LAND SITE FOR SALE

1359 Lomaland Dr
±1.55 AC

EL PASO, TX 79935

HARD CORNER LAND SITE ZONED C4 SC AT THE SIGNALIZED INTERSECTION OF LOMALAND DR AND PELLICANO DR NEAR I-10 ACCESS

ASKING PRICE: $1,755,468

FOR MORE INFORMATION, PLEASE CONTACT

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SONNY BROWN
CONSULTANTS IN REAL ESTATE

1359 Lomaland Dr Hard Corner

1359 LOMALAND DR, EL PASO, TX 79935

PROPERTY FEATURES

PROPERTY DESCRIPTION

1359 Lomaland Drive offers a **1.55 AC hard corner land opportunity** for sale located at the signalized intersection of Lomaland Drive and Pellicano Drive in East El Paso. Zoned C-4 SC, the site supports a wide range of commercial uses and offers strong traffic exposure with approximately 19,653 AADT on Lomaland Drive and 9,123 AADT on Pellicano Drive. The property includes existing paved areas and parking, dual street access, and convenient proximity to I-10, providing flexibility for retail, medical, service, or mixed-use development. Offered for sale in a central and expanding El Paso corridor.

PRICING SUMMARY

- **Asking Price:** $1,755,468
- **Land Area:** 1.55 Acres (~67,518 SF)
- **Approx. Price PSF**: ~$26.00/SF

HIGHLIGHTS

- **1.55 AC hard corner** land site
- Signalized intersection exposure
- **Zoned C-4 SC** with broad permitted uses
- **Existing asphalt and parking on-site**
- Access from Lomaland Dr and Pellicano Dr
- **Strong traffic counts and visibility**
- **Proximity to I-10** and regional connectivity
- Central East El Paso location
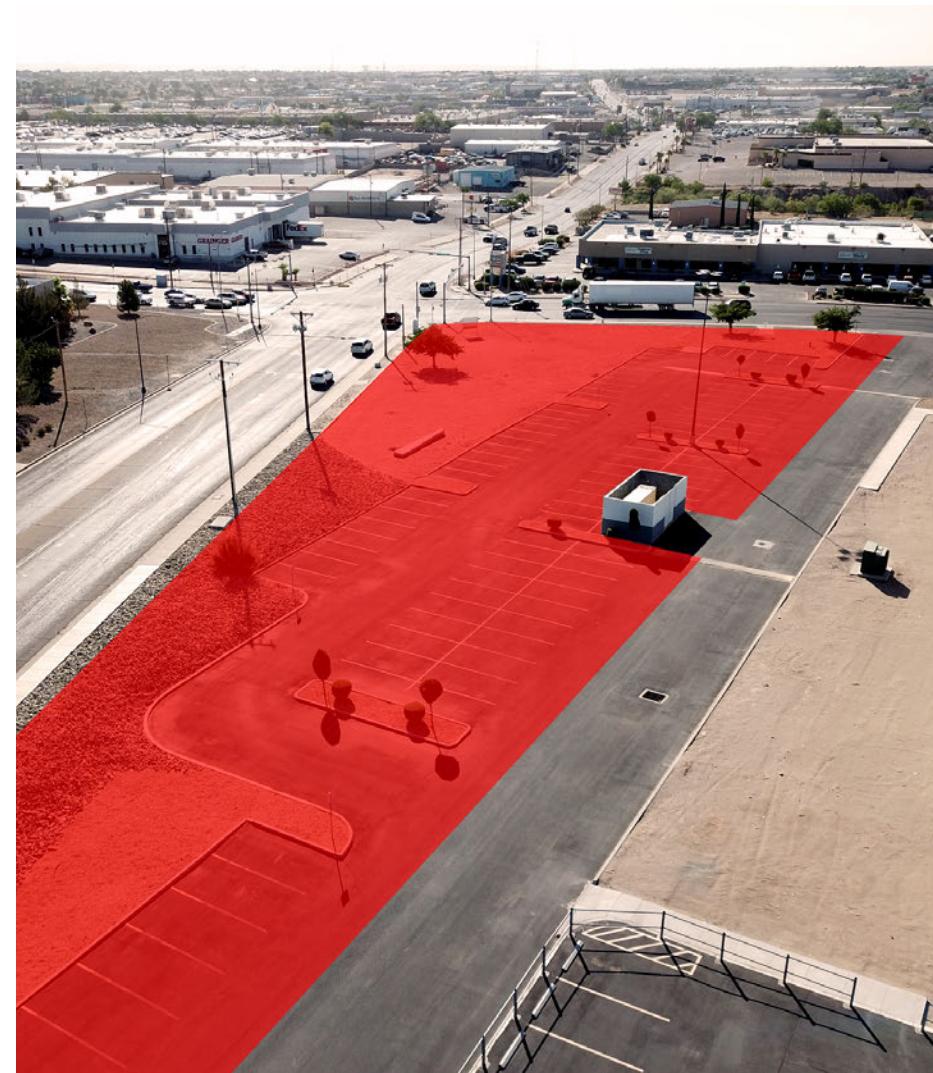
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SITE PLAN

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ADDITIONAL PHOTOS

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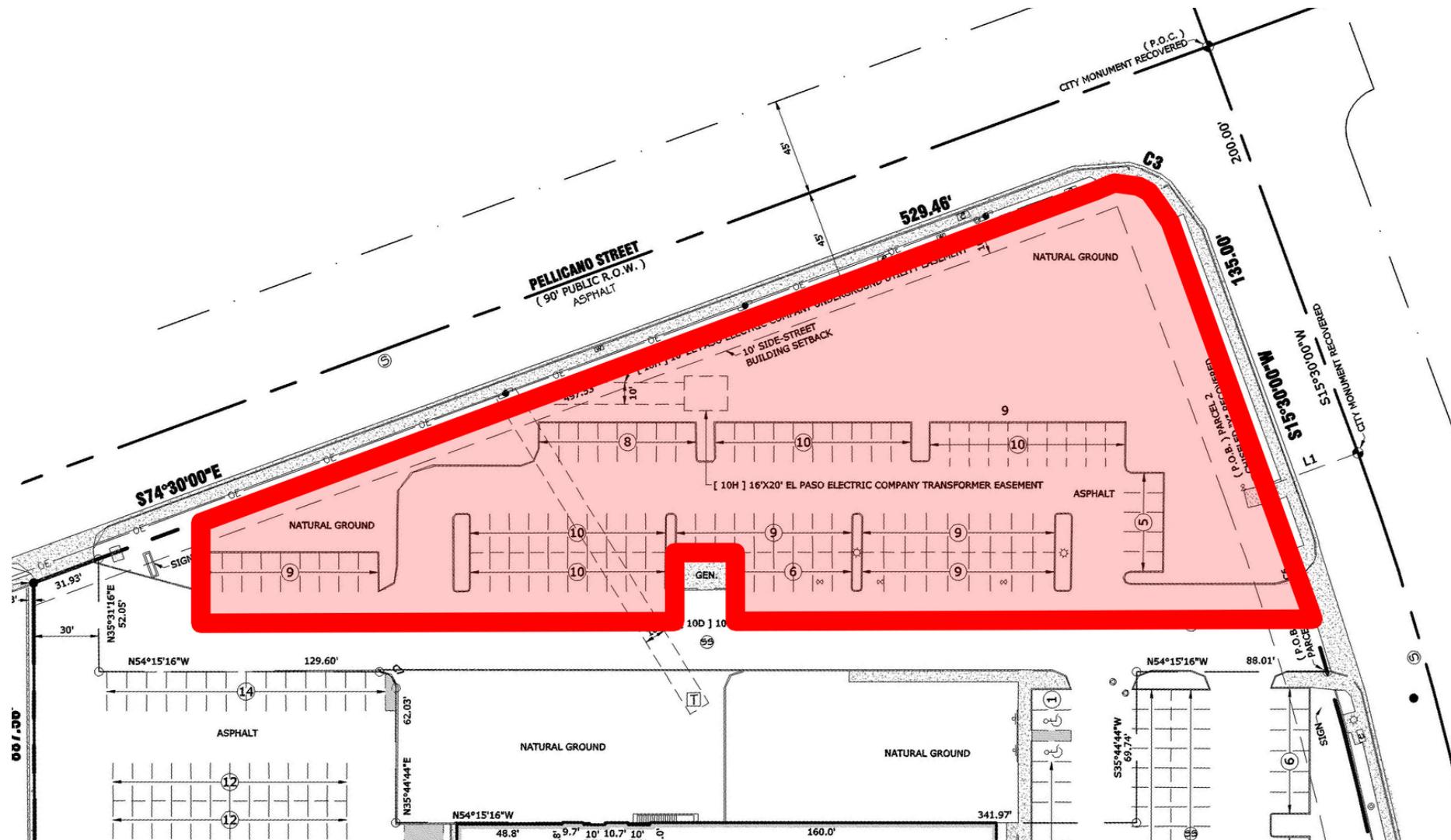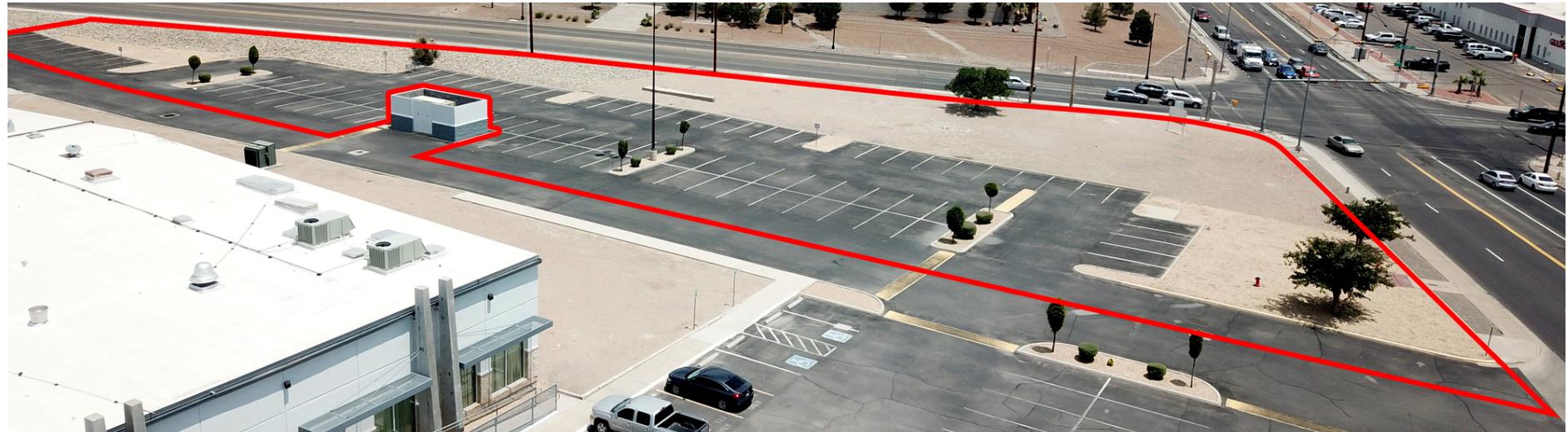
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AERIAL MAP
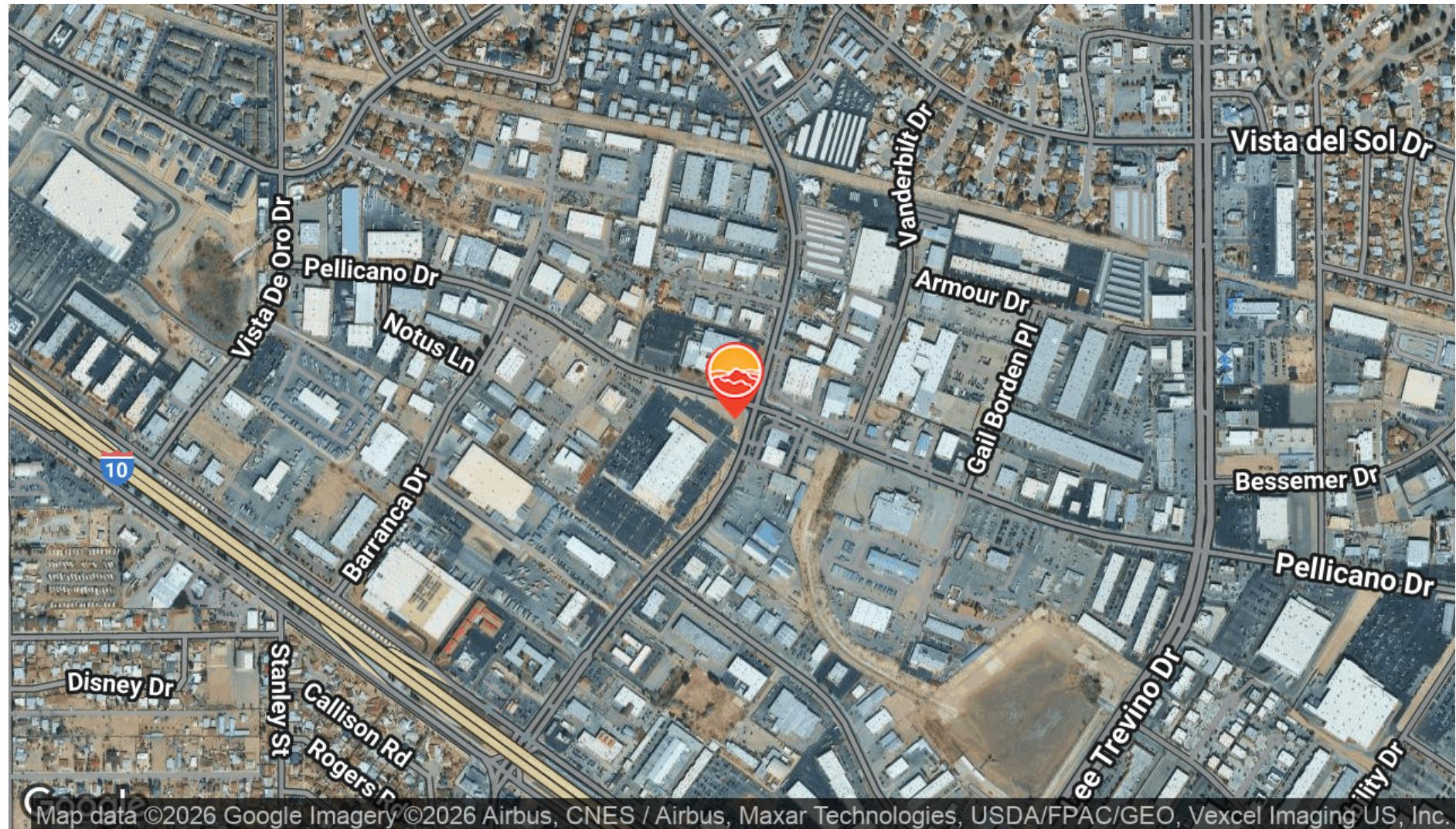
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,061	131,280	264,795
Average Age	41	41	40
Average Age (Male)	38	39	38
Average Age (Female)	43	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,735	50,317	96,916
Persons per HH	2.4	2.6	2.7
Average HH Income	$63,419	$69,010	$71,896
Average House Value	$224,710	$198,735	$192,700
Per Capita Income	$26,424	$26,542	$26,628

Map and demographics data derived from AlphaMap

1 Miles
3 Miles
5 Miles

AlphaMap   CRE data and insights on alphamap.com
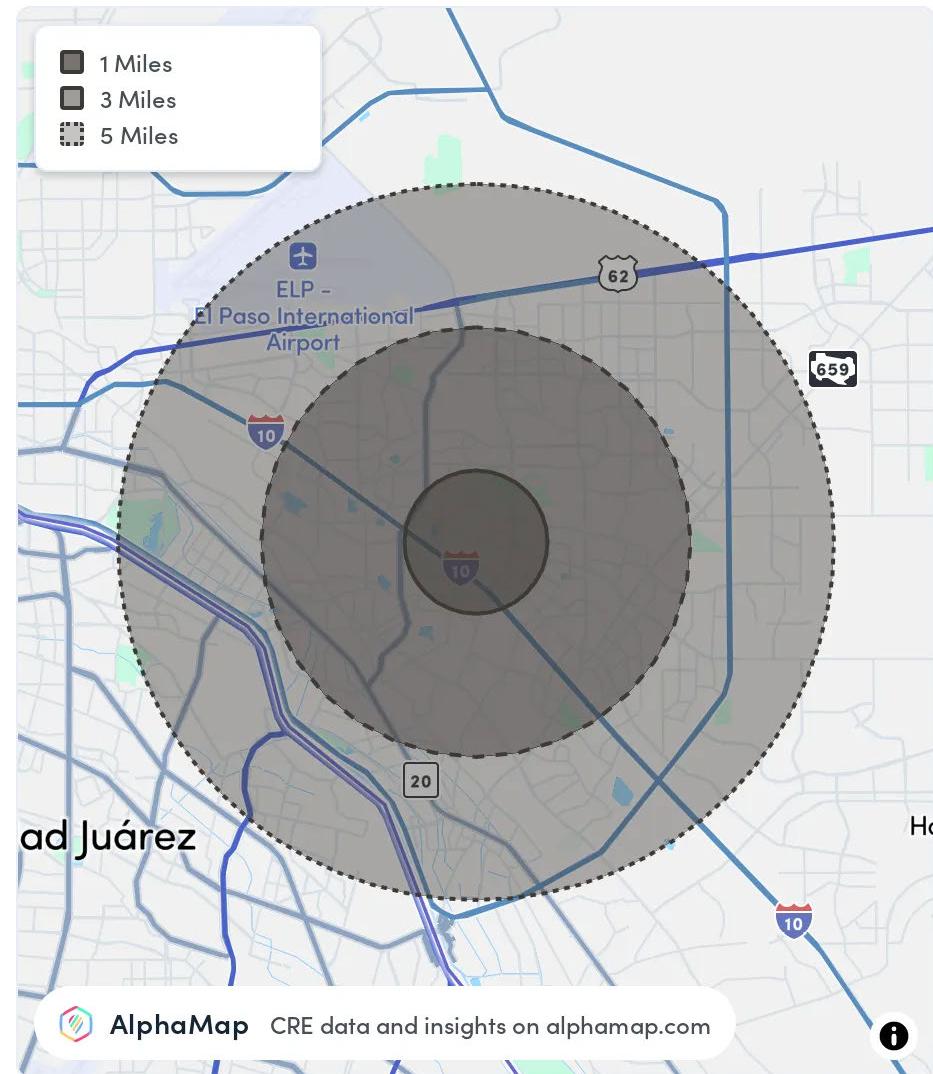
Information About Brokerage Services

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael McBroom	**648650**	**michael@sonnybrown.com**	**(915)584-5511**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____   _____
Buyer/Tenant/Seller/Landlord Initials   Date

Regulated by the Texas Real Estate Commission   Information available at www.trec.texas.gov