



FOR SALE

BUILDING SIZE
12,434 SF

LAND AREA
0.71 AC

ZONING
C-4

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PROPERTY DESCRIPTION:

This unique multi-parcel commercial opportunity at 4200 Dyer St. and 4035 Harrison Dr. in El Paso, TX offers a compelling combination of stabilized income and value-add potential in a high-visibility, high-traffic corridor.

Strategically positioned fronting U.S. Hwy 54, the property benefits from exceptional visibility and accessibility. It is located just two blocks from the Cassidy entrance to Fort Bliss, one of the primary access points to the base, providing strong traffic counts and a consistent flow of potential customers and tenants.

The Harrison Drive portion features two modern ±5,000 SF warehouse buildings constructed in 2021, both of which are fully leased, delivering immediate and reliable cash flow. These newer buildings offer efficient layouts suitable for a variety of industrial users, enhancing long-term tenant demand.

The Dyer Street frontage further strengthens the asset with prominent exposure. This portion includes two automotive-oriented buildings, one currently leased on a month-to-month basis to a body shop tenant, allowing flexibility for future repositioning or rent adjustments. The second building is vacant, presenting an excellent opportunity for an owner-user or for lease-up to increase income.

While the Dyer improvements require renovation, this presents a clear value-add opportunity for investors seeking to enhance the property through repositioning or redevelopment. The combination of stable in-place income, newer construction, prime location, and upside potential makes this offering ideal for both investors and owner-users looking to capitalize on a well-located commercial asset.

This property can be sold together as a package or separate.

PROPERTY HIGHLIGHTS:

- Prime Location fronting U.S. Hwy 54 with excellent visibility and access
- Just 2 blocks from the Cassidy Gate to Fort Bliss, one of the main access points to the base
- Dual-address offering: 4200 Dyer St. & 4035 Harrison Dr.
- Income-producing asset with stabilized warehouse component
- Two (2) ±5,000 SF warehouses built in 2021 – 100% leased
- Strong in-place cash flow from newer construction
- Automotive-oriented property with established use in the area
- One building leased month-to-month (flexibility for rent increases or repositioning)
- One vacant building – ideal for owner-user or lease-up opportunity
- Value-add potential through renovation and repositioning of Dyer frontage
- High-traffic corridor with strong tenant demand drivers
- Suitable for investors seeking upside or owner-users needing presence + income

AREA TRAFFIC GENERATORS





DEMOGRAPHIC SNAPSHOT 2024



72,837
POPULATION
3-MILE RADIUS



\$50,890
AVG HH INCOME
3-MILE RADIUS



\$36,937
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
DYER ST: 18,038 AADT
CASSIDY RD: 16,780 AADT
(TDT)



4035 HARRISON AVE





INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

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 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>9010492</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
_____ Associate's Name	_____ License No.	_____ Email	_____ Phone

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov