

SALE

Low Rise Motel Redevelopment Project

9487 DYER ST

El Paso, TX 79924

PRESENTED BY:

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TX #650992



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,000,000
BUILDING SIZE:	83,028 SF
AVAILABLE SF:	
LOT SIZE:	292,288 SF
PRICE / SF:	\$60.22
YEAR BUILT:	1966
RENOVATED:	1999
ZONING:	Commercial / Multifamily
MARKET:	Northeast
APN:	339738

PROPERTY OVERVIEW

This project includes 2 extra acres of land, in the heart of the busy Dyer retailer corridor. Excellent redevelop or remodel opportunity in a high traffic location.

PROPERTY HIGHLIGHTS

- Short term Federal cash flow lease in place
- 155 unit motel/apartment tenancy mix
- Includes 2 acres of land
- Multiple Curb Cuts off Dyer for excellent access
- Across the street from the \$10 mil Northgate mixed use transfer project

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RETAILER MAP



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ADDITIONAL PHOTOS



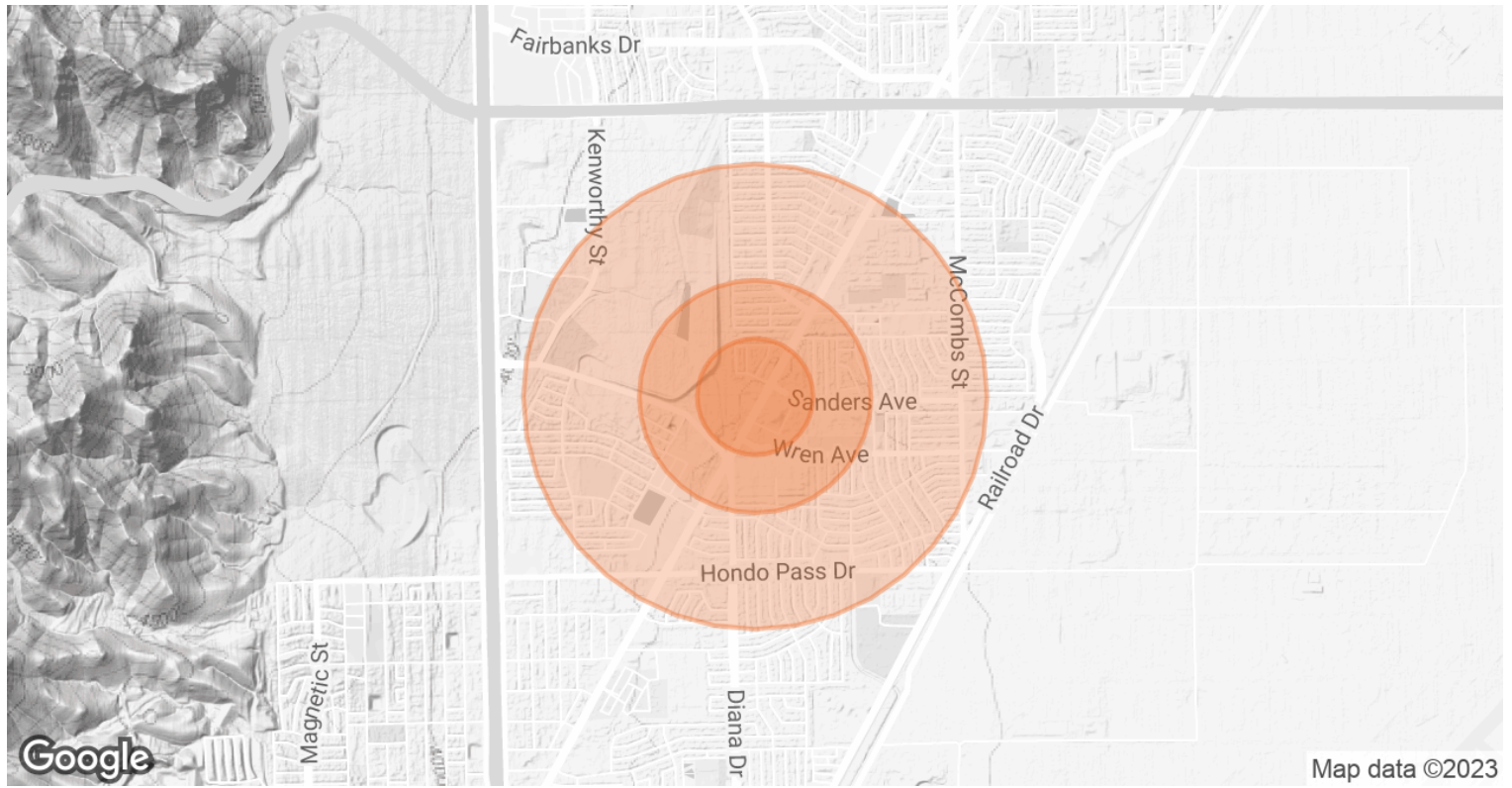
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,014	3,764	14,530
AVERAGE AGE	34.6	34.6	36.5
AVERAGE AGE (MALE)	32.4	32.0	34.4
AVERAGE AGE (FEMALE)	36.7	38.8	40.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	479	1,553	5,483
# OF PERSONS PER HH	2.1	2.4	2.7
AVERAGE HH INCOME	\$34,318	\$39,579	\$44,681
AVERAGE HOUSE VALUE	\$100,493	\$102,000	\$97,038

* Demographic data derived from 2020 ACS - US Census

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