



# Mountain Pass Business Park

## ±1,528-5,028 SF

1749 HAWKINS BLVD, EL PASO, TX 79925

FOR MORE INFORMATION, PLEASE CONTACT



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## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

Mountain Pass Business Park at 1749 Hawkins Blvd is a Class A warehouse/office flex commercial park designed for a variety of uses, including office, warehouse, healthcare, tech, distribution, and wholesale. Built in 2023/2024, it features 16' ceilings, grade-level overhead doors, gas space heaters, and prominent building signage, with a standard 25%-30% office buildout or build-to-suit options. Ideally located near Vista Del Sol Industrial Parks, I-10, Loop 375, and the international crossing to Juarez, it offers prime accessibility for businesses in El Paso.

### FEATURES

- **Office Space:** 25%-30% buildout standard (or build to suit)
- **Year Built:** 2023/2024
- **Zoning:** C-4 Commercial
- **Parking Ratio:** 4.8:1,000
- **Warehouse Doors:** Grade Level / Overhead doors
- **Lighting:** 8' strip & skylights
- **Ceiling Height:** 16'
- **Heating:** Gas space heaters
- **Signage:** Prominent building face signage
- Located minutes from Vista Del Sol Industrial Parks, Interstate 10 & Loop 375, International Crossing to Juarez, Mexico

### FINANCIAL SUMMARY

- Call for Lease rate
- Security Deposit: Equal to one month rent
- Tenant pays electric and gas

WAREHOUSE/OFFICE PROPERTY FOR LEASE:

±1,528 – 5,028 SF



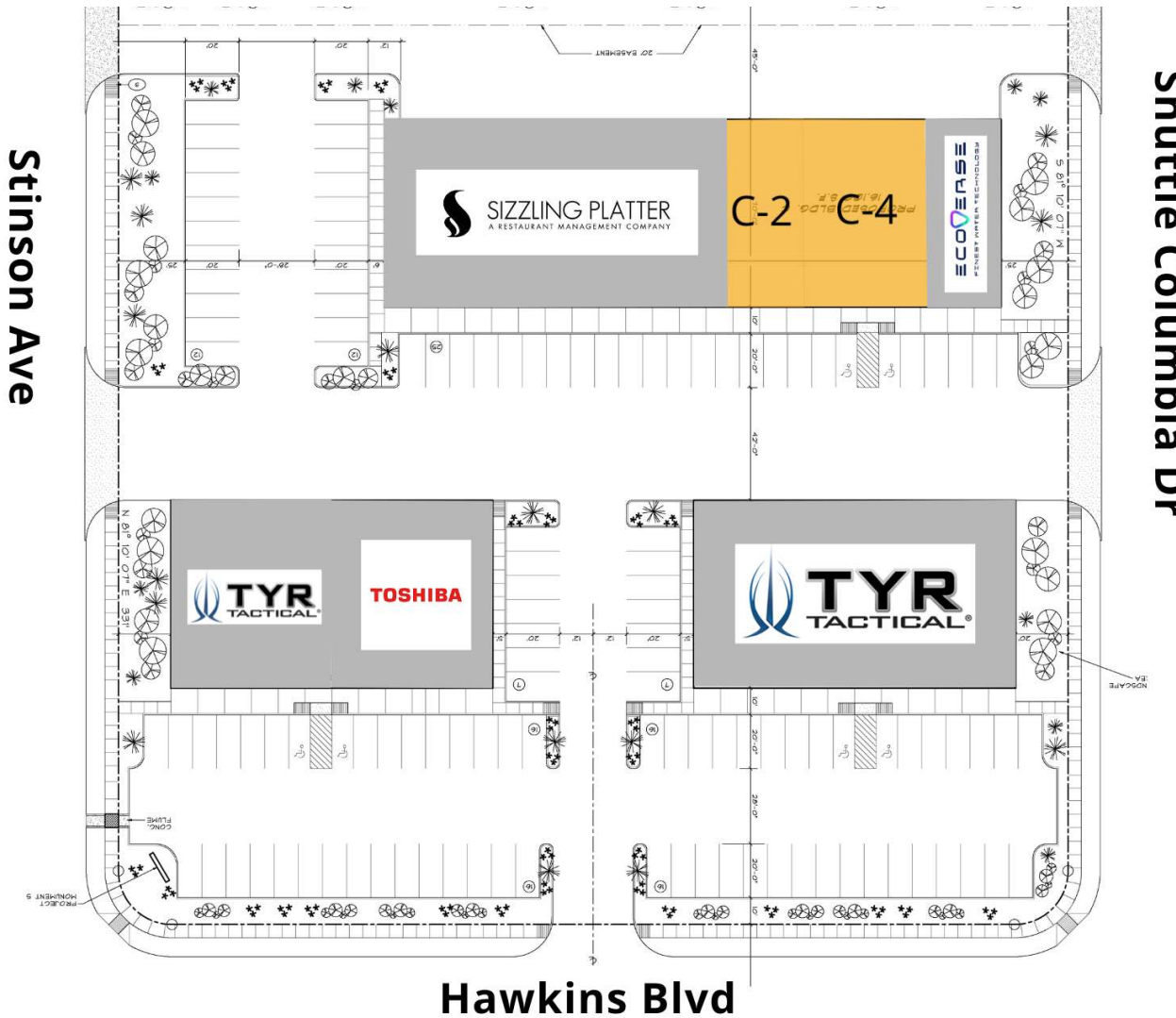
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## SITE PLAN



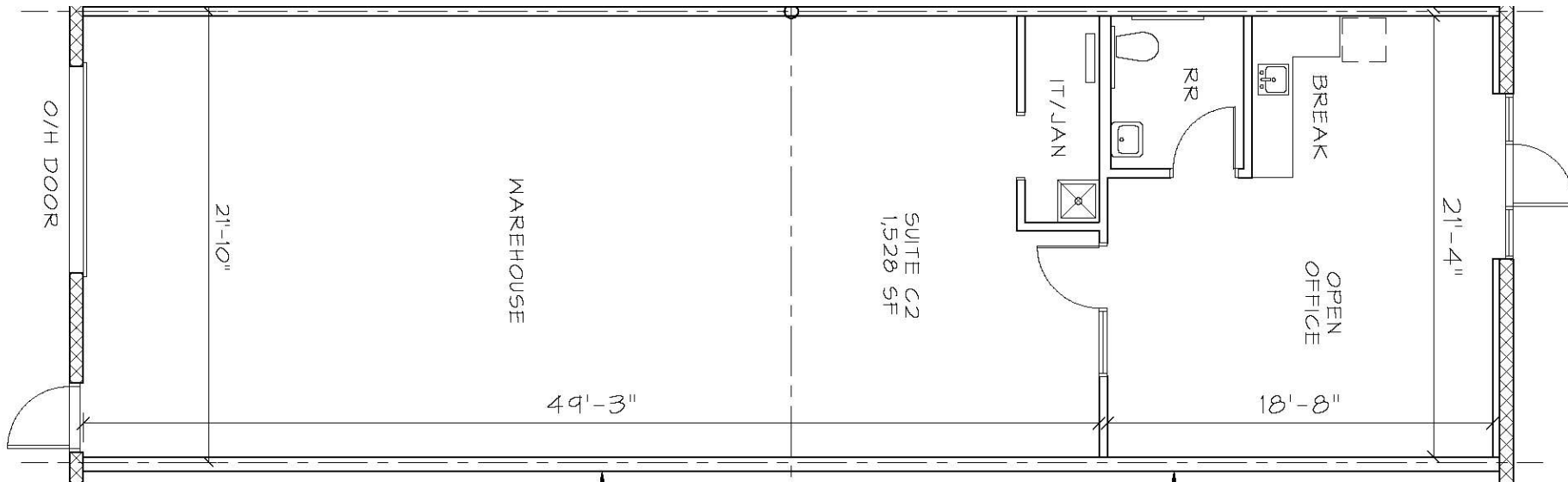
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WAREHOUSE/OFFICE PROPERTY FOR LEASE:

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## C-2 FLOOR PLAN | ±1,528 SF



Under construction. Move-in ready by September 1, 2025



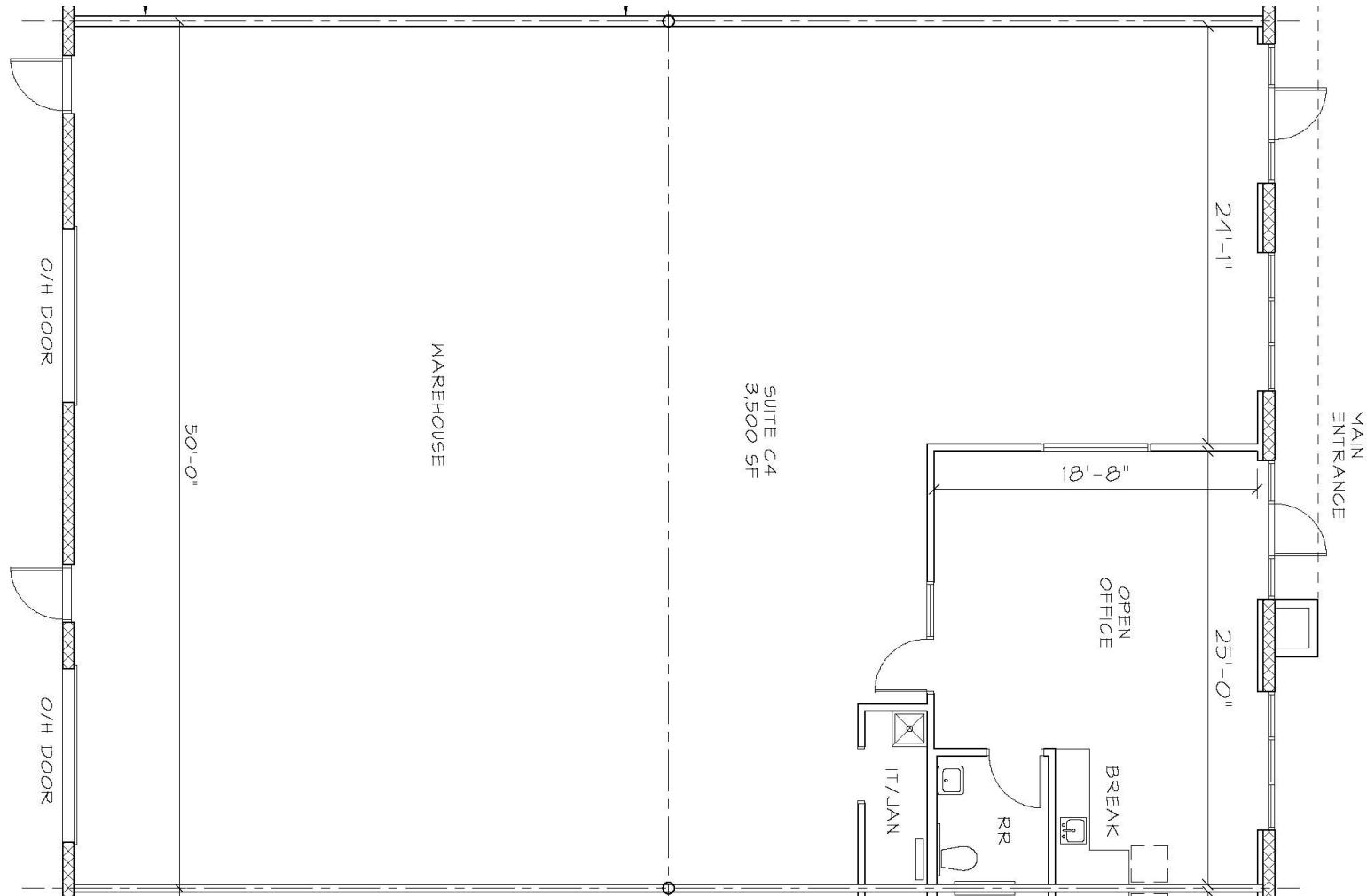
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WAREHOUSE/OFFICE PROPERTY FOR LEASE:

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## C-4 FLOOR PLAN | ±3,500 SF



Under construction. Move-in ready by September 1, 2025

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## ADDITIONAL PHOTOS





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AERIAL VIEW





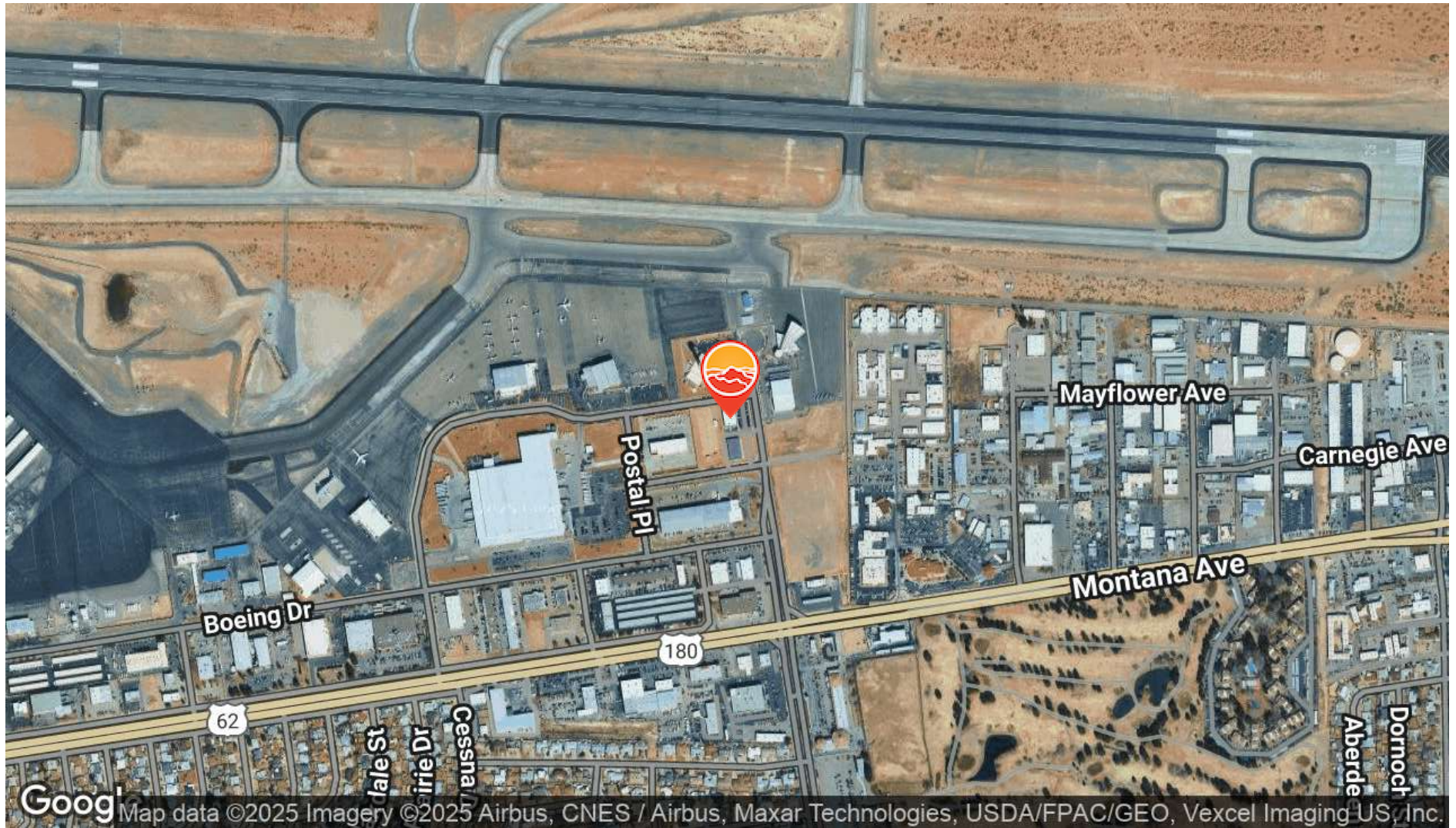
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## AERIAL MAP





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PROXIMITY TO I-10 AND AIRPORT



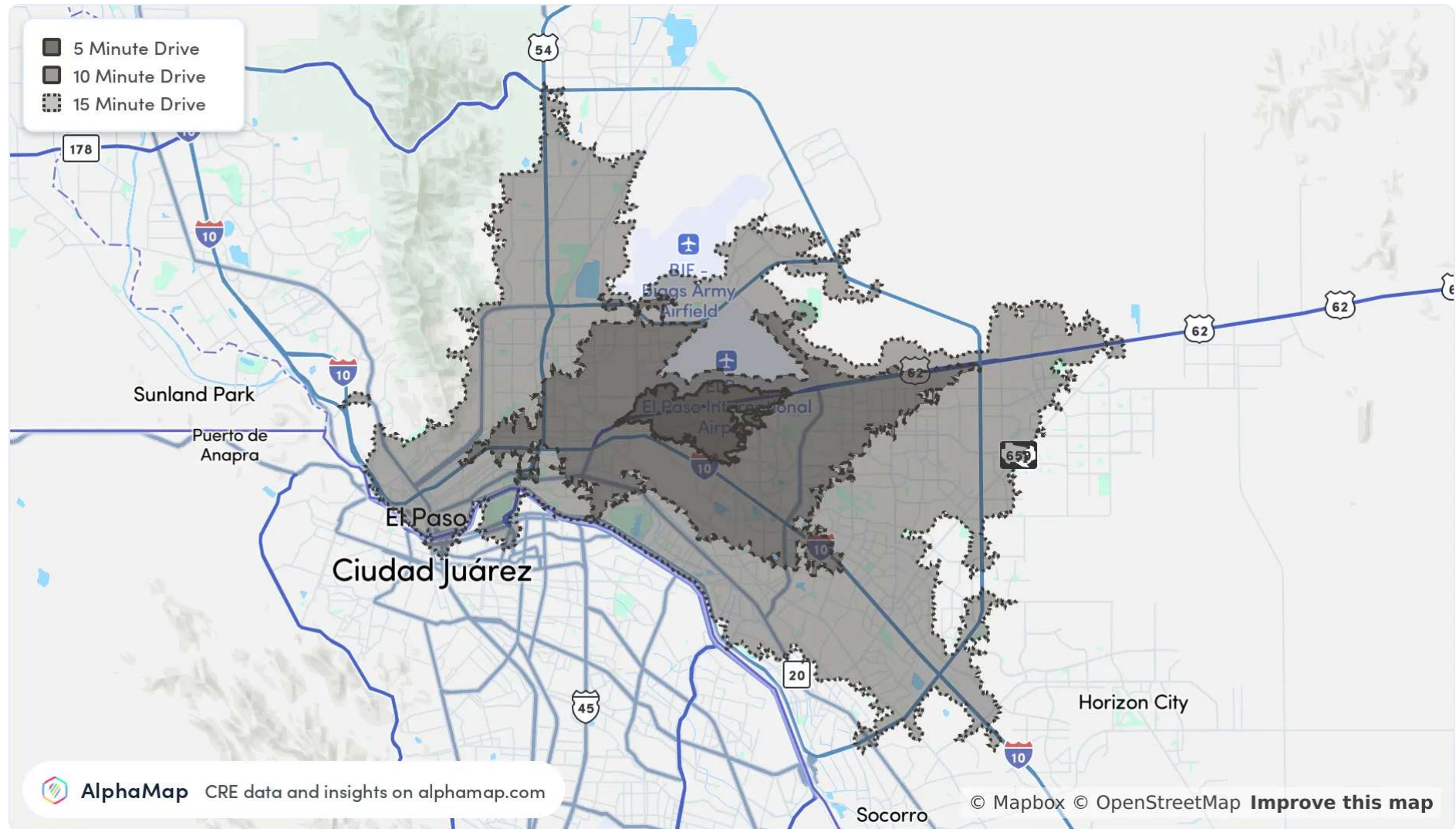
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## AREA ANALYTICS





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## AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	11,466	116,765	396,571
Average Age	43	41	39
Average Age (Male)	41	39	38
Average Age (Female)	45	43	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,632	44,404	143,664
Persons per HH	2.5	2.6	2.8
Average HH Income	\$75,872	\$68,529	\$69,177
Average House Value	\$209,574	\$188,998	\$194,345
Per Capita Income	\$30,348	\$26,357	\$24,706



## 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.

<b>Sonny Brown Associates</b>	<b>9010301</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Will C. Brown, Broker, SIOR</b>	<b>042911</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
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

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](http://www.trec.texas.gov)

IABS 1-0 Date

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