



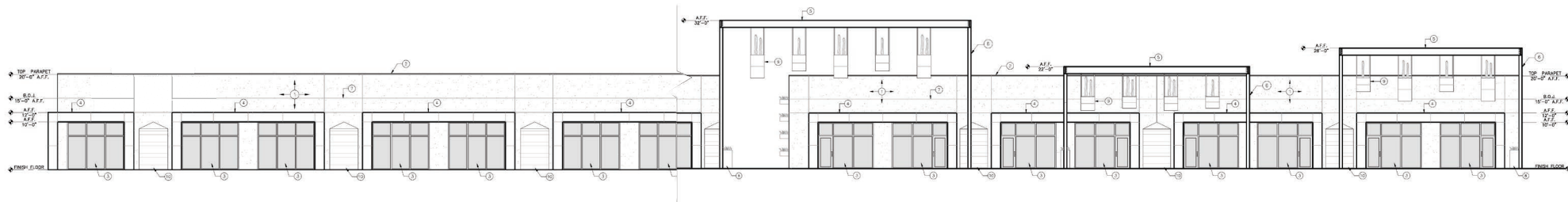
FOR SALE

AVAILABLE SPACE
1.88 AC

**CALL LISTING AGENT
FOR MORE
INFORMATION**

Sergio Tinajero
Sergio@REPCre.com
915.886.8608

Sebastian Mayo
SMayo@REPCre.com
915.264.9140



BLDG. 2 (POCKETS) NORTH ELEVATION

SCALE: 1/8" = 1' - 0"

BLDG. 1 (RETAIL) NORTH ELEVATION

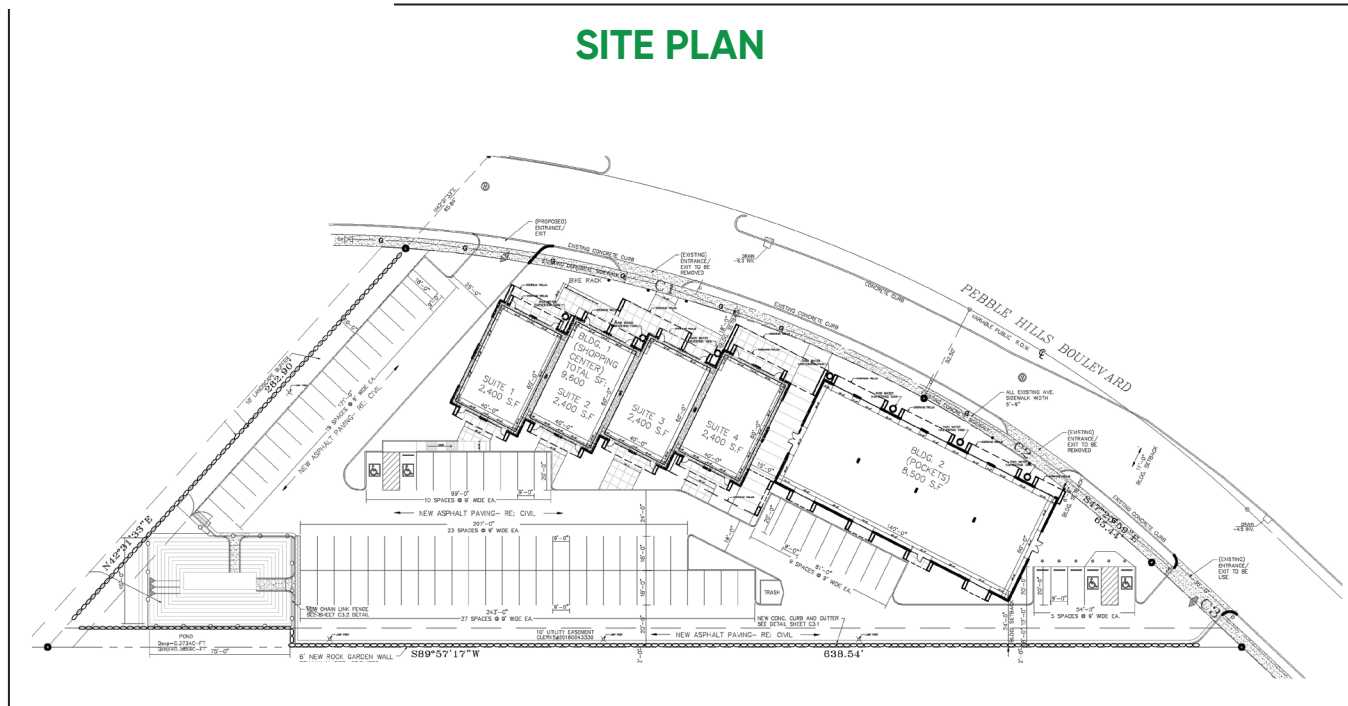
SCALE: 1/8" = 1' - 0"

PROPERTY HIGHLIGHTS

Available for sale is this 1.88-acre lot located at the intersection of Pebble Hills Blvd. and Zaragoza Rd. across from Albertson's and many other retailers and restaurants in an area of very high traffic.

The sale will include a set of plans as the owner had planned to construct a 18,100 Sq. Ft. retail shopping center and/or office development. These plans can help you visualize and provide ideas of what can be fitted in this property.

SITE PLAN



DEMOGRAPHIC SNAPSHOT 2024



188,582
POPULATION
3-MILE RADIUS



\$71,500
AVG HH INCOME
3-MILE RADIUS



\$1.4B
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
N ZARAGOZA RD: 41,240
VPD
PEBBLE HILLS: 19,355 VPD
(TDT)

PEBBLE HILLS BLVD

HILLS BLVD.
RKEXISTING
LOT

PEBBLE HILLS BLVD.

108
107
106
105
104
103
102
101

8,500 S.F.

PATIO

AVAILABLE SUITES

SUITE	SIZE	LEASE RATE	LEASE TYPE
101	1,200 SF	TBD	NNN - TBD
102	1,200 SF	TBD	NNN - TBD
103	1,200 SF	TBD	NNN - TBD
104	1,200 SF	TBD	NNN - TBD
105	1,200 SF	TBD	NNN - TBD
106	1,200 SF	TBD	NNN - TBD
107	1,200 SF	TBD	NNN - TBD
108	1,200 SF	TBD	NNN - TBD

N ZARAGOZA RD



INTERSECTION



FULL AERIAL



INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

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 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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

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El Paso, TX 79912

|

915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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