



FOR SALE

AVAILABLE SPACE
4,734 SF

ZONING
C-3

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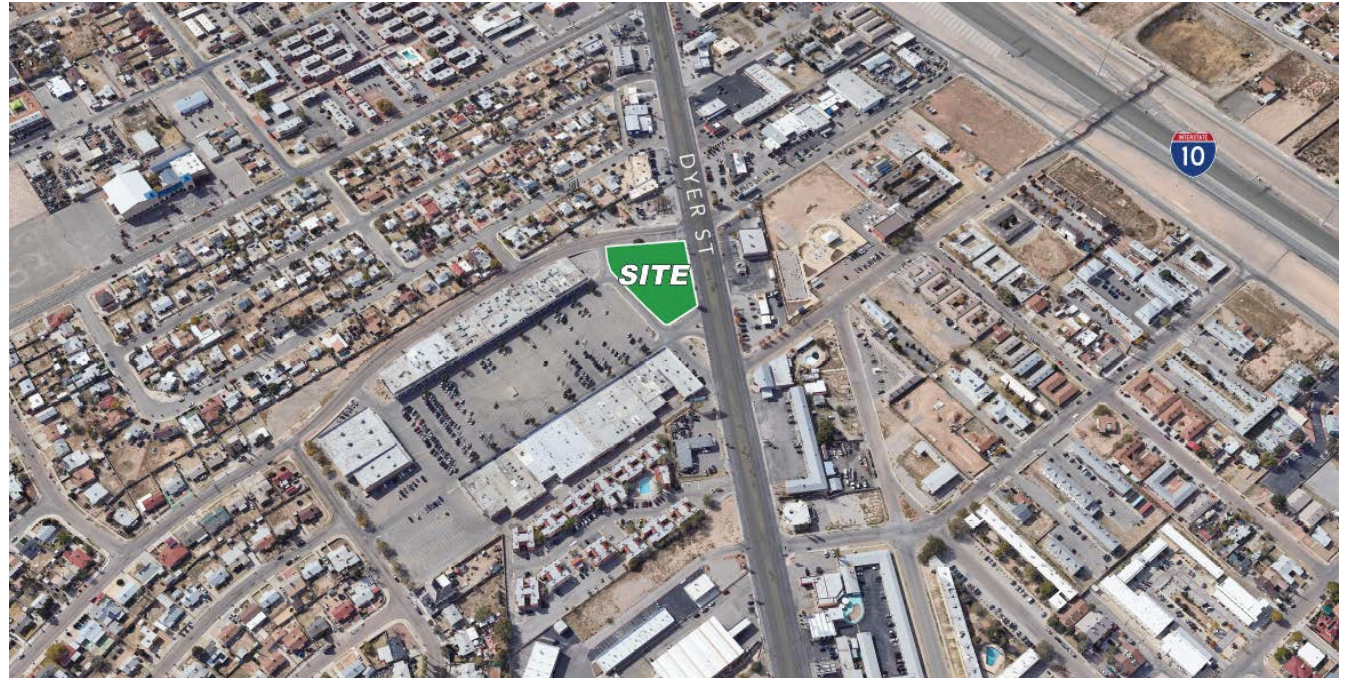
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PROPERTY HIGHLIGHTS

SUNRISE VILLAGE NOW AVAILABLE FOR SALE IN INDIVIDUAL PARTS.

PRICED WELL BELOW REPLACEMENT COST!

Sunrise Village comprises a 4,734 square foot multi-tenant value-retail shopping center, boasting notable occupants such as Dollar General, Black Fridays, Sally Beauty Supply, Habitat For Humanity, Metro PCS, Talecris Plasma Resources, and a Gym. With over 1,000 parking spaces, the center enjoys prime positioning near Fort Bliss, ensuring excellent daily traffic exceeding 20,000 vehicles per day (VPD) and convenient accessibility via US-54. This location presents diverse investment prospects, accentuated by its strategic accessibility and prominent tenant lineup.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



**55,089
POPULATION
3-MILE RADIUS**



**\$55.3K
AVG HH INCOME
3-MILE RADIUS**



**\$54,104
MEDIAN HH INCOME
3-MILE RADIUS**



TRAFFIC COUNTS
DYER ST: 22,621 VPD
HERCULES AVE: 4,329 VPD
(TDT 2022)

AVAILABLE: BUILDING SIZE: LAND SIZE:
PARCEL A 4,734 SF 1.31 AC





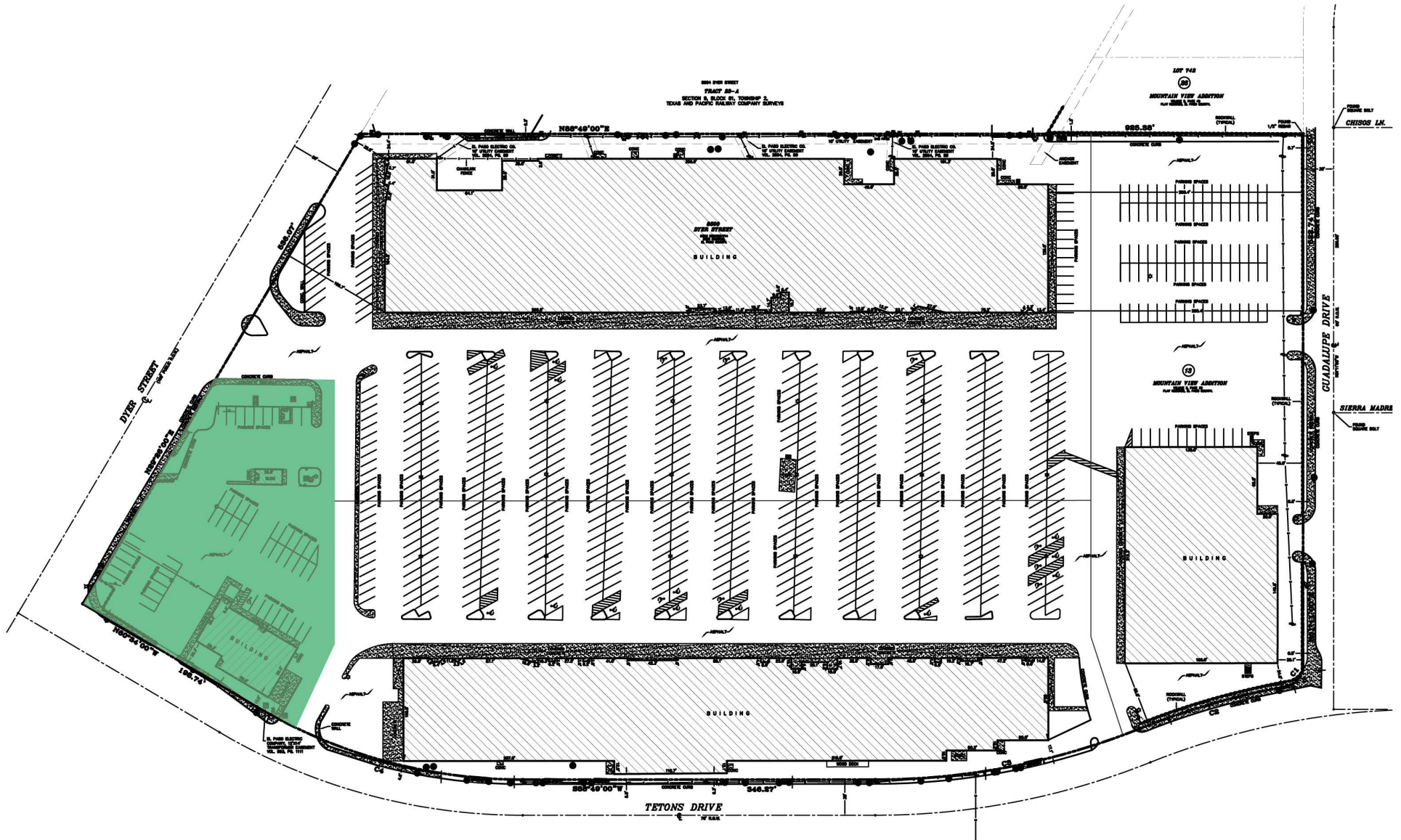
TENANT SUMMARY

WEST BUILDING

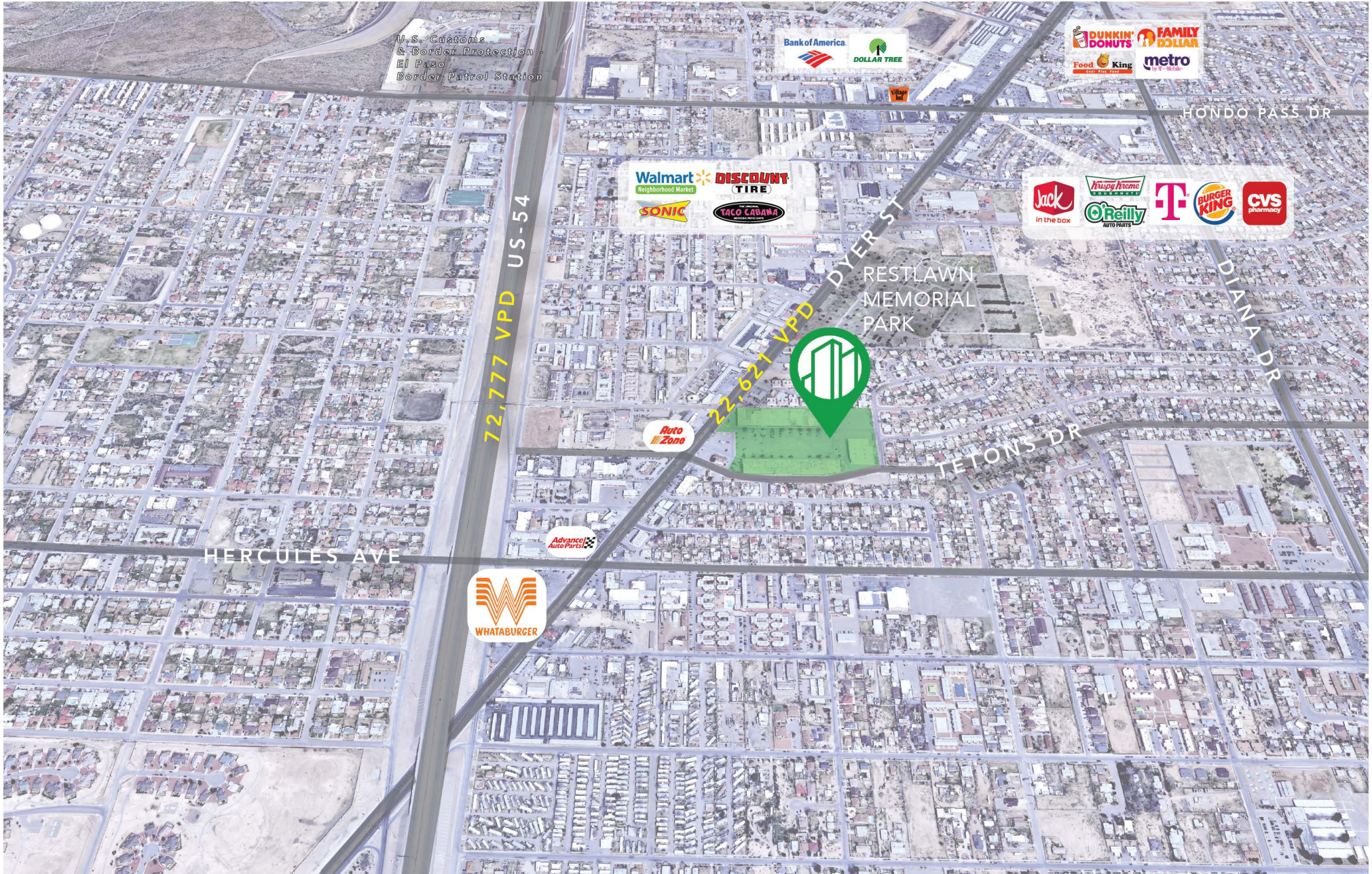
TENANT	SUITE	SQ. FT.	LEASE START	LEASE END	LEASE TYPE	MONTHLY BASE RENT	ANNUAL RENT
Big Ben's Drive Thru	90	4,300 SF	7/1/20	6/30/30	NNN	\$2,366.33	\$28,035.96
Elotes Yiyos	125	325 SF	7/1/15	1/31/21	NNN	\$812.50	\$9,750.00
Watermill Express	LOT		11/2/20	10/31/25		\$3,673.83	
			Total SF	4,625 SF	100%		
			Total Leased	4,625 SF	100%		
			Total Vacancies	NA	NA		











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>	<u>693047</u>	<u>CGAMBOA@REPCRE.COM</u>	<u>915.422.2242</u>
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<u>CHRIS GAMBOA</u>	<u>693047</u>	<u>CGAMBOA@REPCRE.COM</u>	<u>915.422.2242</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov