



FOR SALE

4045 N. MESA STREET

El Paso, Texas

Office / Retail



Property Highlights

- Building area: ±21,740 SF
- Site: 1.01 AC
- Zoning: C-3
- Real Estate Taxes (2021): \$41,557.01
(Source: City of El Paso Tax Assessor)
- Sale Price: \$2,500,000
- Private offices, bullpen, large conference room and warehouse area with dock high and roll up door
- Numerous remodels
- HUBZone (SBA)
- Empowerment Zone (City of El Paso, TX)
- Transportation Reinvestment Zone Parcel (City of El Paso, TX)

Brett C. Preston, SIOR, CCIM
Managing Partner
(915) 843 8888 ext. 801
bpreston@piresintl.com

Candice Koufomanolis
TX Agent
(915) 843 8888 ext. 805
ckoufo@piresintl.com

123 W. Mills Avenue, Suite 220
El Paso, Texas 79901
Main (915) 843 8888
www.piresintl.com

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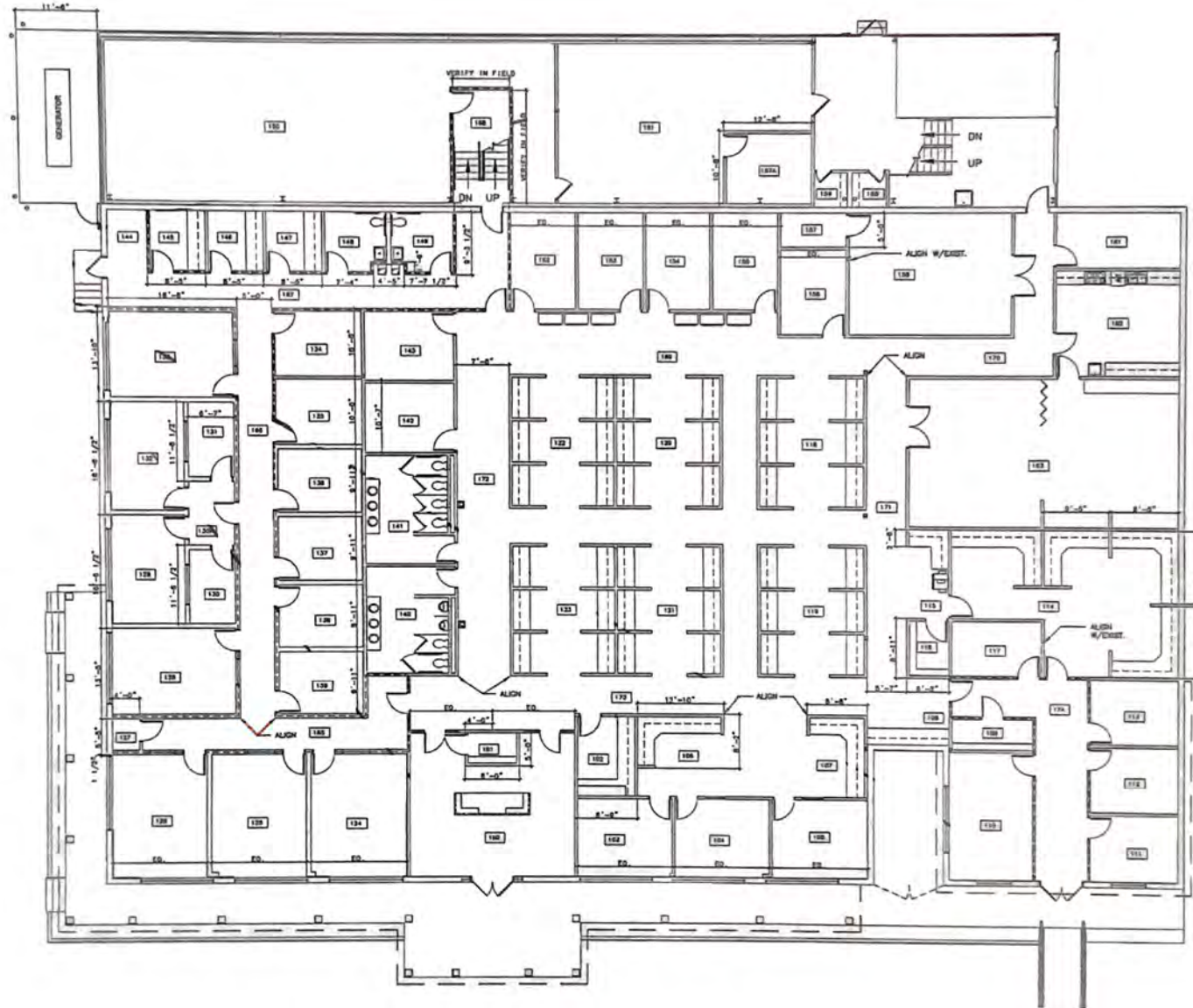


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Site Plan



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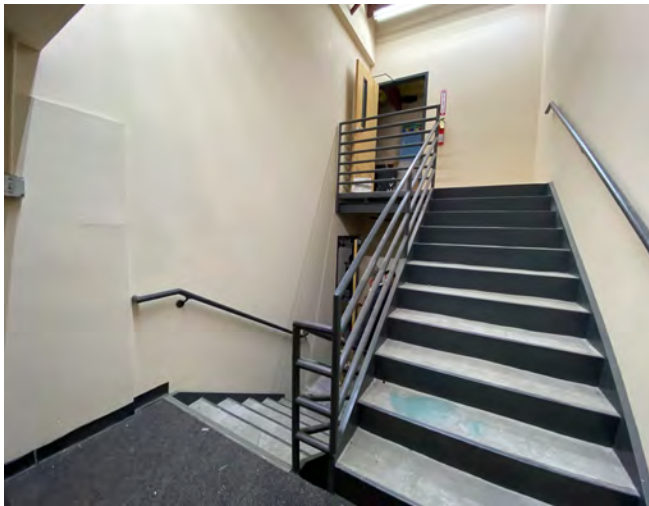


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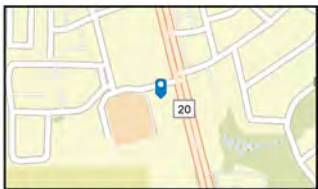
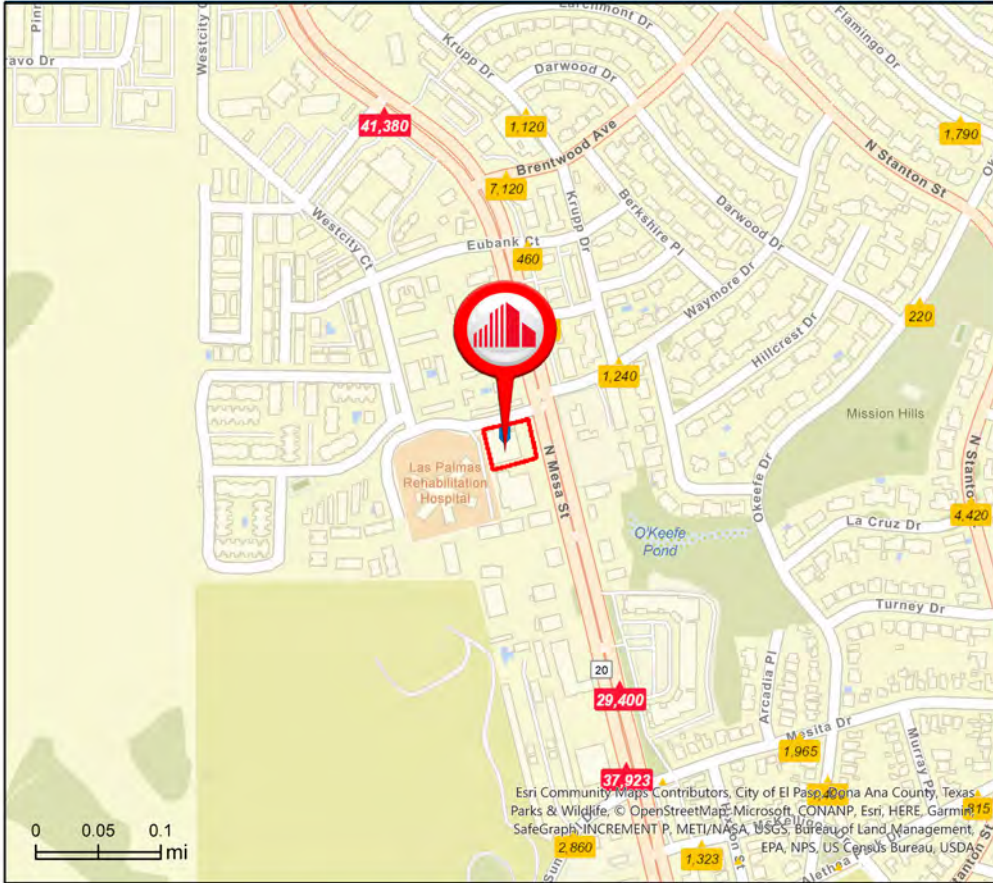
Interior Photos



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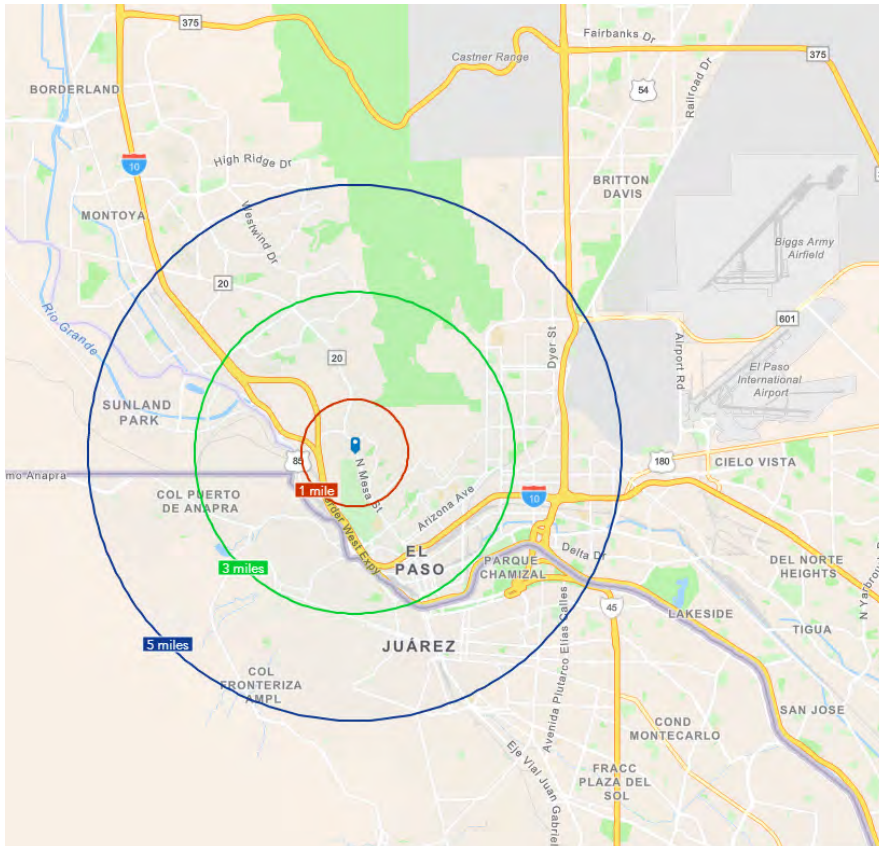
Traffic Counts



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Demographics



POPULATION

2026 Projection
2021 Estimate
2010 Census
Growth 2010 -2021
Growth 2021 -2026

HOUSEHOLDS

2026 Projection
2021 Estimate
2010 Census
Growth 2010 -2021
Growth 2021 -2026

EST. 2021 MEDIAN HOUSEHOLD INCOME

EST. 2021 AVERAGE HOUSEHOLD INCOME

(Source: ESRI)

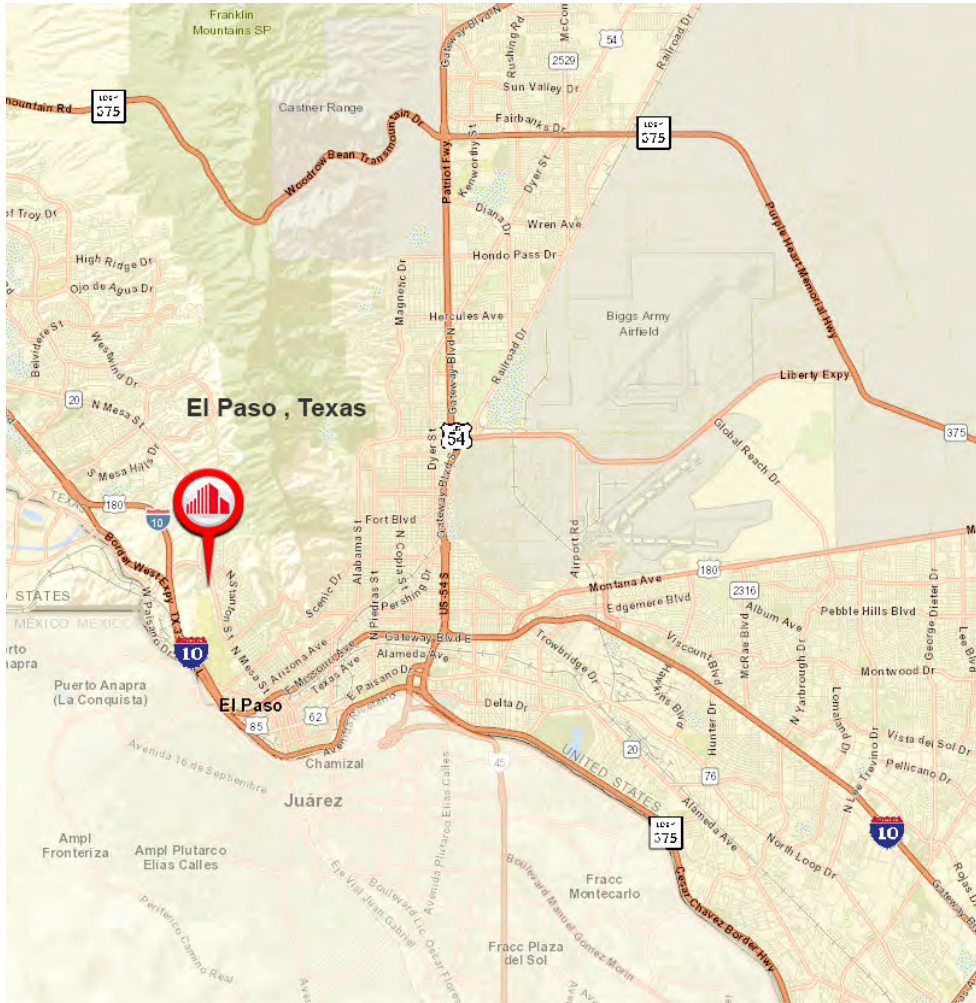
	1 MILE	3 MILE	5 MILE
POPULATION			
2026 Projection	7,825	63,233	167,665
2021 Estimate	7601	61,992	165,197
2010 Census	7,190	59,591	161,968
Growth 2010 -2021	0.50%	0.35%	0.18%
Growth 2021 -2026	0.58%	0.40%	0.30%
HOUSEHOLDS			
2026 Projection	3,572	25,682	62,803
2021 Estimate	3,454	25,008	61,553
2010 Census	3,229	23,939	59,772
Growth 2010 -2021	0.60%	0.39%	0.26%
Growth 2021 -2026	0.67%	0.53%	0.40%
EST. 2021 MEDIAN HOUSEHOLD INCOME	\$47,479	\$34,222	\$39,231
EST. 2021 AVERAGE HOUSEHOLD INCOME	\$70,222	\$54,706	\$59,644



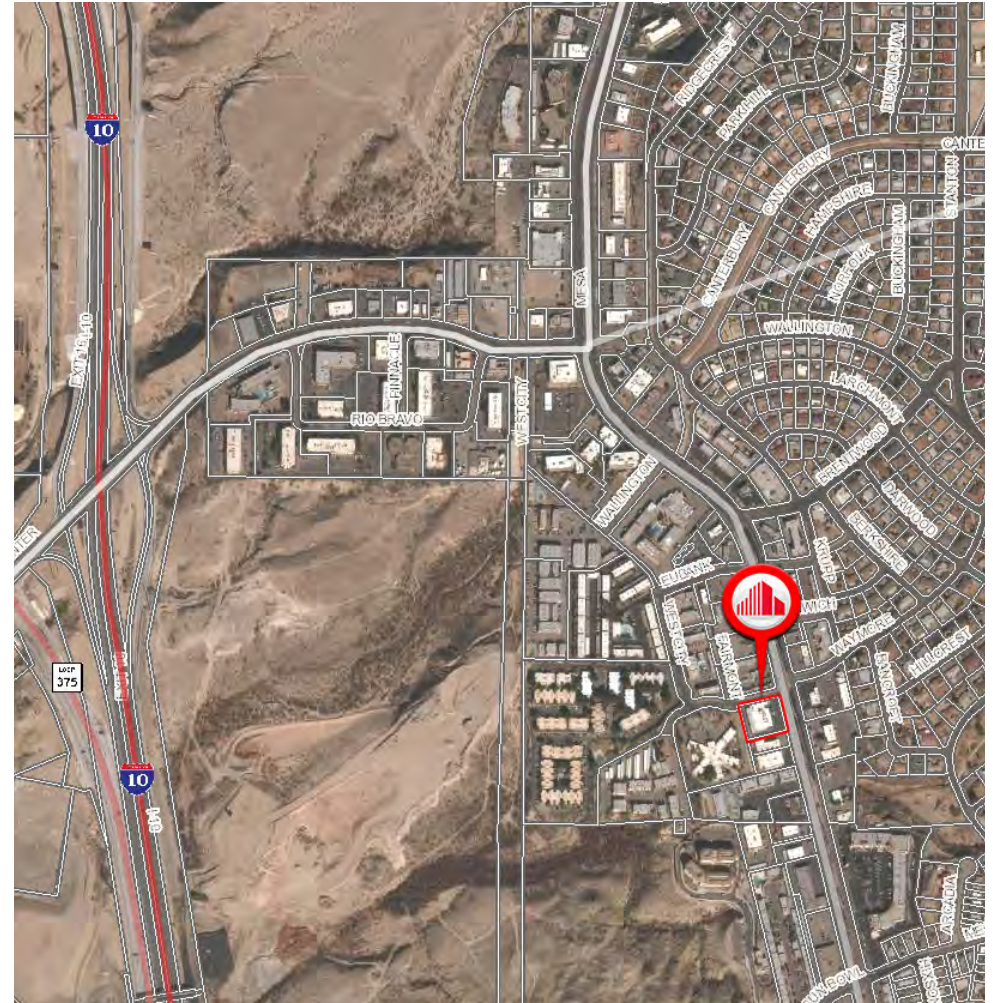
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Map



Aerial

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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