



# Carefree Town Center ±1,440 SF

1265 JOE BATTLE BLVD, EL PASO, TX 79936

FOR MORE INFORMATION, PLEASE CONTACT



**Michael McBroom, SIOR**  
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**PROFESSIONAL COMMERCIAL CENTER  
LOCATED NEAR I-10 AND LOOP 375  
AVAILABLE NOW**

**CALL FOR PRICING INFORMATION**

*The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.*





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PROFESSIONAL OFFICE/RETAIL BUILDING FOR LEASE:

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## PROPERTY FEATURES

### PROPERTY SUMMARY

Discover an exceptional opportunity to establish your business in a Class A retail/office space with prime Loop 375 frontage. Strategically positioned just moments from the I-10 and Loop 375 intersection, this property offers unparalleled access to the much of the city of El Paso, as well as rapidly developing east I-10 corridor. Within close proximity to major hotels, shopping centers, industrial parks and popular restaurants, it ensures high visibility and convenience for both customers and employees. The property is anchored by Carefree Homes Corporation, adding to its professional and high-traffic environment.

### AVAILABLE SPACES

- **Suite B-101:** ±1,440 SF, built out office space featuring conference room with multiple offices as well as open work area
- **Suite B-103:** ±1,440 SF cold dark shell space
- **Suite B-105:** ±1,440 SF cold dark shell space

### PROPERTY DESCRIPTION

- **Total Center Size:** ±32,141 SF
- **Distinct contemporary southwest design**
- **Compliance:** ADA compliant buildings
- **Parking Ratio:** 5.3:1,000
- **Signage:** Prominent building and monument signage



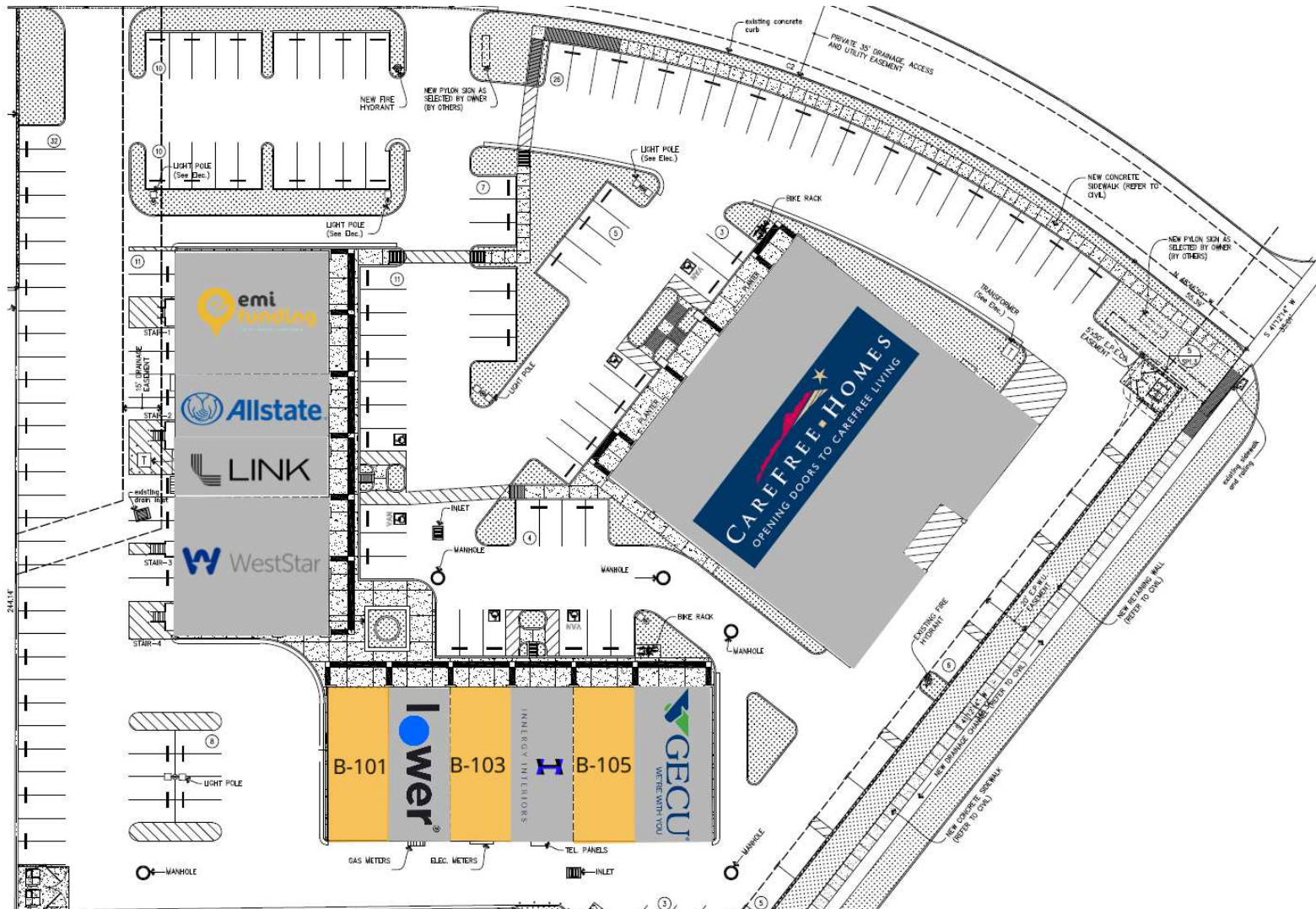
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## SITE PLAN

PROFESSIONAL OFFICE/RETAIL BUILDING FOR LEASE:

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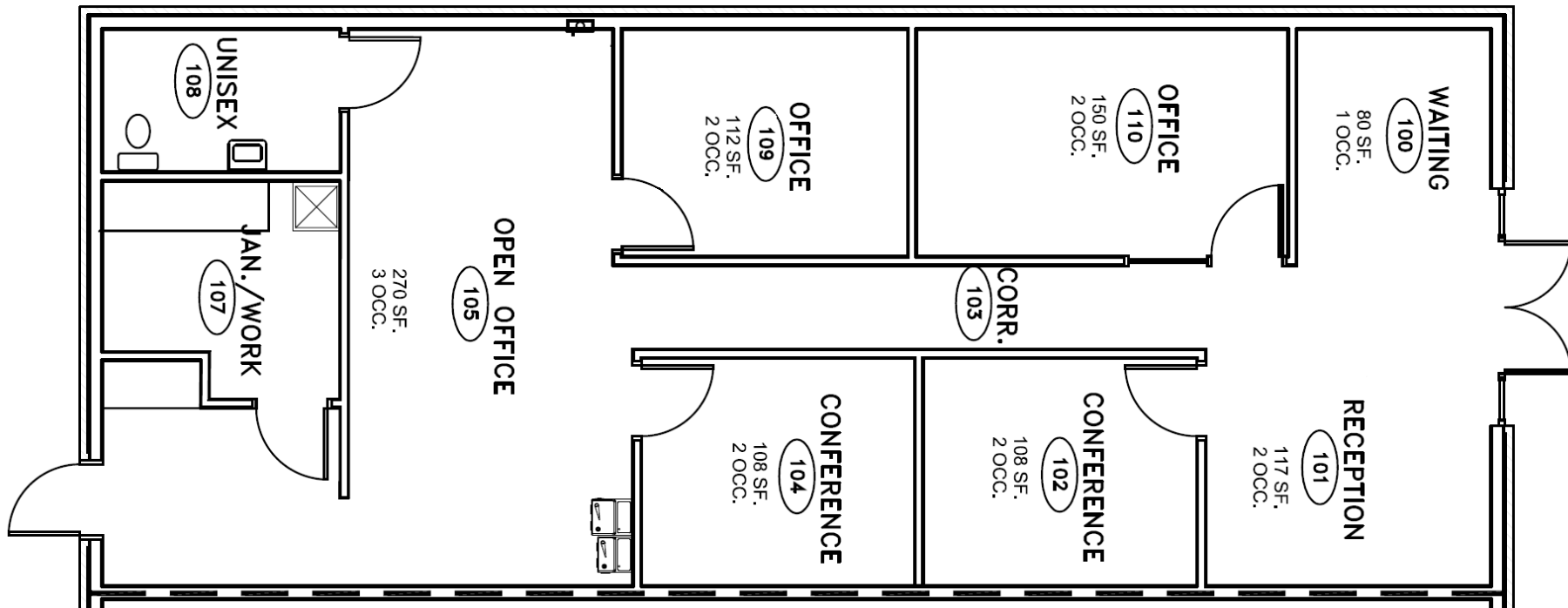
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## FLOOR PLAN | B-101





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## ADDITIONAL PHOTOS





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AERIAL VIEW

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**WILL BROWN, SIOR, MANAGING PARTNER**  
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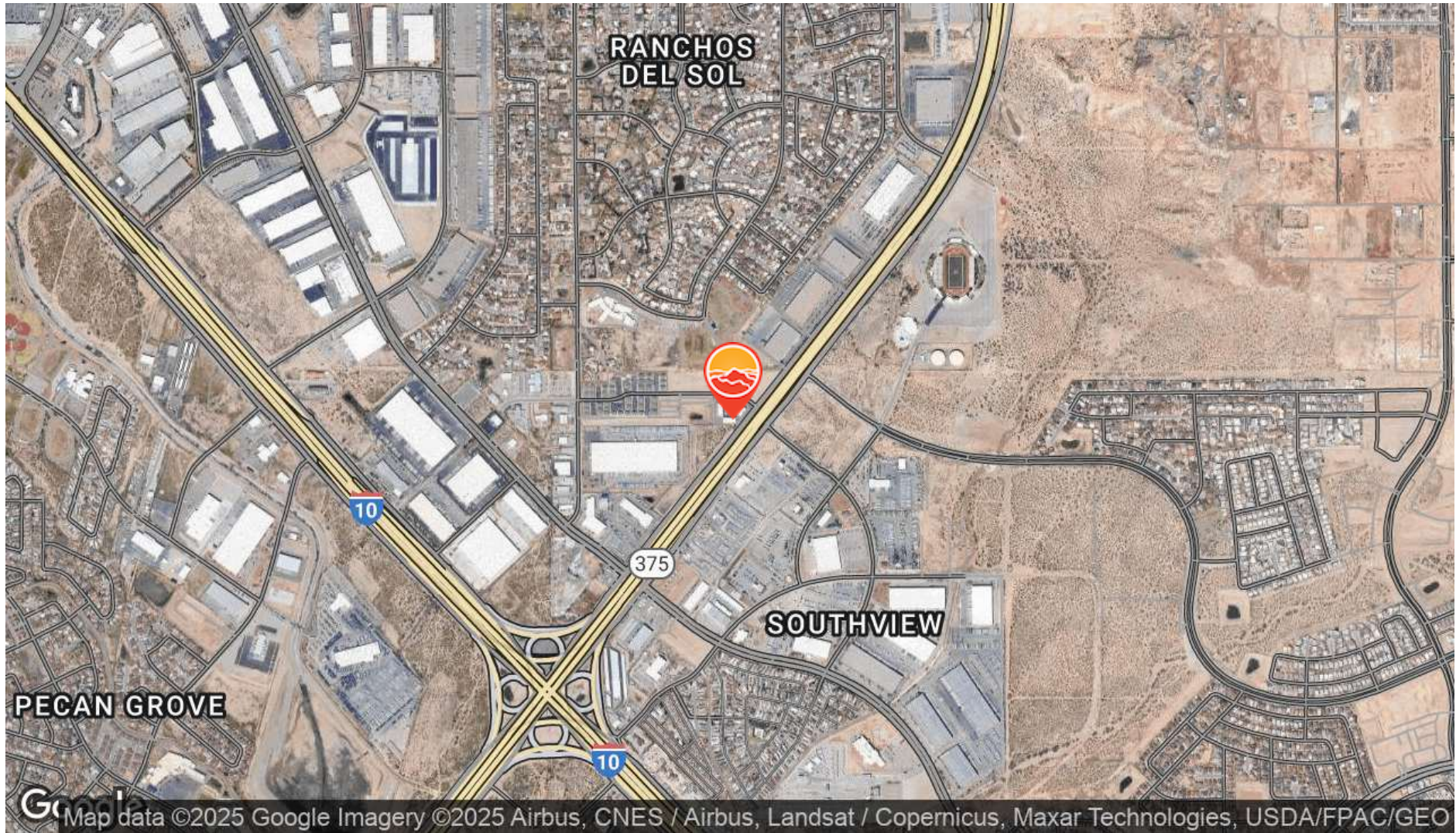
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## AERIAL MAP



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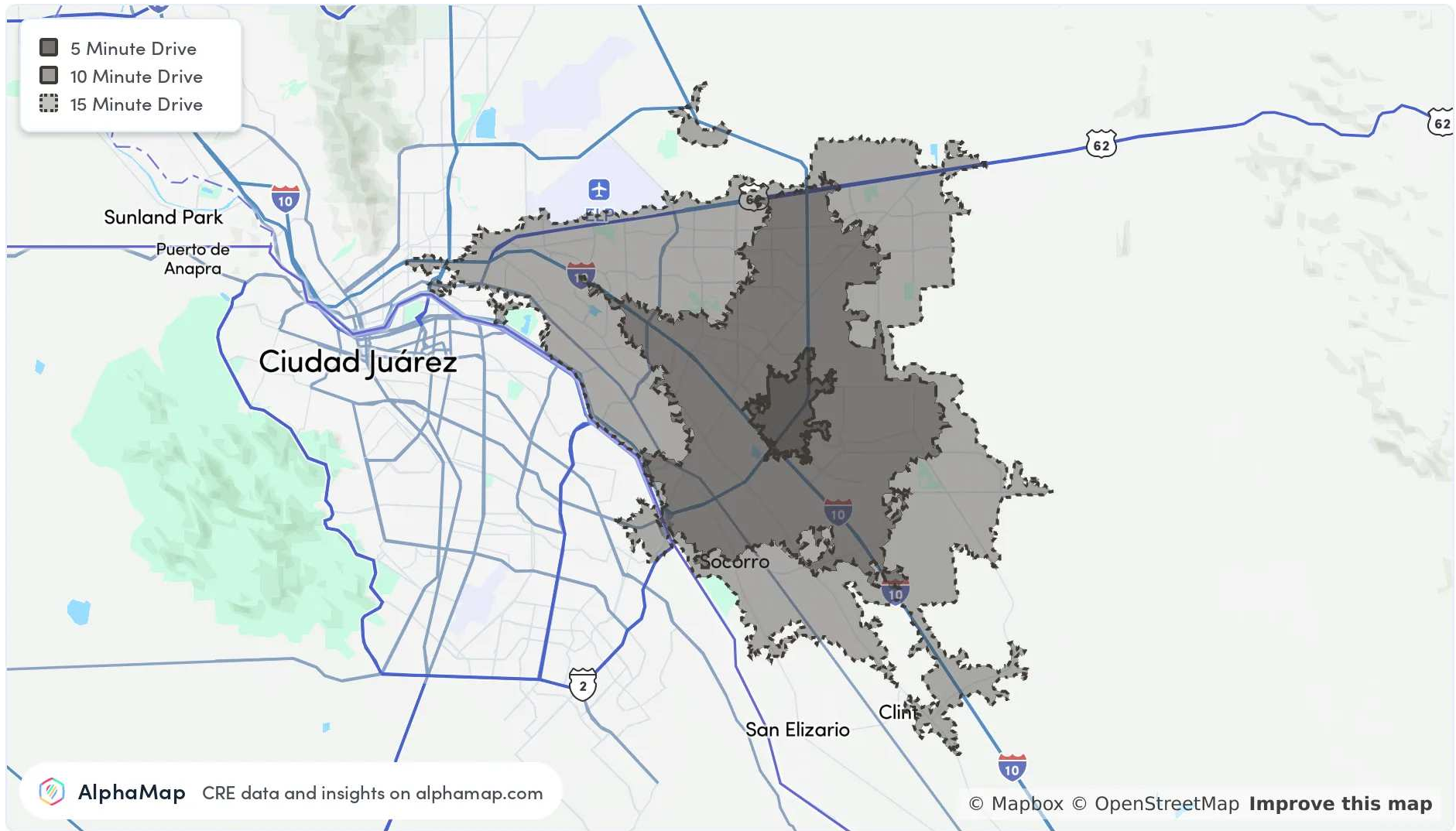
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## AREA ANALYTICS





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## AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	12,940	210,669	442,013
Average Age	36	37	37
Average Age (Male)	35	35	36
Average Age (Female)	36	38	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,214	69,395	149,689
Persons per HH	3.1	3	3
Average HH Income	\$110,744	\$83,459	\$78,045
Average House Value	\$294,052	\$207,200	\$199,897
Per Capita Income	\$35,723	\$27,819	\$26,015

Map and demographics data derived from AlphaMap



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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.

#### Sonny Brown Associates

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**9010301**

License No.

**will@sonnybrown.com**

Email

**(915)584-5511**

Phone

#### Will C. Brown, Broker, SIOR

Designated Broker of Firm

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#### Adin A. Brown, Broker, SIOR

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Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date