

13496 HORIZON BLVD. EL PASO, TX 79928  
OFFERING MEMORANDUM



**FOR SALE**

**BUILDING SIZE**

17,479 SF

**LOT SIZE**

2.26 AC

**Sergio Tinajero**

Sergio@REPcre.com

915.886.8608

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 13496 Horizon Boulevard in Horizon City, TX 79928 ("Property"). It has been prepared by ELP Real Estate Group, LLC DBA REPcre ("Selling Broker"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Selling Brokers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging your receipt of this Offering Memorandum for the Property, you agree.

1.The Offering Memorandum and its contents are confidential 2.You will hold it and treat it in the strictest of confidence; and 3.You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Selling Brokers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



PRESENTED BY:  
**SERGIO TINAJERO**



**PRINCIPAL**

CONTACT INFO:  
**SERGIO@REPCRE.COM**  
**915.886.8608**

---

## TABLE OF CONTENTS

---

**5z** ..... GENERAL INFORMATION

**6** ..... DEMOGRAPHICS

**7-8** ..... FINANCIALS

**9** ..... SITE PLAN

**12** ..... AERIALS

**PLANET  
FIREWORKS**

## PROPERTY HIGHLIGHTS + SUMMARY

We are pleased to present a premier retail development opportunity situated at the strategic intersection of Horizon Boulevard and Ellsworth Drive. This location is just half a mile from one of the region's most bustling commercial intersections, which features a variety of well-known establishments including Walmart, Peter Piper Pizza, Panda Express, Taco Bell, Whataburger, Popeyes, McDonald's, Wing Stop, the Hospitals of Providence Horizon, among many others.

This property benefits from high traffic visibility, located directly across from the entrance to the Horizon Golf Club, and is surrounded by both established and newly constructed residential communities. The Horizon City area has experienced significant growth in residential developments, making this a great investment opportunity for prospective owners looking to develop a retail strip center in a fast growing market.

This site not only offers excellent access and exposure but also positions itself favorably within a thriving community, promising considerable potential for retail success

**ADDRESS:** 13496 HORIZON BLVD  
HORIZON CITY, TX 79928

**COUNTY** EL PASO  
**LAND AREA SQ. FT:** 98,455.6 SQ. FT  
**BUILDING AREA SQ. FT:** 17,479 SQ. FT  
**YEAR BUILT** 1992/2023/2024

## INVESTMENT HIGHLIGHTS

- Situated in booming Horizon City, Texas, just south on the intersection at Horizon Blvd. and Darrington Rd and 3 minutes away from Interstate-10.
- Diverse retail tenants, that offers a variety of uses, like restaurants, athletics, financing and auto service. Catering the needs of the growing area.
- Horizon City is experiencing significant growth, with an increasing population and expansion of residential developments nearby.
- With the ongoing development in Horizon City and its surrounding areas, this shopping center presents a prime opportunity for the existing businesses to thrive in an expanding market.
- Investors can capitalize on the increasing demand for retail space in this area, positioning themselves for significant returns as the region continues to develop.
- This shopping center represents a unique opportunity to invest in a growing market with significant potential for success in the vibrant Horizon City, Texas area.

## DEMOGRAPHICS AND TRAFFIC

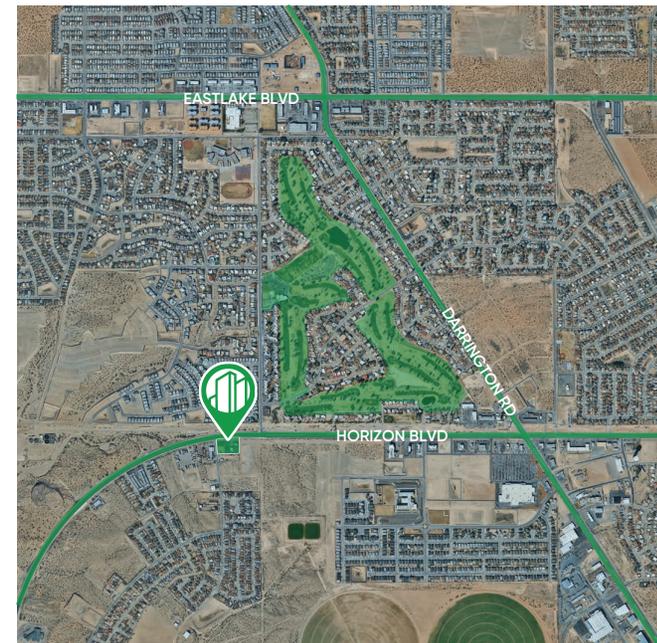


39,557  
POPULATION  
3-MILE RADIUS

\$60,476  
AVG HH INCOME  
3-MILE RADIUS

\$26,524  
AVG YEAR  
SPENDING

TRAFFIC COUNT  
HORIZON BLVD: 30,793 VPD  
ELLSWORTH: 1,852 VPD



# FINANCIALS

## PROPERTY AND LEASE INFORMATION

### PROPERTY AND LEASE INFORMATION

13496 Horizon Blvd. Horizon City, TX 79928

**Legal Description:** 10 HORIZON HILLS NWLY PT OF 1 (385.91 FT ON N- 264.56 FT ON E-380.45 FT ON S- 240.16 FT ON W) (98491.60 SQ FT)

Income:

Rent Roll:

	<u>Business Name:</u>	<u>Size Sq. Ft.</u>	<u>Base Rent Sq.</u>	<u>Monthly Rental Income</u>	<u>Yearly Rental Income</u>
A1	Rafa's Burritos	2,000	\$ 19.80	\$ 3,300.00	\$ 39,600.00
A2	Bar Fitness	5,000	\$ 16.24	\$ 6,765.20	\$ 81,182.45
A3	Meadow Financial	2,500	\$ 12.78	\$ 2,662.00	\$ 31,944.00
A4	Sam's Smoke Shop and Deli	1,200	\$ 27.54	\$ 2,754.00	\$ 33,048.00
A5	Laura Vazquez Beer Depot	1,378	\$ 20.90	\$ 2,400.02	\$ 28,800.20
B1-3	Planet Fireworks	3,600	\$ 26.67	\$ 8,000.00	\$ 95,999.98
Kiosk	Grande Ice		Kiosk	\$ 700.00	\$ 8,400.00
Pad	Lube Express	1,800	\$ 28.00	\$ 4,200.00	\$ 50,400.00
Trailer	Life Ambulance Services		PAD	\$ 622.50	\$ 7,470.00
		<u>17,478</u>		<u>\$ 31,403.72</u>	<u>\$ 376,844.63</u>
NNN Reimbursements			\$ 5.00	\$ 7,282.50	\$ 87,390.00
	<b>Gross Income:</b>			<u>\$ 38,686.22</u>	<u>\$ 464,234.63</u>
	<b>Expenses:</b>			<u>\$ 7,282.50</u>	<u>\$ 87,390.00</u>
	<b>Net Operating Income:</b>			<u>\$ 31,403.72</u>	<u>\$ 376,844.63</u>

### OFFERING SUMMARY

Rental Income:	\$	464,234.63
Leasing Commissions	\$	-
Expenses	\$	87,390.00
Net Annual Income	\$	376,844.63
<b>Potential Sales Price:</b>	<b>\$</b>	<b>4,890,000</b>
Cap Rate:		7.55%

### PROPERTY SUMMARY

ADDRESS:	13496 Horizon Blvd. Horizon City, TX 79928
COUNTY:	El Paso
Land Area Sq. Ft.:	98,445.6 Sq. Ft.
Building Area Sq. Ft.:	17,479 Sq. Ft.
Year Built:	1992 / 2023 / 2024

## OFFERING SUMMARY

RENTAL INCOME	\$	464,234.63
LEASING COMMISSIONS	\$	-
EXPENSES	\$	87,390.00
NET ANNUAL INCOME	\$	376,844.63
POTENTIAL SALES PRICE:	\$	4,890,000
CAP RATE:		7.55%

# FINANCIALS

## RENT ROLL

### RENT ROLL

Horizon Shopping Center  
13496 Horizon Blvd., El Paso TX 79928

<u>Unit</u>	<u>Tenant</u>	<u>Status</u>	<u>Sq. Ft.</u>	<u>Rent</u>	<u>Lease Commencement</u>	<u>Lease Expiration</u>	<u>Lease Structure</u>	<u>Next Rent Increase</u>	<u>Option to Renew</u>
A1	Rafa's Burritos	Current	2,000	\$ 3,300.00	6/1/25	5/31/30	NNN	6/1/26	3 of 5 years each
A2	Bar Fitness	Current	5,000	\$ 6,765.20	5/1/21	4/30/26	NNN	5/1/26	2 of 5 years each
A3	MeadowWood Financial Services, LLC	Current	2,500	\$ 2,662.00	5/1/20	11/14/26	NNN	None	None
A4	Sam's Smokeshop and Deli	Current	1,200	\$ 2,754.00	5/1/24	4/30/29	NNN	5/1/26	
A5	Beer Depot	Current	1,378	\$ 2,400.02	5/1/25	4/30/30	NNN	9/1/26	2 of 5 years each
B 1-3	Planet Fireworks, LLC	Current	3,600	\$ 8,000.00	2/1/25	3/14/35	NNN	Beginning with yr 3 - \$8,240.00 and 3% yearly thereafter	3 of 5 years each
Kiosk	Grande Ice E Paso, LLC	Current		\$ 700.00	1/2/24	1/31/31	Gross	Beginning on the 3rd yr of the lease \$800.00	2 of 5 years each
Pad	Lazo Enterprises 8, LLC - Lube Express	Current	1,800	\$ 4,200.00	11/3/22	10/30/32	NNN	Beginning on Month 41 Rent \$4,700.00	4 of 5 years each
Tailer	Life Ambulance Service, Inc.	Current		\$ 622.50	M2M	M2M	Gross		
			<b>17,478</b>	<b>\$ 31,403.72</b>					

# SITE PLAN





## POPULAR FRANCHISES IN AREA





# FULL AERIAL



