

11323 Rojas Dr
EL Paso, TX 79936



Under Redevelopment

For Lease



For More Information



Sergio Tinajero
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Property Description:

Property under redevelopment located on Rojas Ave. a few feet from Lee Trevino Ave. and just 1 block north from Interstate-10. This building sits across from Bank of America and The Home Depot and it is surrounded by many commercial, industrial and residential developments.

The property is being fully renovated to include a new façade, all new modern interior finishes, data wiring and a lot of amenities like conference rooms, break room and open co-share office areas, private offices and even a large storage/warehouse space.

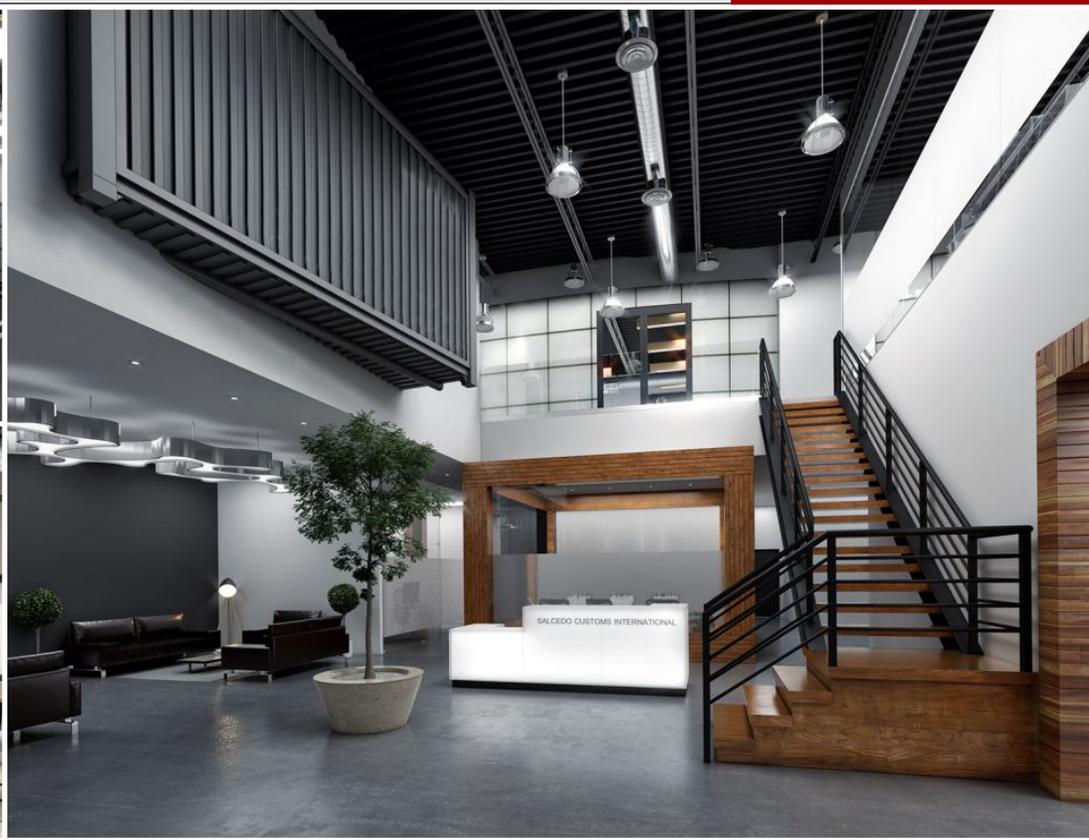
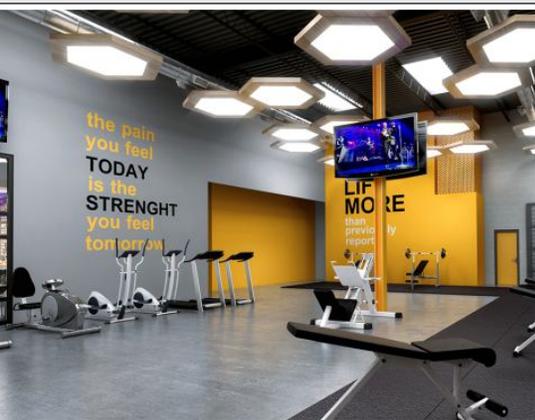


2009 2013 2014 2015
POWER BROKER™ AWARD

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 EL Paso, TX 79936



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Property Information:

Property Address: 11323 Rojas Dr
 El Paso, TX 79936

Legal Description: 221-A VISTA DEL SOL #44 ELY 3.47 ACRES OF 1

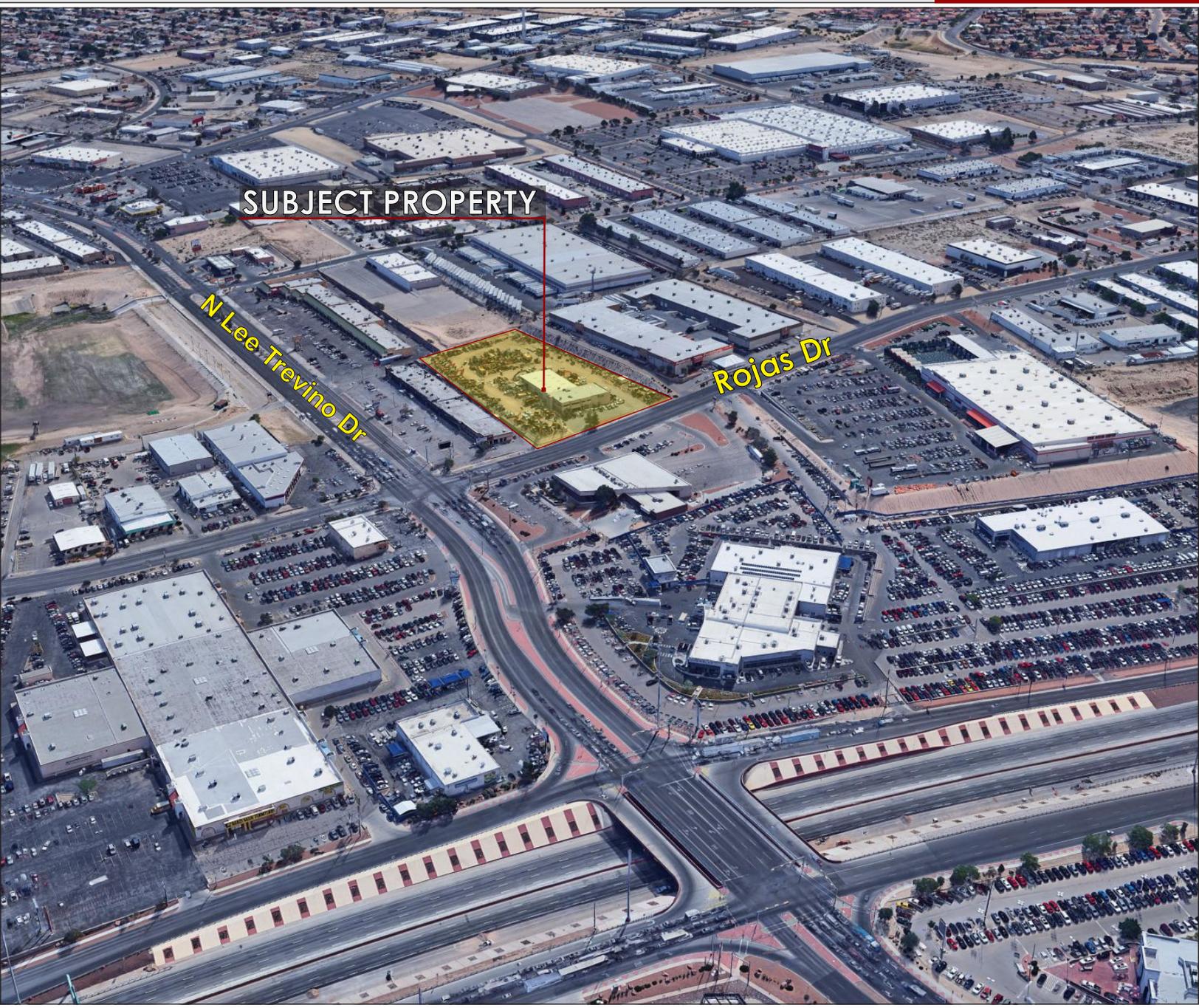
Zoning:	C 4	Land Area:	151,153
Year Built	1974	Bldg Area:	17,838 SF
Tax Year 2016:	\$35,075	Property Type:	Retail

The information herein contained sometimes will includes potential and projected income and expenses data that are used only to give an idea of the potential of the property and it is provided solely to assist you in evaluating the above mentioned described. Although there is no reason to doubt the accuracy of this information, no representation or warranty either expressed or implied, is made as to the accuracy, completeness, or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

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SUBJECT PROPERTY

N Lee Trevino Dr

Rojas Dr

Demographics Report:

Demographics:	1-Mi.	3-Mi.	5-Mi.
2015 Total Population:	4,216	143,682	285,657
2015 Households:	1,414	47,380	92,346
2015 Household Income: Median	\$39,527	\$41,568	\$43,314
2015 Household Income: Average	\$53,508	\$56,396	\$56,491

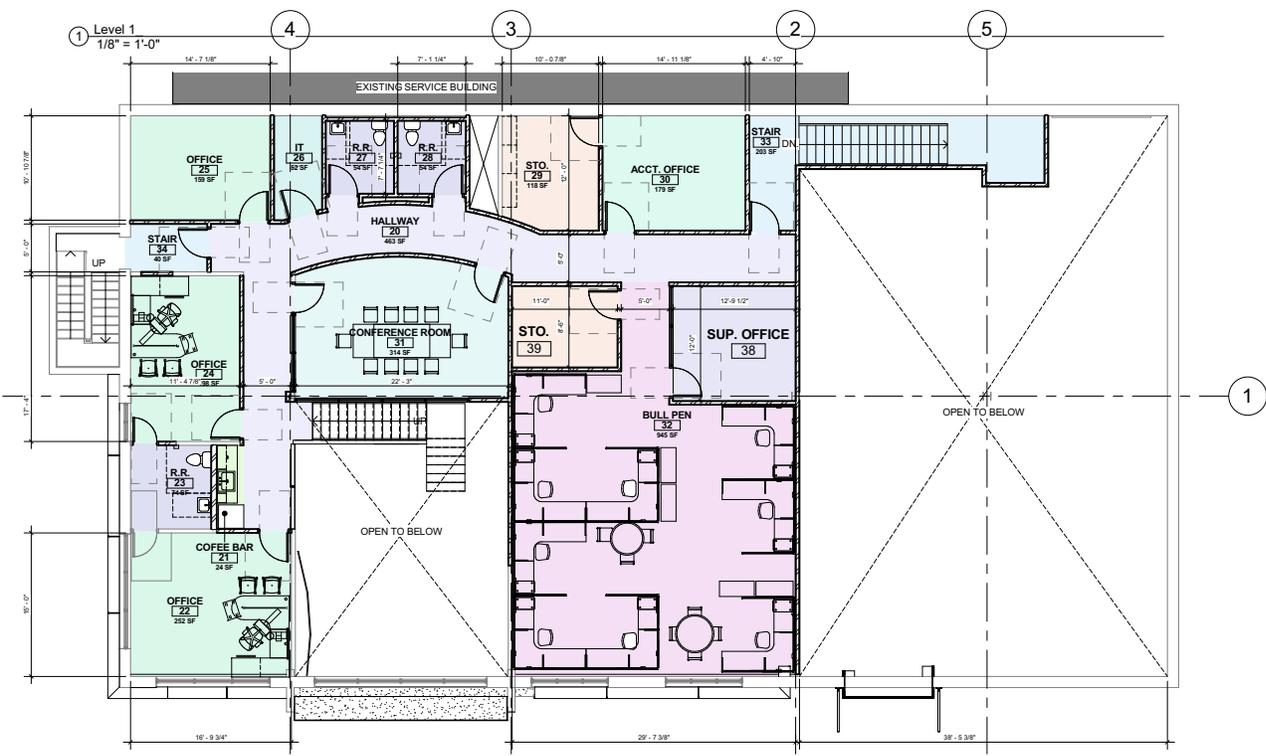
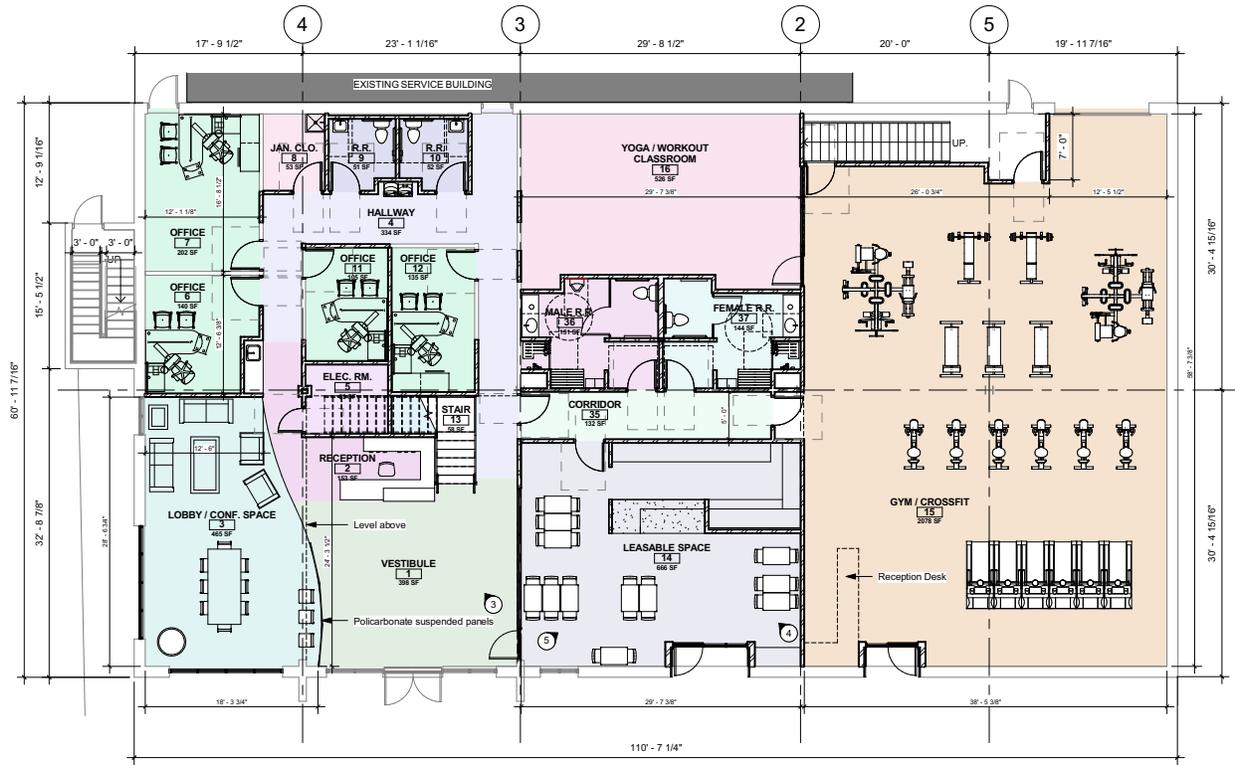
Traffic Report:

Street Name:	Average Daily Traffic
Rojas Dr	10,665
Lee Trevino Dr	44,020

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Space	Lease Rate:	Lease Type:	Space Size:
1	\$18.00 Per/SF/Year	NNN	11,000 SF

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Property
Location:

Contact Us:

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6006 N Mesa St Ste 110
El Paso, TX 79912



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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 LICENCE 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 interest 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 obligation 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 SUB AGENT: 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 interest 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 payments will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purpose. 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.

<u>Keller Williams Realty</u>	<u>9001181</u>	<u>Mo.Goodarzi@kw.com</u>	<u>915.588.0820</u>
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<u>Mo Goodarzi</u>	<u>0470710</u>	<u>Mo.Goodarzi@kw.com</u>	<u>915.549.3027</u>
Designated Broker of Firm	License No.	Email	Email
<u>Sergio Tinajero</u>	<u>486273</u>	<u>Stinajero@KWcommercial.com</u>	<u>915.422.2242</u>
Associate's Name	License No.	Email	Email



6006 N. Mesa Ste 110

El Paso, TX 79912

915.603.5293

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by Texas Real Estate Commission

Information available at www.trec.texas.gov