



FOR SALE

1351 N. ZARAGOZA ROAD (BUILDING Q)

El Paso, Texas

Investment  
Single-Tenant Net Lease



**Erik J. Anderson**  
Texas Sales/Leasing Agent  
(915) 843 8888 ext. 804  
eanderson@piresintl.com

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

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

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### Property Highlights

- Total Lot Size: 0.38 Acres (16,740.11 SF)
- Total Building Size: 4,032 SF
- Year Built: 2022
- Zoning: C-4 (Heavy Commercial)
- Parking: 4.96 Spaces / 1,000 SF (20 Spaces)
- Palo Verde Business Park - Include:
  - Hanger Clinic: Prosthetics & Orthotics
  - C Care Cardiovascular Care Center
  - Early Bird Pediatric Therapy
  - Texas Medical and Psychiatric Associates PLLC.
  - Your Life Chiropractic
  - Lollopops2 Daycare & Learning Center



### Location Highlights

- Prominently located in the established Palo Verde Business Park surrounded by hospital centers, professional medical offices, and clinics
- Traffic counts:
  - N Zaragoza Road: 23,521 VPD
  - George Dieter Drive: 22,046 VPD(Source: TxDOT AADT 2023)
- ±1.0 miles to Interstate 10
- ±2.5 miles to Loop 375
- ±8.6 miles to El Paso International Airport (ELP)



### Financials

- 2024 NOI: \$72,000.00
- Sales Price: \$1,030,000.00
- Ownership: Fee Simple (Building & Land [Condominium])

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Exterior Photos



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Interior Photos



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Aerial



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Investment Highlights

Annualized Operating Data\*

<u>Rent Increase</u>	<u>Term</u>	<u>Date</u>	<u>Monthly Base Rent</u>
	Months 1 - 6	05/15/22 - 11/14/22	\$0.00
	Months 7 - 60	11/15/22 - 05/14/27	\$6,000.00
15%	Months 60 - 120	05/15/27 - 05/14/32	\$6,900.00

\* Annualized Operating Data provided by Seller

Tenant Lease Terms

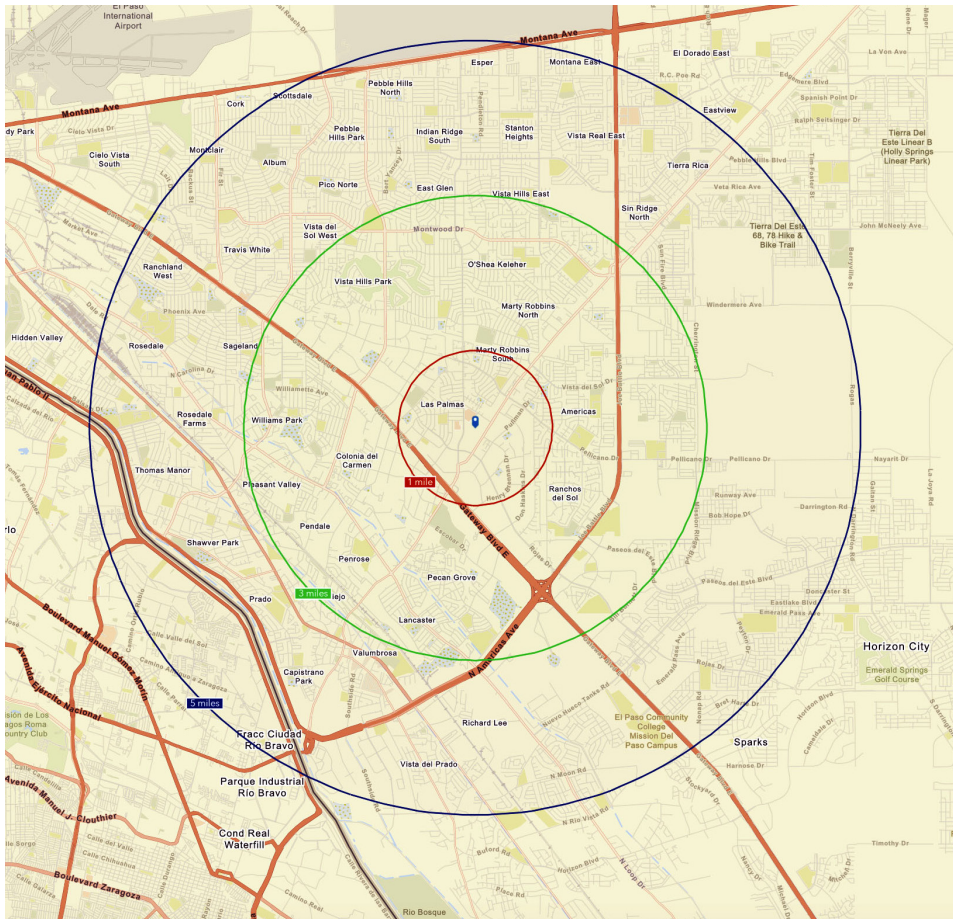
- Occupancy: 100%
- Lease Type: NNN (Condominium Development)
- Tenant: Piedras Rehabilitation Clinic, LLC.
- Initial Term: 120 Months (expires 05/14/2032)
- Renewal Terms: One (1) 5-Year Renewal Term, with 3% annual increases
- Lease Guaranty: Personally-Guaranteed

Responsibilities Breakdown

<p><b>Taxes &amp; Insurance</b></p> <p>Paid by Tenant</p> <p>Tenant Reimburses for all Insurance and Property Taxes</p>	<p><b>CAMs</b></p> <p>Paid by Tenant</p> <p>Tenant Reimburses for all Common Area Maintenance Charges</p>
<p><b>Roof</b></p> <p>Paid by Landlord</p> <p>Landlord Responsibility</p>	<p><b>Utilities</b></p> <p>Paid by Tenant</p> <p>Tenant Responsibility</p>
<p><b>HVAC</b></p> <p>Paid by Tenant</p> <p>Tenant Responsible for all Repairs &amp; Replacements</p>	

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Demographics



	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2029 Summary	9,248	109,327	301,211
2024 Summary	9,359	109,774	299,094
2020 Census	9,460	110,766	295,148
Trends 2024-2029	-0.24%	-0.08%	0.14%
<b>HOUSEHOLDS</b>			
2029 Summary	3,475	40,963	109,696
2024 Summary	3,383	39,605	105,048
2020 Census	3,333	38,826	101,047
Trends 2024-2029	0.54%	0.68%	0.87%
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$58,707	\$58,884	\$59,032
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$80,434	\$79,072	\$80,129

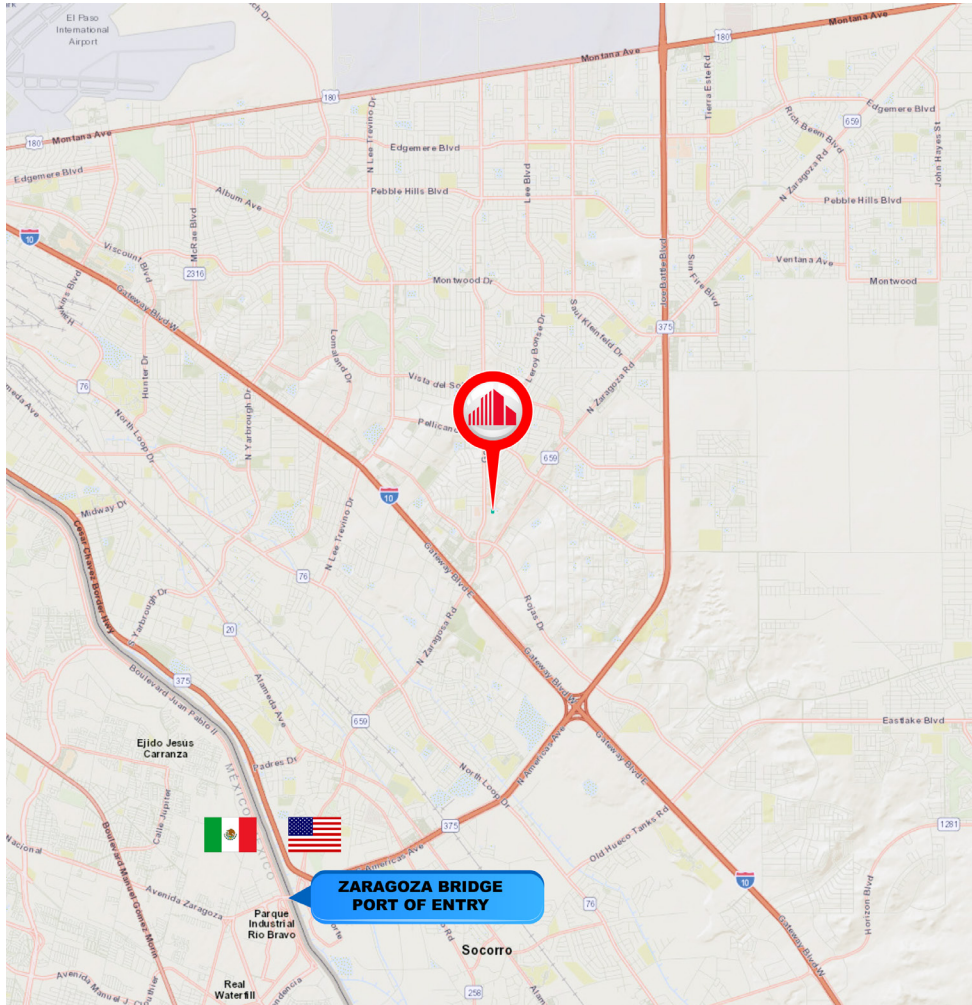
Source: U.S. Census Bureau, Census 2020 Summary File 1. Esri forecasts for 2024 and 2029.



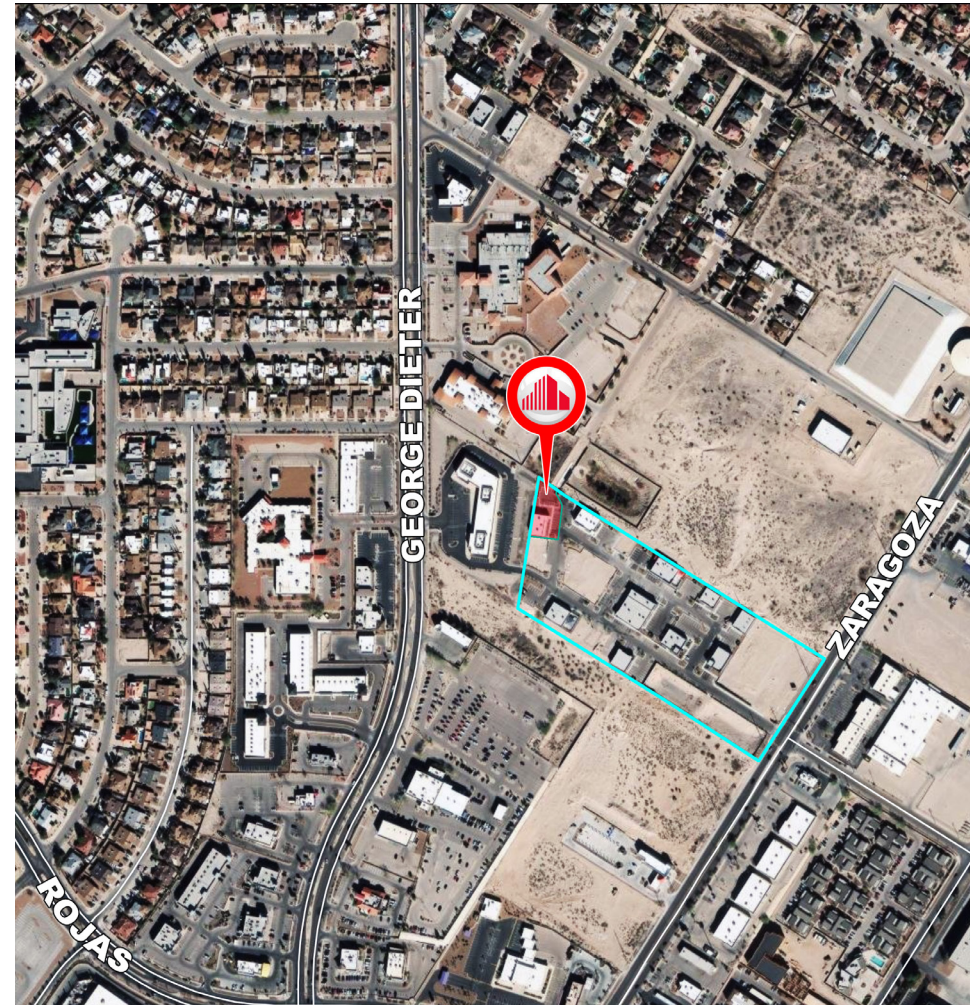
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MAP



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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.*



**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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date