO BOTH MONTWOOD AND GEORGE DIETER
- FLEXIBLE COMMERCIAL ZONING
- OWNER WOULD CONSIDER BUILD TO SUIT



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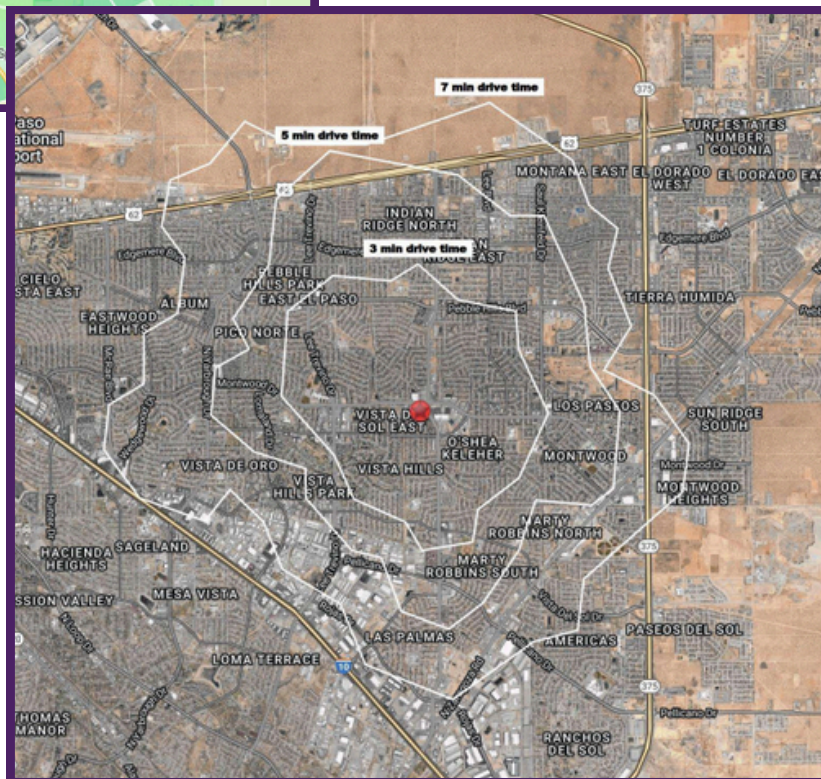
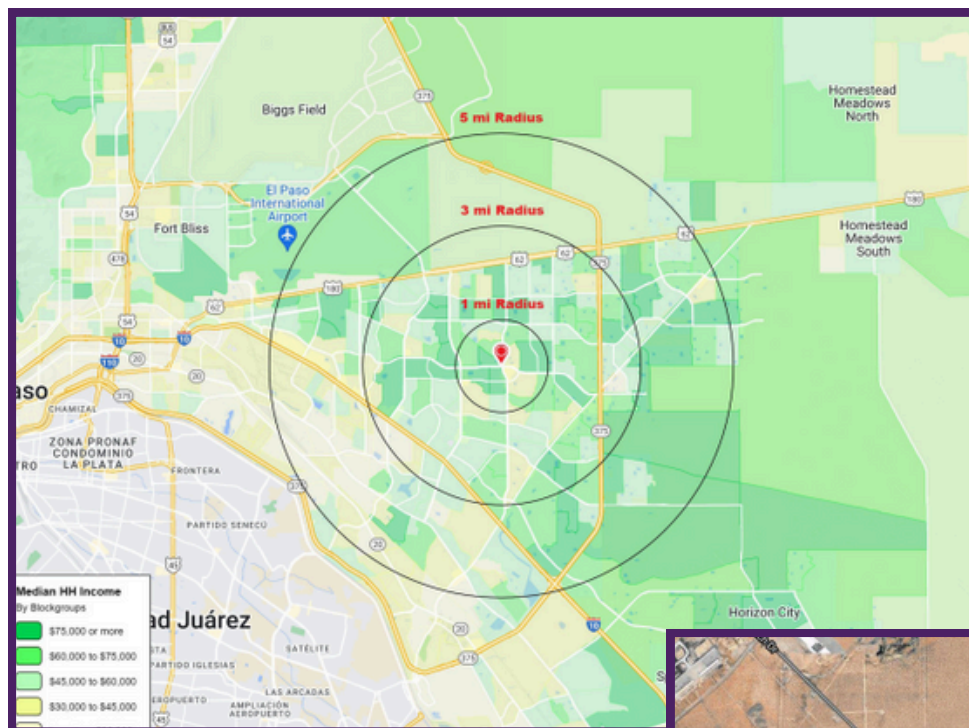
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SITE PHOTOS



CITY MAPS





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DEMOGRAPHICS

POPULATION

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2027 Projection			
2022 Estimate	20,411	148,703	282,017
2020 Census	20,513	149,098	281,465
Growth 2022-2027	20,399	148,900	281,257
Growth 2010-2022	-	-	-
	-0.7%	-0.3%	-0.4%

HOUSEHOLDS

2027 Projection	7,410	51,404	97,297
2022 Estimate	7,440	51,468	96,993
2020 Census	7,393	51,370	96,869
Growth 2022-2027	-	-	-
Growth 2010-2022	-	0.3%	1.1%

2022 EST. AVERAGE HOUSEHOLD INCOME	\$74,095	\$70,202	\$64,989
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2022 EST. MEDIAN HOUSEHOLD INCOME	\$60,865	\$61,287	\$58,303
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- #1 most affordable city in Texas
- El Paso Tri-County Population: 1.1 million
- Estimated Juarez Population: 1.3 million
- Estimated State of Chihuahua Population: 4.8 million
- Generated more than \$12.5 billion in retail sale
- The sixth-largest city in Texas, El Paso is a top 20% U.S.
- Produced a Gross Domestic Product of over \$32.5 billion
- Region represents one of North America's largest manufacturing centers
- Been ranked by the US News & World Report as a Best Place to Live in the USA for quality of life
- El Paso is the largest metropolitan area along the Texas-Mexico border which boasts a best-in-class, and a business-friendly operating environment
- Over 100,000 college students: University of Texas at El Paso, New Mexico State University, Universidad Autonoma de Ciudad Juarez & Instituto Tecnológico de Estudios Superiores de Monterrey
- El Paso is the sixth-largest city in Texas and the 23rd largest in the United States, with a metro area population of over 1.1 million ([Niche](#)).
- Known for its safety, El Paso consistently ranks among the cities with the lowest crime rates in the U.S.
- Fort Bliss, one of the largest military complexes in the country, significantly impacts the local economy and housing market, offering stable demand for housing.
- Fort Bliss contributed approximately \$27.9 billion to the Texas economy and supported about 126,997 jobs,
- Approximately 20 million inbound border crossings



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.

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 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.

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.
- 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.

<u>The Folmer Commercial Group</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9014624</u> License No.	<u>sylvia@folmercommercialgroup.com</u> Email	<u>915-241-5948</u> Phone
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date