

PROPERTY FOR SALE



W.S. Hills Building

112 TEXAS AVE, EL PASO, TEXAS 79901

FOR SALE INFORMATION, PLEASE CONTACT



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AVAILABLE FOR PURCHASE

- SECOND FLOOR: ±10,346 SF
- ENTIRE BUILDING: ±33,437 SF

*ADDITIONAL OPTIONS AVAILABLE FOR BUILT TO SUIT AND/OR EXPANSION PLANS

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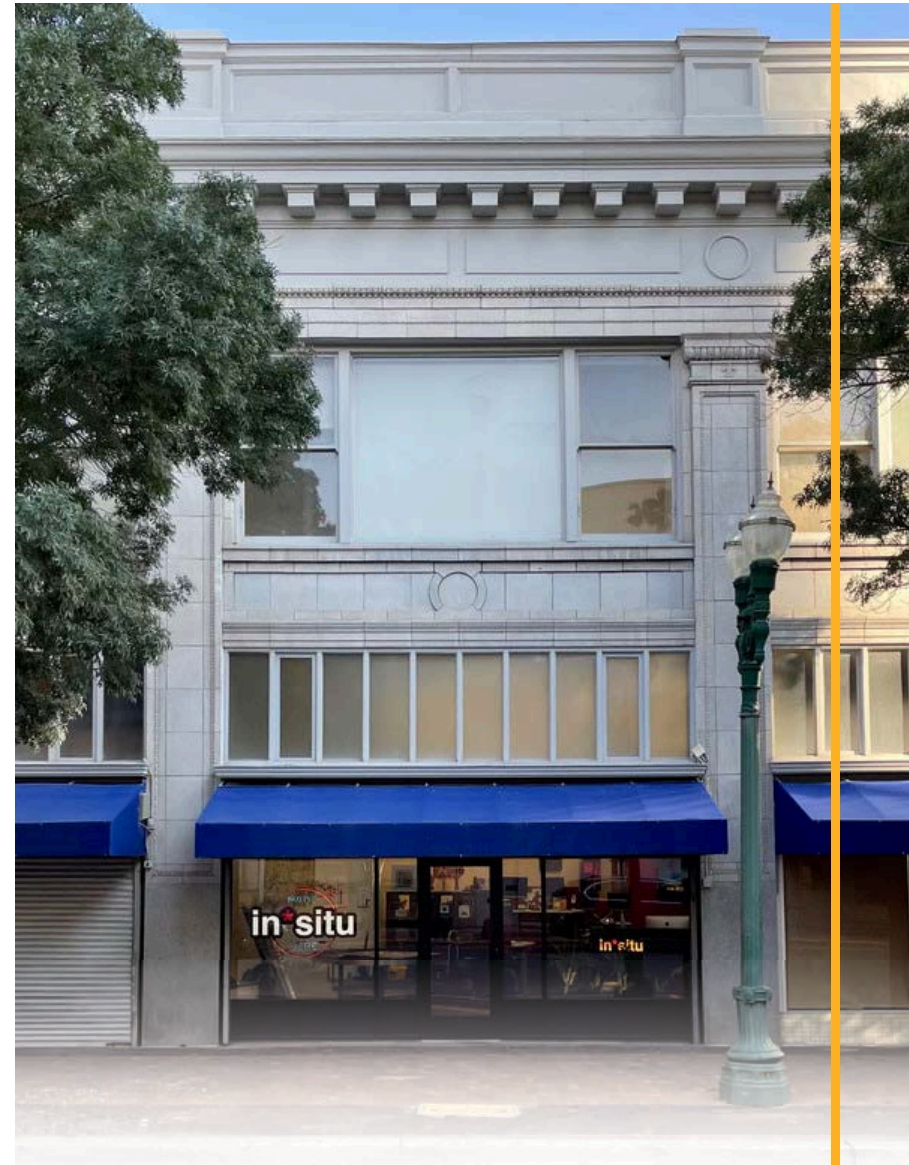
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HISTORY One of architectural firm Trost & Trost's most iconic structures, this historic two-story trapezoidal building near the heart of Downtown El Paso fronts on both Texas Avenue and San Antonio Ave. Designed in a Second Renaissance Revival style, each facade is divided into five bays by pilasters that rise two floors to support a prominent entablature and parapet. This classical framework is executed in blocks of marble, sharply scored to give a three-dimensional richness, with other details executed with painted, galvanized iron. The second floor bays are infilled with the original three part windows while the ground floor has been modernized with contemporary display windows, signage, and awnings.

Finished in 1927, Henry Trost and his client Mary S. Hills had the foresight to design the structure to accommodate future vertical growth in an ever-densifying city center. The site now features a thoughtfully designed proposed-development for a four-story addition recognizing Trost's original intent and following through in a manner that honors that legacy while paying homage and respect to his work.

PROPERTY FEATURES

- **Total Size:** 33,347 SF
- **Construction:** Concrete Foundation; Reinforced Concrete with Marble Revetment
- **Architect:** Trost & Trost
- **Year Built:** 1927
- **Stories:** 3 (including basement) with constructed support for additional floors
- **Zoning:** C-5 H
- **Location:** C.B.D.



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AVAILABLE FOR PURCHASE

SECOND FLOOR: 10,346 SF

- Space will be conditioned white box commercial shell space, conditioned with two egress stairs, elevator opening to common lobby at ground floor level, common area restrooms
- Built to Suit option available at additional cost

ENTIRE BUILDING: 33,347 SF

- **Basement:** 12,745 SF | **Ground Floor:** 10,346 SF
- **Second Floor:** 10,346 SF
- Built to Suit option and Development Plans for Expansion available at additional cost



Conceptual rendering of developed expansion plans



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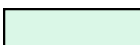
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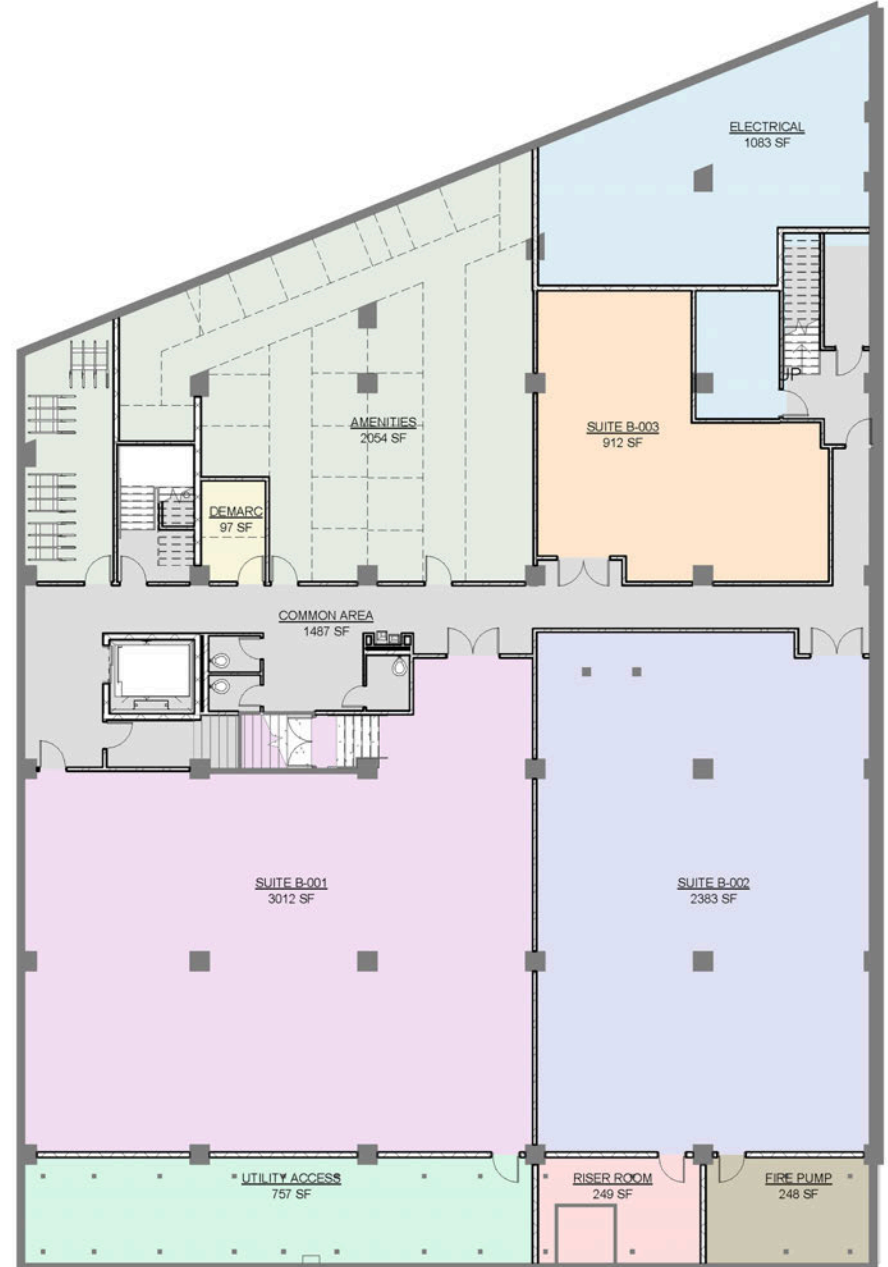
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FLOOR PLAN – BASEMENT

GROSS AREA

	AMENITIES		RISER ROOM
	COMMON AREA		SUITE B-001
	DEMARC		SUITE B-002
	ELECTRICAL		SUITE B-003
	FIRE PUMP		UTILITY ACCESS



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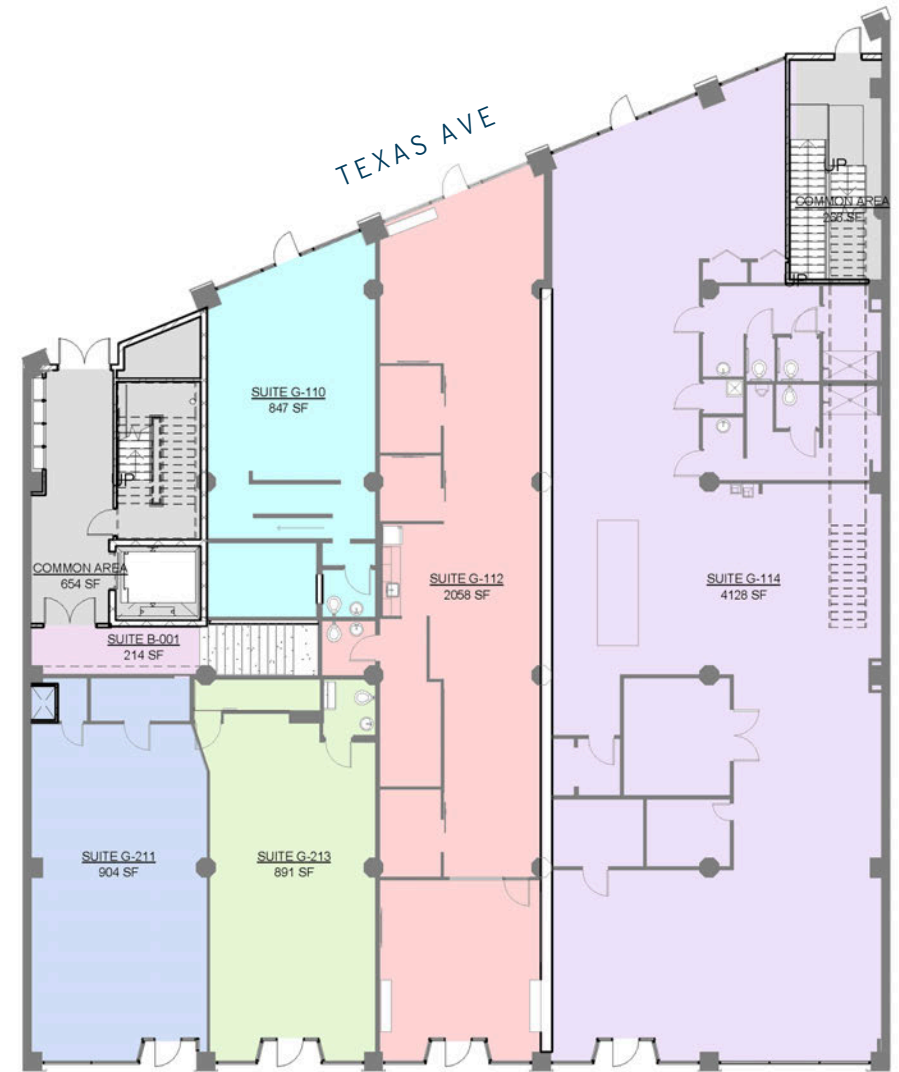
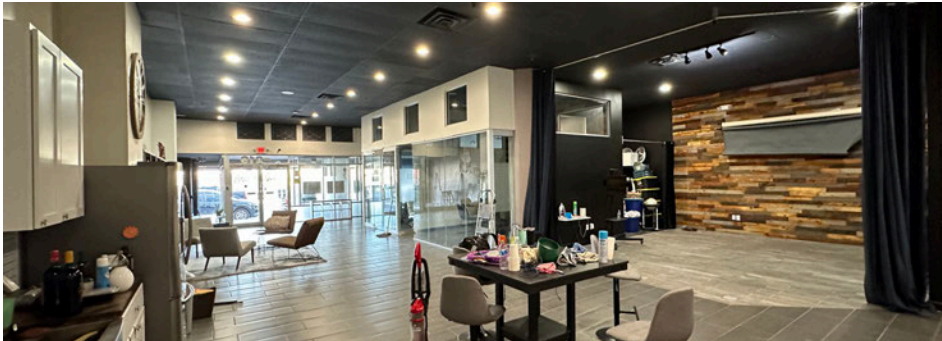
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FLOOR PLAN – GROUND FLOOR

GROSS AREA

	COMMON AREA		SUITE G-114
	SUITE B-001		SUITE G-211
	SUITE G-110		SUITE G-213
	SUITE G-112		



SAN ANTONIO AVE



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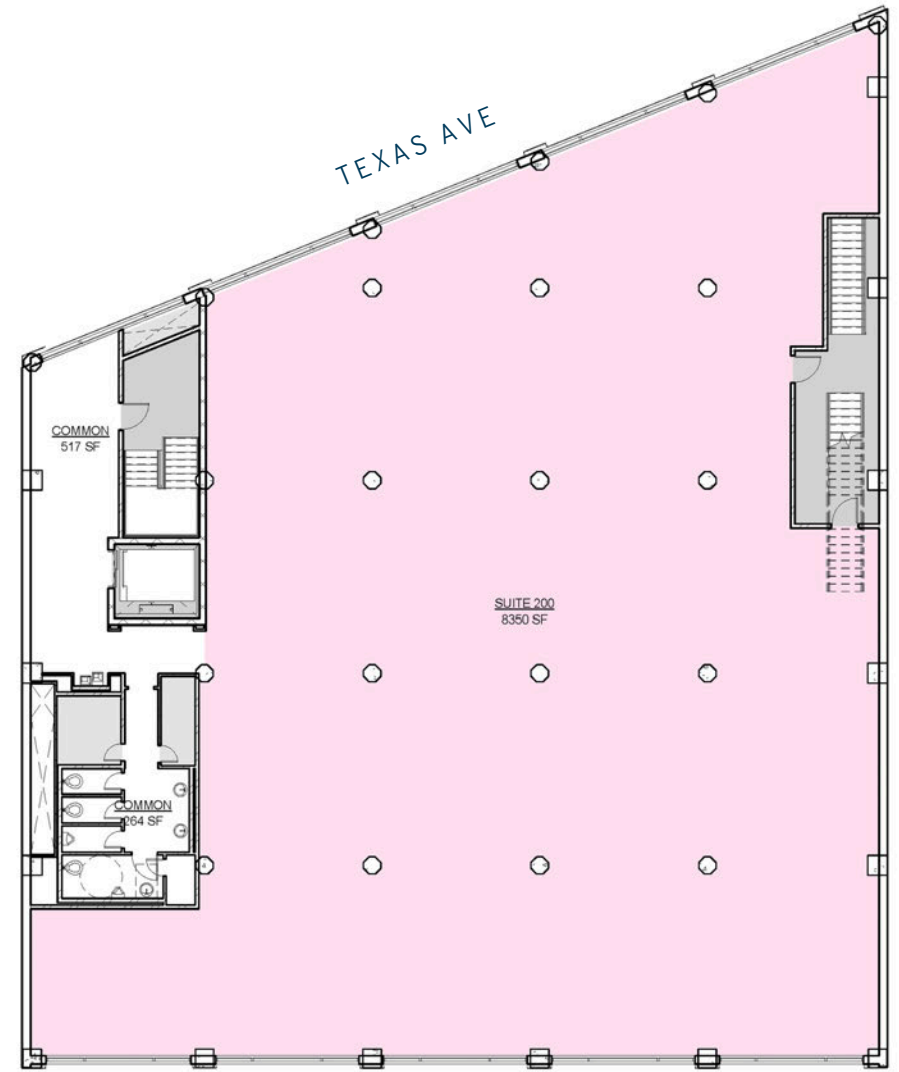
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FLOOR PLAN – LEVEL 2

GROSS AREA

	BUILDING EQUIPMENT		COMMON AREA
	VERTICAL CIRCULATION		SUITE 200



HISTORY

In the 1930s, famed El Paso muralist, artist, war correspondent, novelist, and historian Tom Lea had his studio in the building's second floor facing Texas Ave where he set up scaffolding and worked on government projects, including *Pass of the North* mural.



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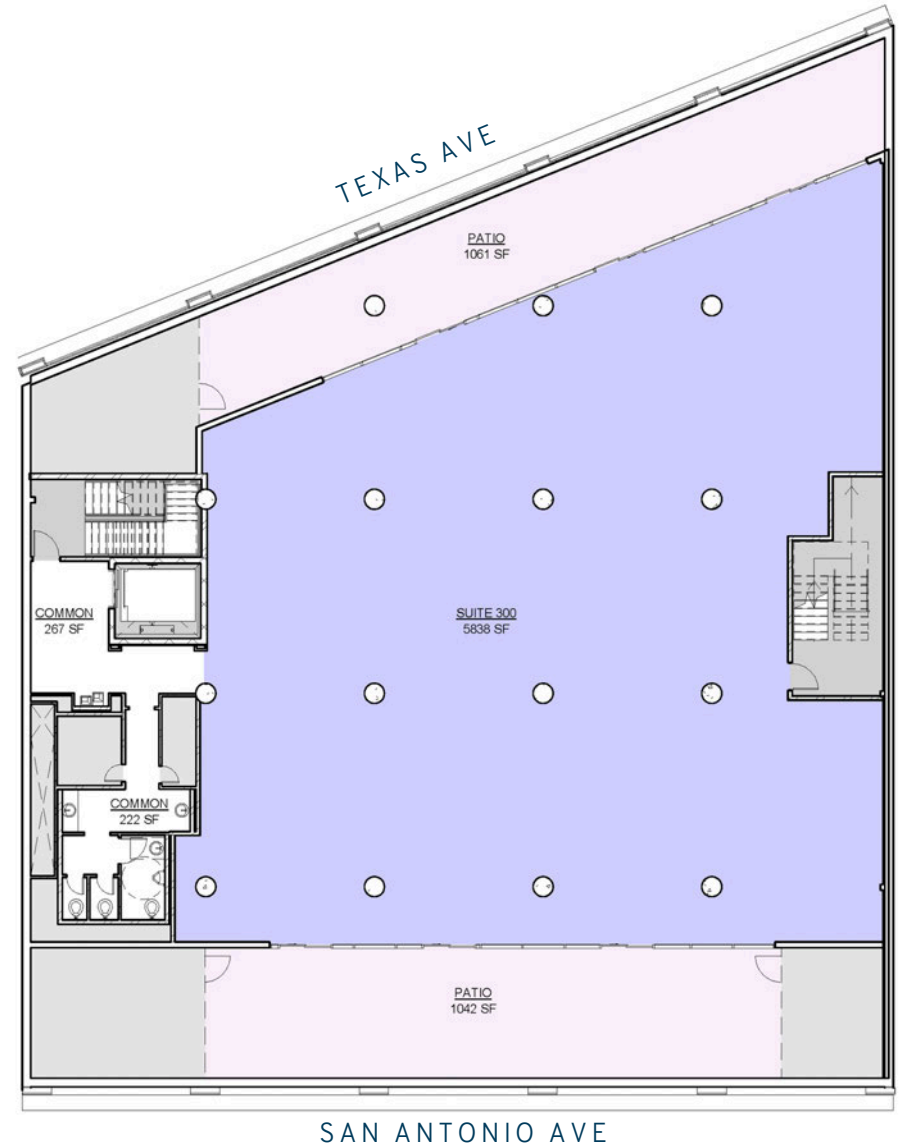
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FLOOR PLAN – LEVEL 3 (OPT. #1)

PROPOSED EXPANSION DEVELOPMENT | OFFICE CONCEPT

GROSS AREA

	BUILDING EQUIPMENT		PATIO
	VERTICAL CIRCULATION		SUITE 300
	COMMON AREA		



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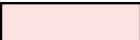
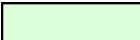

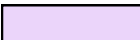
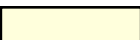


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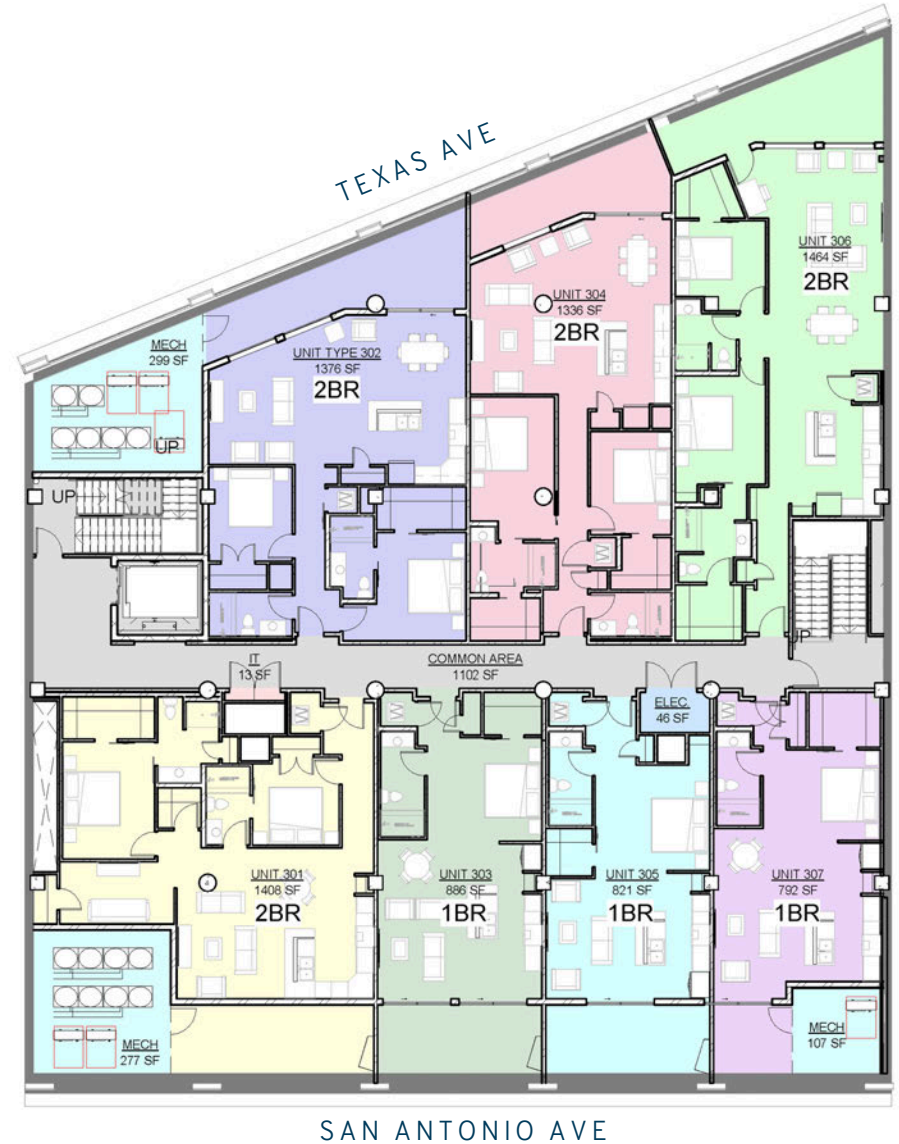
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FLOOR PLAN – LEVEL 3 (OPT. #2)

PROPOSED EXPANSION DEVELOPMENT | MULTI-FAMILY CONCEPT

GROSS AREA

	COMMON AREA		UNIT 304
	ELECTRICAL		UNIT 305
	IT		UNIT 306
	MECHANICAL		UNIT 307
	UNIT 301		UNIT TYPE 302
	UNIT 303		



Conceptual rendering of developed expansion plans



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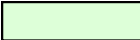




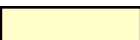
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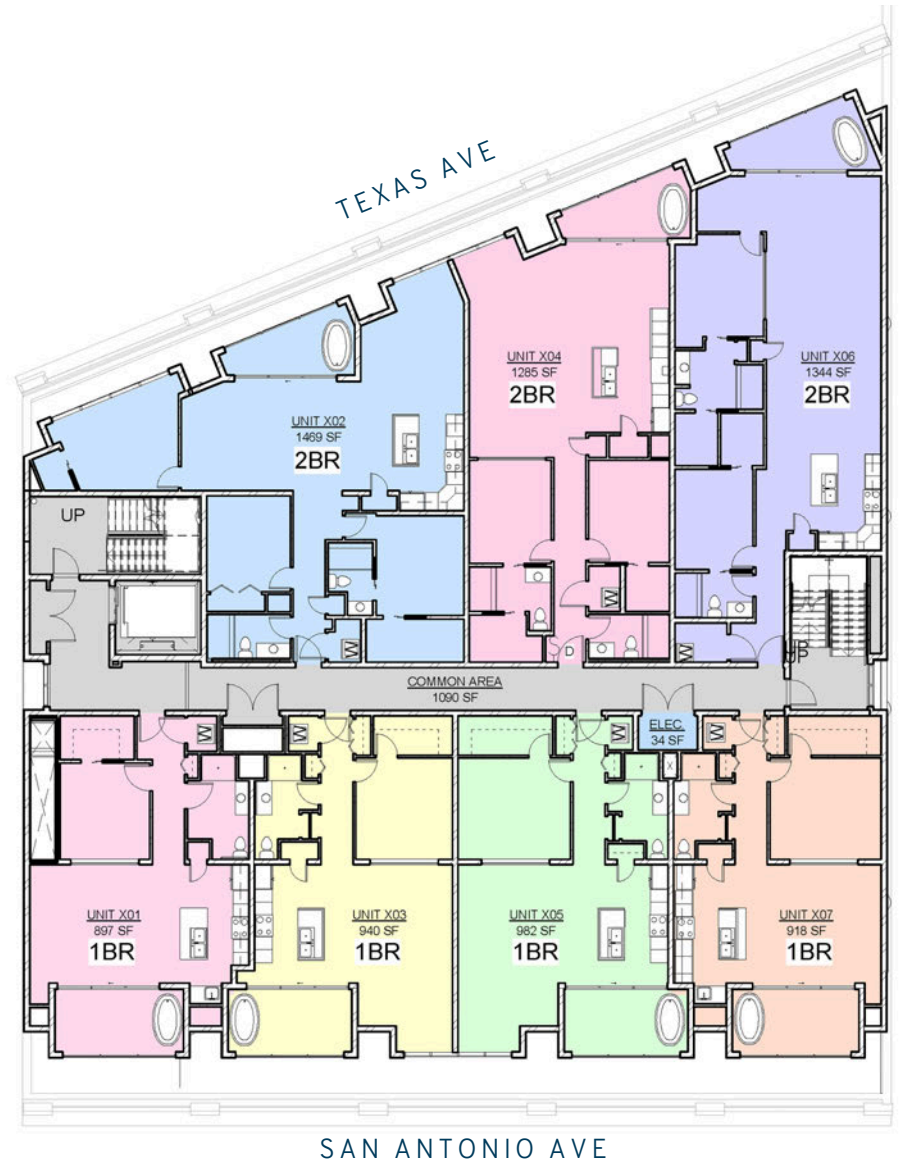
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FLOOR PLAN – LEVELS 4-7

PROPOSED EXPANSION DEVELOPMENT | MULTI-FAMILY CONCEPT

GROSS AREA

	COMMON AREA		UNIT X04
	ELECTRICAL		UNIT X05
	UNIT X01		UNIT X06
	UNIT X02		UNIT X07
	UNIT X03		



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FUTURE The W.S. Hills Building offers an owner the opportunity leave a mark on a piece of El Paso history while building towards its future, and this particular investment offers detailed development plans and conceptual ideas thoughtfully designed by AIA architects. The original architectural firm Trost & Trost designed the building with expansion in mind, and these developed plans build on their foresight.

The final design for the proposed addition is the result of a careful study of the building and its context that involved multiple iterations of design that explored many avenues of response. This proposed design solution references the historic building structurally, rhythmically and materially. The new street facades at Texas Ave. and San Antonio Ave. are set back from the wall plane of the existing historical facades by several feet and float free from the historic parapet by means of a structural cantilever to set the addition apart.

PROPOSED EXPANSION DETAILS

1. Proposed design as rendered already has been awarded approval via a **“Certificate of Appropriateness”** from the **City of El Paso Historic Landmark Commission**.
2. The building has an individual **Nomination to the National Register which qualifies it for both the National and State Historic Tax Credit**. The proposed improvements have already been had a preliminary review by the Texas Historic Commission and the project would qualify in a phased development for the historic tax credit program.
3. **Ground floor is 100% occupied by office/professional/retail tenants**. Proposed improvements have been planned to cause minimal disruption to current tenants and ground floor can remain occupied during development.



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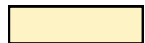
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ADDITIONAL INFORMATION

- **Project Area:** 44,554 SF (Additional Floors)
 - Proposed plans developed to produce seven story mixed-use structure with addition of loft style apartments
- **Proposed Style/Construction:**
 - Planned utilizing existing structural grid
 - Architectural design ties back to existing building utilizing both contemporary and historic elements, material and colors
- **Collaborators:** In*Situ Architecture, Root Architects

BUILDING OVERVIEW (WITH CONCEPTUAL DEVELOPMENT)

OCCUPANCY TYPE



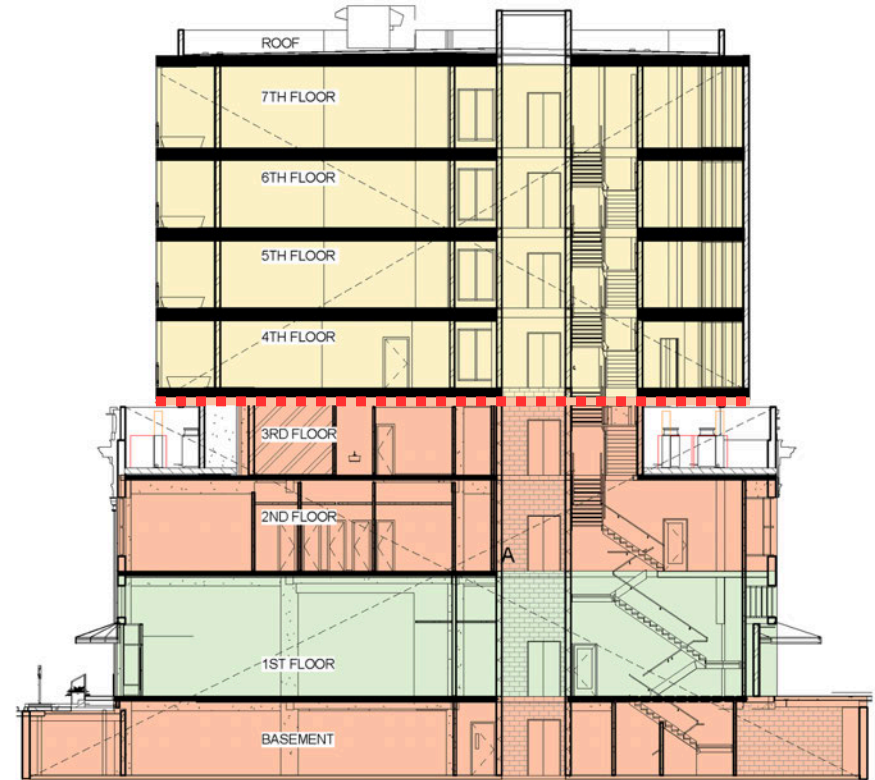
RESIDENTIAL



BUSINESS



MERCANTILE



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SURROUNDING AREA



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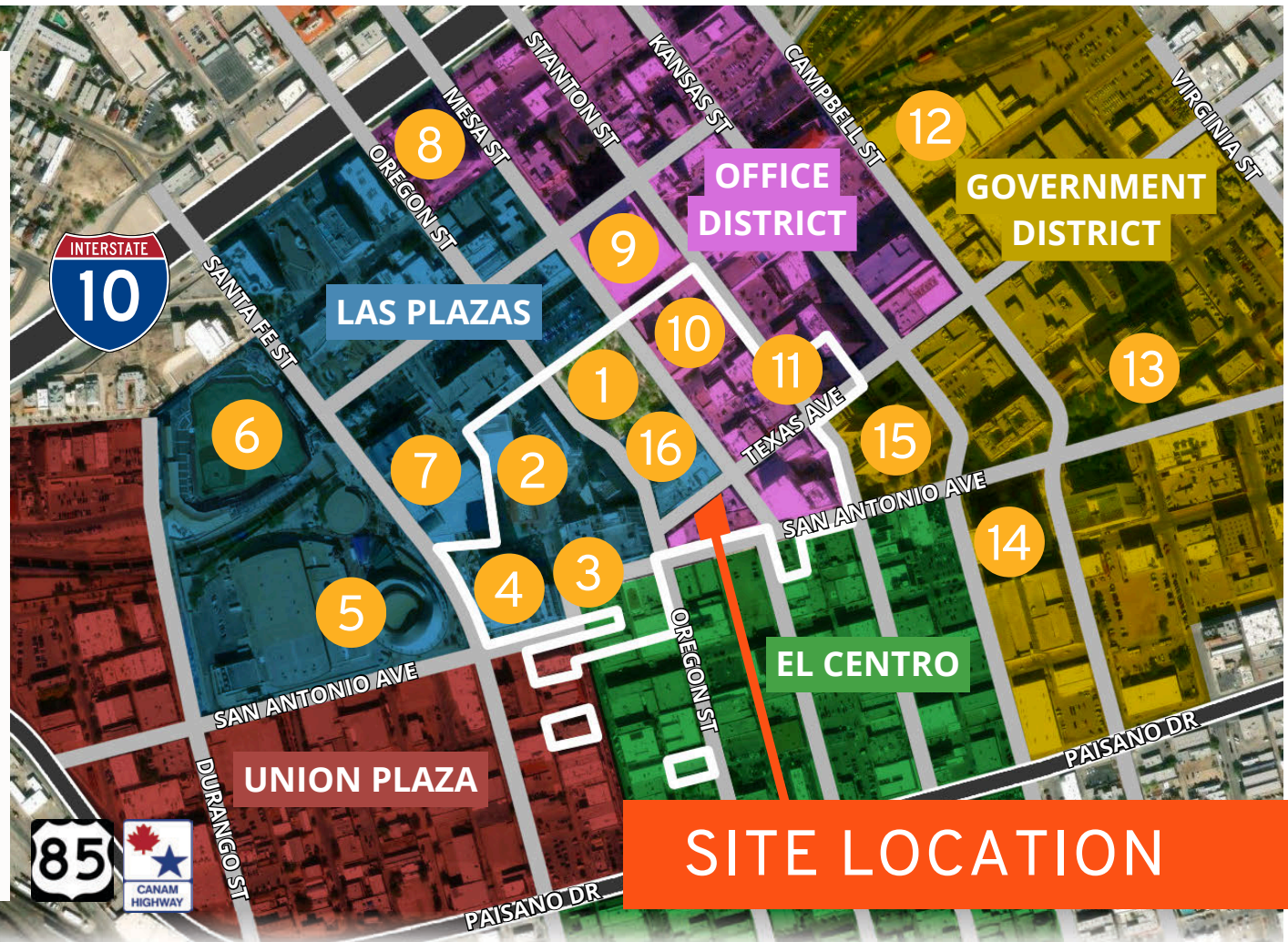
DOWNTOWN DISTRICTS



POINTS OF INTEREST

1. SAN JACINTO PLAZA
2. PLAZA HOTEL / MILLS PLAZA / CHASE PARKING GARAGE
3. PLAZA PARKING GARAGE
4. HOTEL PASO DEL NORTE
5. EL PASO CONVENTION CENTER / ABRAHAM CHAVEZ THEATRE
6. SOUTHWEST UNIVERSITY PARK
7. MUSEUM OF ART / CHILDREN'S MUSEUM / PLAZA THEATRE
8. WESTSTAR TOWER
9. ONE SAN JACINTO PLAZA
10. CORTEZ BUILDING
11. INTERNATIONAL BLDG / WELLS FARGO PLAZA / BASSETT TOWER
12. EL PASO CITY HALL
13. UNITED STATES FEDERAL COURTHOUSE / FEDERAL BUILDINGS
14. EL PASO COUNTY COURTHOUSE
15. STANTON TOWER / BLUE FLAME BLDG
16. KRESS BUILDING

DOWNTOWN HISTORIC DISTRICT



SITE LOCATION



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LOCATION IN MARKET



DEMOGRAPHICS

1 MILE

- Population: 18,880
- Median Income: \$17,699
 - \$75,000-\$125,000 / 400 Households
 - \$125,000-\$200,000+ / 167 Households
- Median Age: 36.4
- Owner Households: 1,190
- Renter Households: 6,528

3 MILES

- Population: 51,158
- Median Income: \$26,174
 - \$75,000-\$125,000 / 1,668 Households
 - \$125,000-\$200,000+ / 1,378 Households
- Median Age: 35.8
- Owner Households: 6,299
- Renter Households: 13,418

5 MILES

- Population: 127,817
- Median Income: \$31,983
 - \$75,000-\$125,000 / 4,991 Households
 - \$125,000-\$200,000+ / 3,124 Households
- Median Age: 35.4
- Owner Households: 18,009
- Renter Households: 30,589

10 MILES

- Population: 416,715
- Median Income: \$42,338
 - \$75,000-\$125,000 / 22,634 Households
 - \$125,000-\$200,000+ / 14,754 Households
- Median Age: 35.2
- Owner Households: 76,369
- Renter Households: 72,171



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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.

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Designated Broker of Firm	License No.	Email	Phone
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<u>Michael McBroom</u>	<u>648650</u>	<u>michael@sonnybrown.com</u>	<u>(915)584-5511</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Sonny Brown Associates, 200 Bartlett, Ste. 105 El Paso, TX 79912
Will Brown

Information available at www.trec.texas.gov

IABS 1-0 Date

Information about

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