



\$2,650,000

FEATURES INCOME PRODUCING BUILDING PLUS ±1.5 AC SITE TO DEVELOP

INVESTMENT OFFERING

10481 RAILROAD DR, EL PASO, TEXAS 79924



200 Bartlett Dr, Ste 105
El Paso, Texas USA 79912

www.sonybrown.com

FLEX/LAND INVESTMENT OPPORTUNITY

LEASED SINGLE-TENANT BUILDING PLUS ±1.5 AC DEVELOPMENT SITE

10481 RAILROAD DR, EL PASO, TEXAS 79924

PRICE: \$2,650,000

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DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Sonny Brown Associates, LLC and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein. By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Sonny Brown Associates, LLC and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause. Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice. In no event shall Sonny Brown Associates, LLC and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Sonny Brown Associates, LLC and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.



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SITE FEATURES ±1.5 AC SECTION WITH ±1.0 AC OF PAVED ASPHALT FOR FUTURE DEVELOPMENT WITH UTILITIES TO SITE

EXECUTIVE SUMMARY

Sonny Brown Associates, LLC proudly presents an exceptional investment opportunity: a fully leased Office / Warehouse building with yard adjacent to a developed and paved site for future development of a second warehouse.

Nestled in Northeast El Paso, the building enjoys seamless access to Loop 375, alongside close proximity to a robust employment base and the esteemed Fort Bliss Army installation. This area is witnessing rapid growth, with burgeoning housing and commercial developments, including the upcoming \$800 million Meta data center operation.

The Borderplex region, boasting over 2.7 million residents, hosts one of the largest bilingual workforces globally and ranks as the seventh largest manufacturing hub in North America, employing over 275,000 individuals. El Paso stands as a premier destination for corporate back-office operations, thanks to its robust bilingual labor force, advantageous mountain time zone, reliable power grid, and enviable year-round weather – all pivotal factors for such operations.

This warehouse property and adjacent land presents a unique incoming producing property and with available land to create additional revenue from a second building or a ground lease.



PRICE	\$2,650,000
ESTIMATED 2024 NOI	\$75,440
BUILDING SF	±6,560 SF
LAND SIZE	2.50 AC
YEAR BUILT	2020

PROPERTY HIGHLIGHTS

This property features multiple highlights that allow it to function as an investment opportunity as well potential owner/user development

- + Excellent location near Loop 375 (± 1.5 miles / 3 mins), future development of Borderland Expressway (± 0.9 miles / 1 mins), as well as light industrial developments and nearby 1,000+ AC site for Meta's proposed data center (± 8.2 miles / 13 mins)
- + ± 2.5 Acres of improved land area
- + Single-tenant building/yard on 5 year lease (± 1.0 AC)
- + Building features two 14' overhead doors plus $\pm 8,100$ SF secured yard area
- + Paved section (± 1.0 AC in size) ready for development with utilities to site (total area ± 1.5 AC)
- + M-1 Zoning (Warehouse, Manufacturing)



TENANT SUMMARY

YOOLIM INDUSTRIAL, CO. LTD.



Yoolim Industrial Co. Ltd is a manufacturer and supplier of powertrain components. manufactures bevel gear, clutch gear, overdrive shaft, drum lock up, differential gear, hub gear and other cold forging gear for the automotive industry.

Starting out as a small corporation in 1998, they have grown and been manufacturing over 130 different cold forged gears for automobile and industrial gears. Their company holds a complete cold forging part-related manufacturing system (die set production, cutting, cold forging, heat treatment and finishing), outstanding in both quantity and quality. The combined outcome of outstanding technology, excellent quality, best prices, and quick delivery services, and customer satisfaction based management is important at Yoolim Industrial Co.

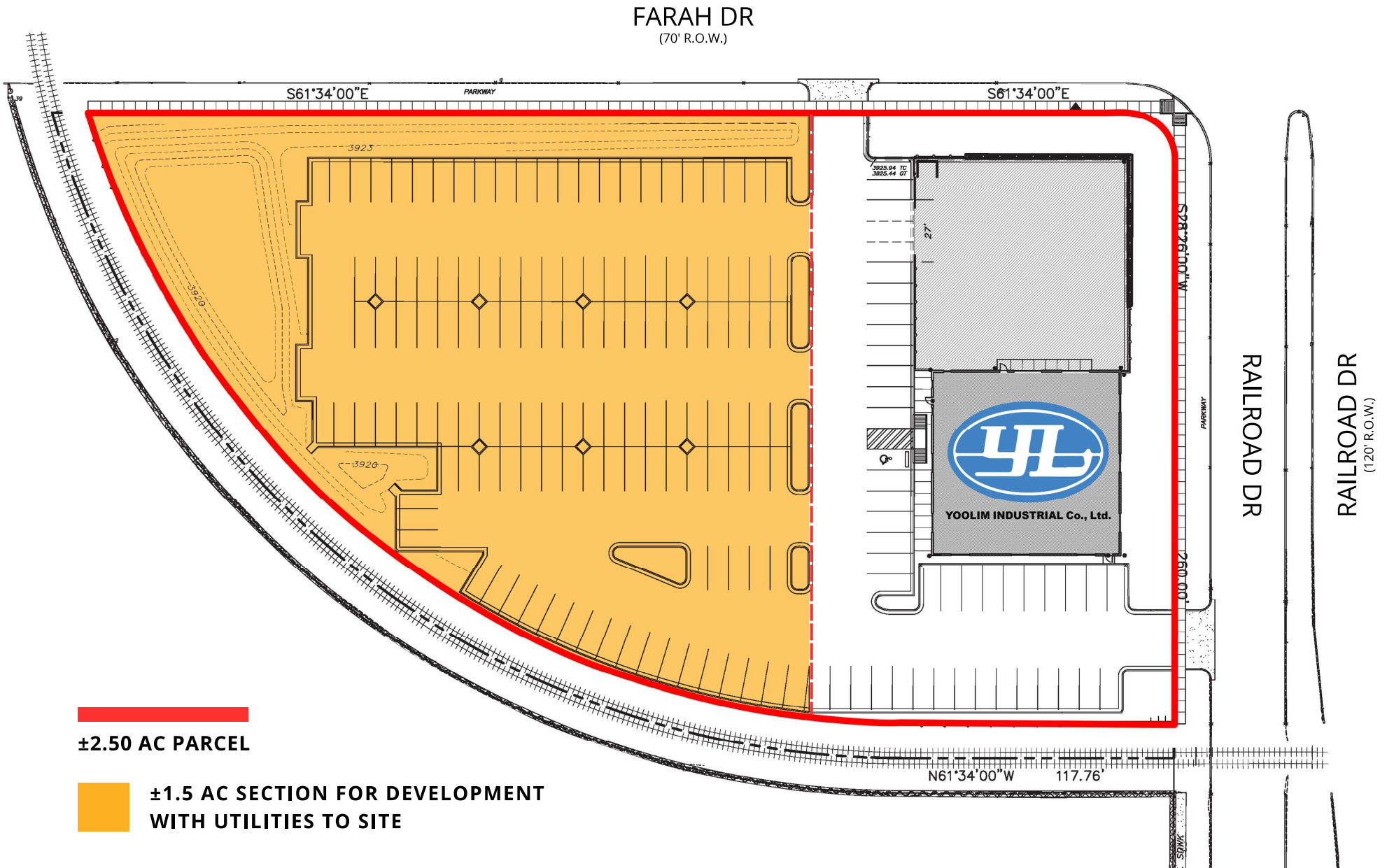
LEASE SUMMARY

Lease Type	NNN
Landlord Obligations	Roof, Structure
Tenant Obligations	All utilities, fire protection, yard, landscaping, all systems



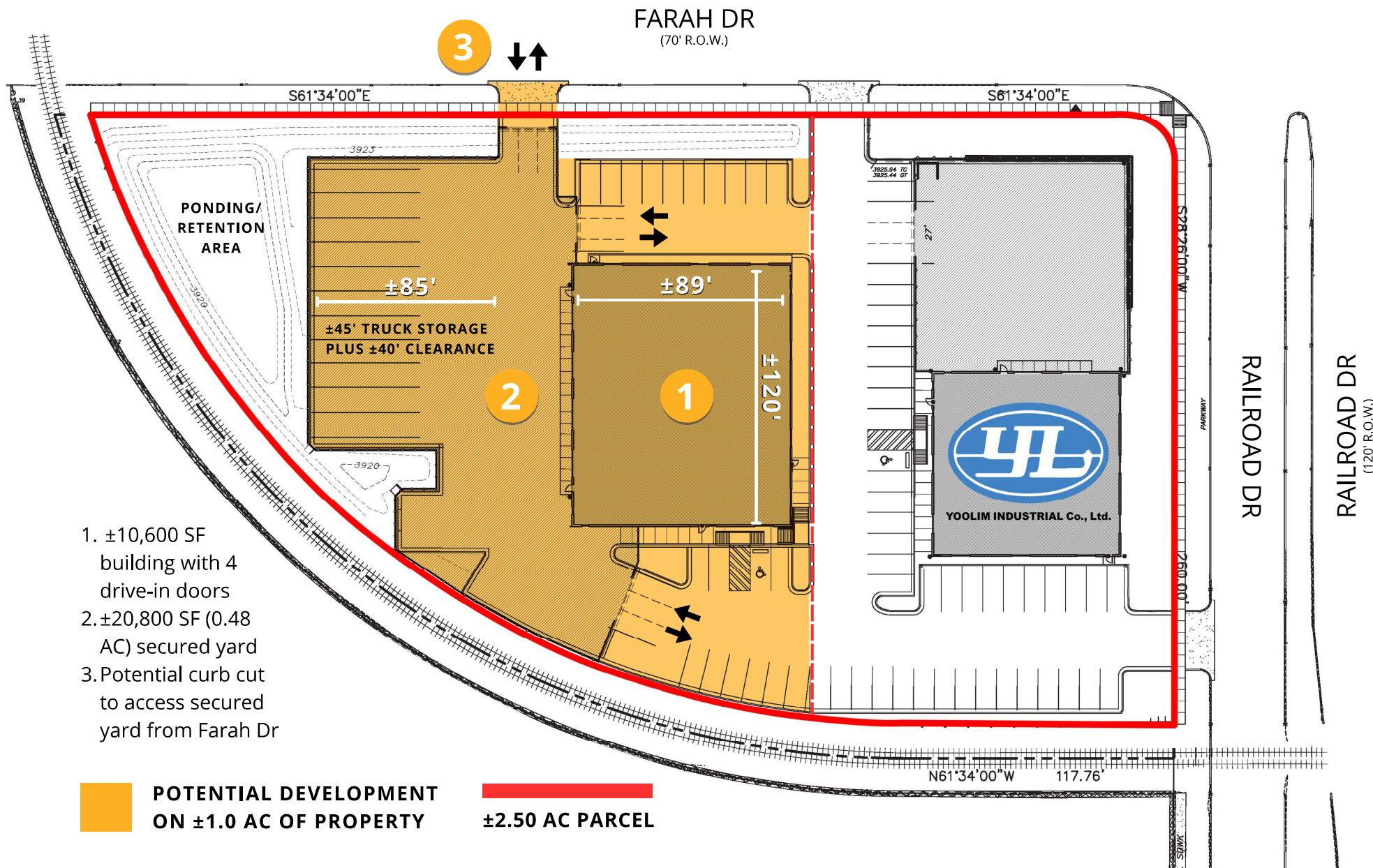
TENANT AND LAND LOCATION

SITE PLAN



±1.0 AC ASPHALT SECTION

POTENTIAL DEVELOPMENT CONCEPT



1. ±10,600 SF building with 4 drive-in doors
2. ±20,800 SF (0.48 AC) secured yard
3. Potential curb cut to access secured yard from Farah Dr

POTENTIAL DEVELOPMENT ON ±1.0 AC OF PROPERTY

±2.50 AC PARCEL



SITE INCLUDES ±1.0 AC SECTION WITH SINGLE-TENANT
IN FLEX BUILDING WITH YARD ON 5 YEAR LEASE

LOCATION HIGHLIGHTS

IDEAL POSITION FOR COMMUTING AND ACCESS

Located ± 1.5 miles (± 3 mins) from Loop 375 access as well as ± 0.9 miles (± 1 mins) from the proposed Borderland Expressway, this site is ideally located for commuter access. The surrounding area features new residential developments, such as Campo Del Sol, as well as Meta's 1,000+ AC nearby site for proposed data center.



Borderland Expressway
Future Development

Recommended Preferred
Alignment Conceptualized




The proposed Borderland Expressway Project would complete a circumferential route around El Paso suitable for truck and other through traffic, utilizing in part existing transportation facilities in New Mexico (NM 404 and NM 213) and Texas (Loop 375)

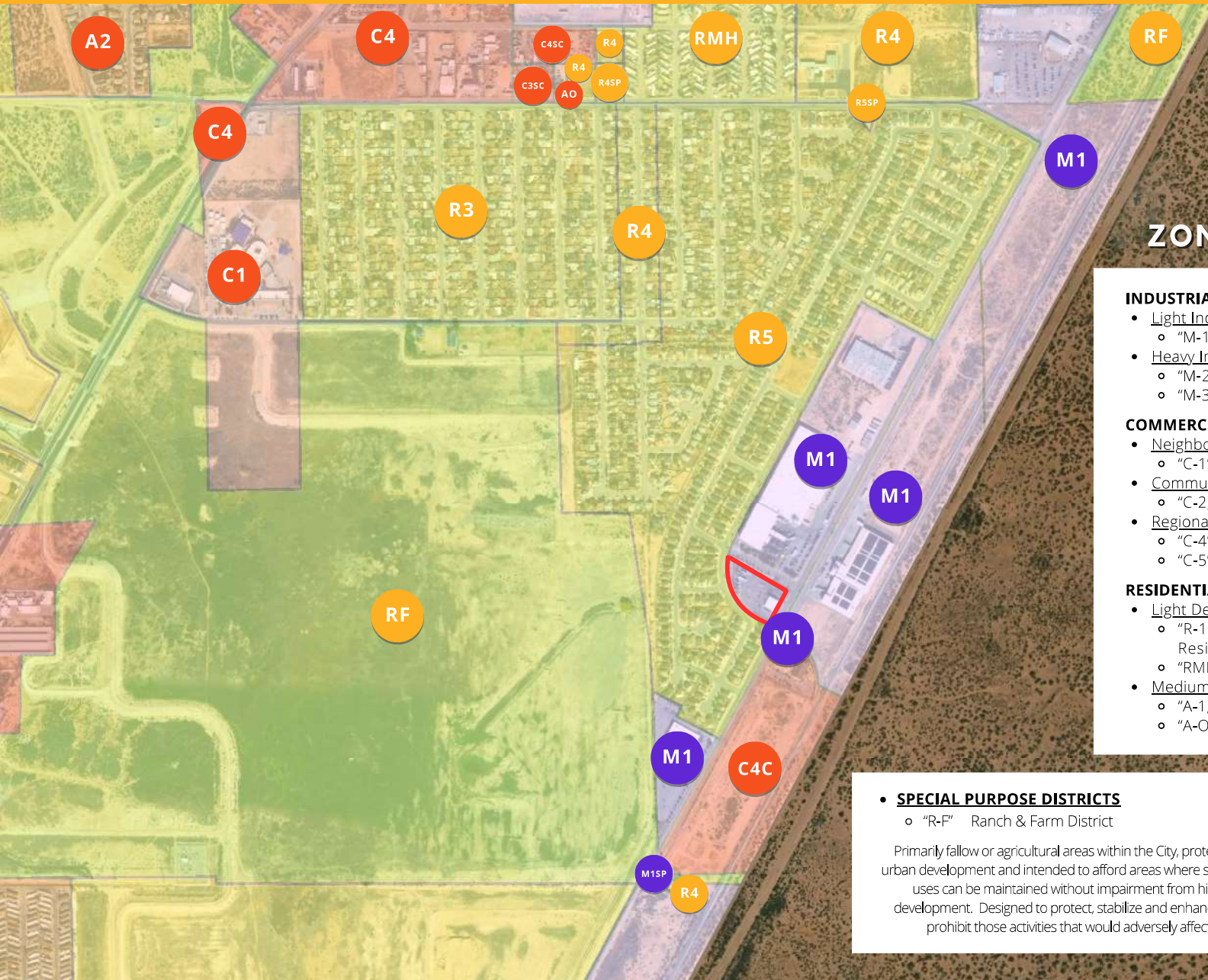
EP TX
CITY OF EL PASO

WATER RUNOFF
COLLECTION /
PONDING AREA

CONCEPTUAL RENDERING OF PROPOSED BORDERLAND EXPRESSWAY

LOCATION HIGHLIGHTS

ZONING MAP



U.S. ARMY

FORT BLISS

ZONING CATEGORIES

INDUSTRIAL AND MANUFACTURING DISTRICTS

- Light Industrial Districts
 - "M-1" - Light Manufacturing District
- Heavy Industrial Districts
 - "M-2" - Heavy Manufacturing District
 - "M-3" - Unrestricted Manufacturing District

COMMERCIAL DISTRICTS

- Neighborhood Commercial Districts
 - "C-1" - Commercial District
- Community Commercial Districts
 - "C-2, C-3" - Commercial District
- Regional Commercial Districts
 - "C-4" - Commercial District
 - "C-5" - Central Business District

RESIDENTIAL DISTRICTS

- Light Density Residential Districts
 - "R-1, R-2, R-2A, R-3, R-3A, R-4, R-5" - Residential Districts
 - "RMH" - Residential Mobile Home District
- Medium Density Residential Districts
 - "A-1, A-2, A-3" - Apartment District
 - "A-O" - Apartment/Office District

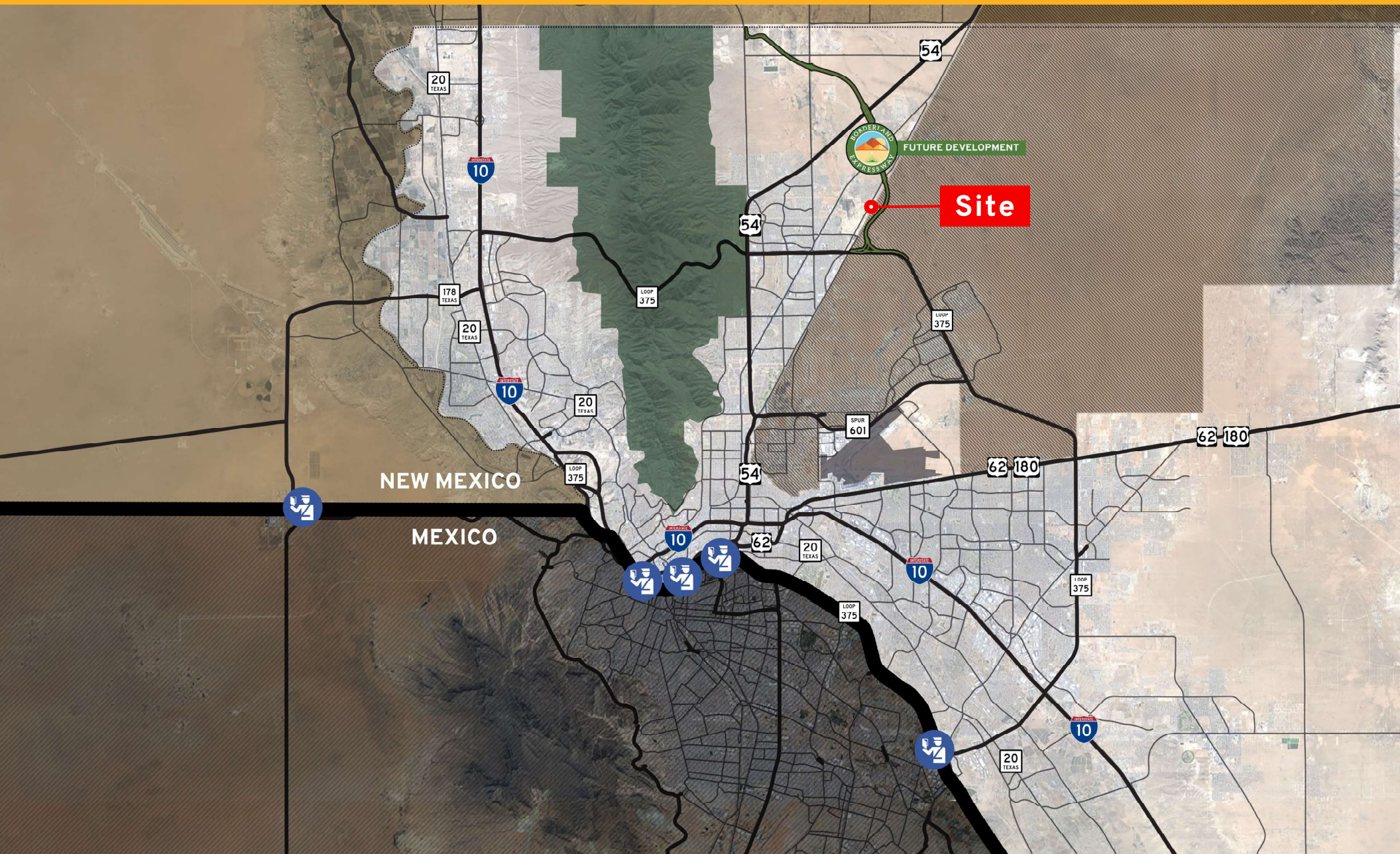
SPECIAL PURPOSE DISTRICTS

- "R-F" Ranch & Farm District

Primarily fallow or agricultural areas within the City, protect and conserve these areas within and adjacent to urban development and intended to afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development. Designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of this district.

SITE LOCATION

GREATER MARKET AREA



PHOTOS



PHOTOS





LANDSCAPING FEATURES PLENTY OF MATURE
NATIVE PLANTS THROUGHOUT PROPERTY

DEMOGRAPHICS

5 MILE RADIUS

HOUSEHOLD INCOME

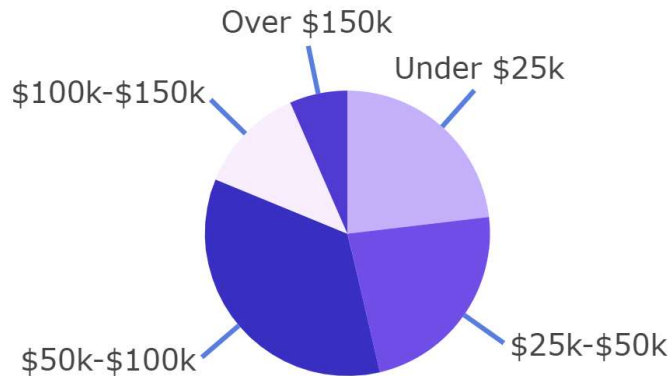
GROWTH RATE: ↑ 11%

\$54.4k

Median Income

\$60.5k

2028 Estimate



AGE DEMOGRAPHICS

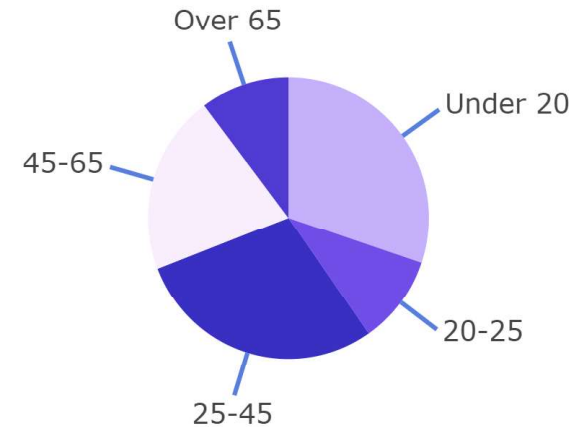
GROWTH RATE: ↑ 9%

31

Median Age

34

2028 Estimate



NUMBER OF EMPLOYEES

88.3k

Top Employment Categories



HOUSING OCCUPANCY RATIO

9:1

14:1 predicted by 2028



RENTER TO HOMEOWNER RATIO

1:1

1:2 predicted by 2028





SONNY BROWN ASSOCIATES CONTACT



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OFFERING MEMORANDUM

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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.

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>Sonny Brown Associates</u>	<u>9010301</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Will C. Brown, Broker, SIOR</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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IABS Form: WLL

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