



OWNER-USER FLEX OPPORTUNITY FOR SALE

# 2001 Grant Ave ±8,320 SF

EL PASO, TX 79930

FOR MORE INFORMATION, PLEASE CONTACT



**Will Brown, SIOR**  
**Managing Partner**  
915.213.7791 Office  
will@sonnybrown.com

**±8,320 SF FLEX OFFICE/WAREHOUSE WITH  
SECURED YARD OFF N. COTTON ST. CENTRAL  
METRO LOCATION WITH EXCELLENT ACCESS TO  
I-10, US-54, AND DOWNTOWN EL PASO**

**ASKING PRICE: \$1,180,000**

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.





# 2001 Grant Ave

2001 GRANT AVE, EL PASO, TX 79930

## PROPERTY FEATURES

### PROPERTY DESCRIPTION

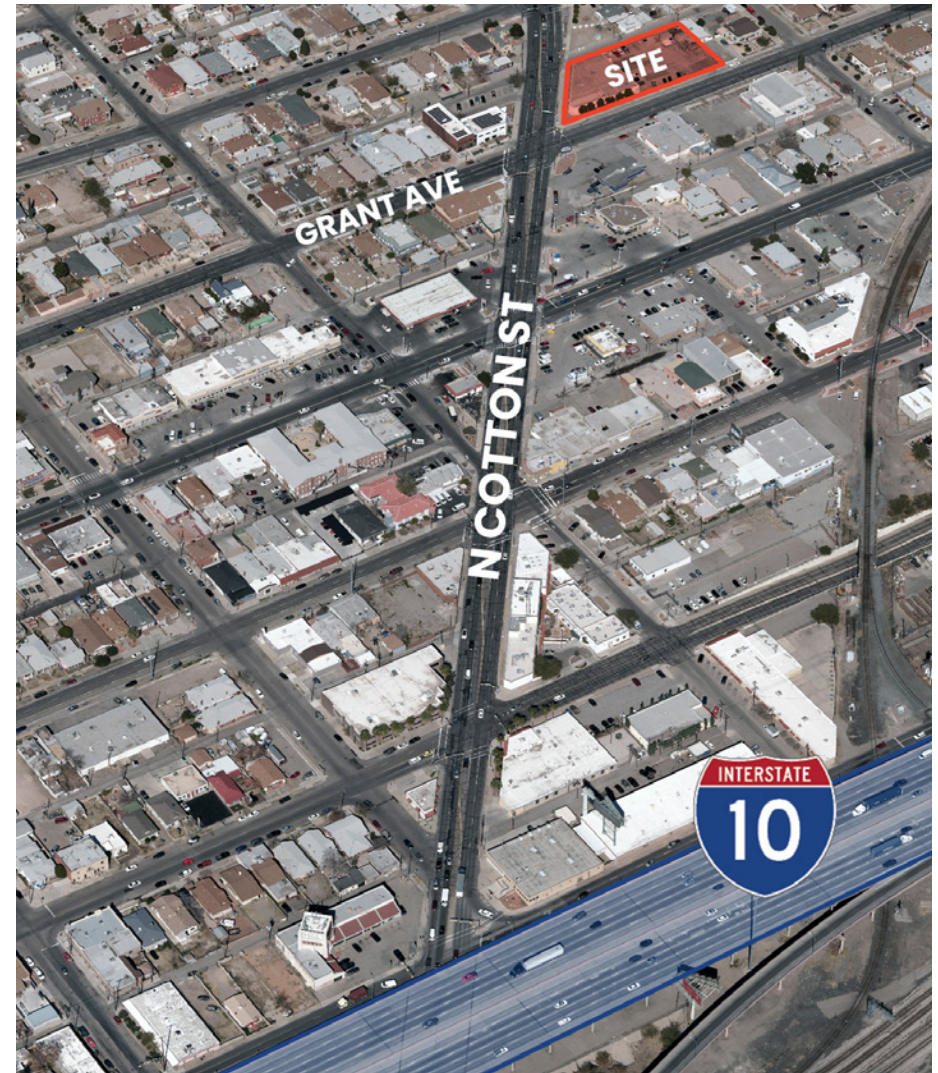
**2001 Grant Ave** is a centrally located  $\pm 8,320$  SF flex office/warehouse property situated on  $\pm 0.70$  acres at the hard corner of Grant Ave and N Cotton St in El Paso, Texas. The building includes  $\pm 3,150$  SF of office space, as well as an additional  $\pm 525$  SF ancillary storage structure. The site features  $\pm 0.40$  acres of secured yard and parking, offering rare operational flexibility in an infill location. With close proximity to I-10, Downtown El Paso, US-54, and Loop 375, the property is well-positioned for service, industrial, or owner-user occupancy.

### BULLETS HEADLINE

- **$\pm 8,320$  SF flex office/warehouse** with versatile layout
- Building features  **$\pm 3,150$  SF of office space** with additional  **$\pm 525$  SF attached ancillary storage building** not included in SF
- $\pm 0.70$ -acre site with  **$\pm 0.40$ -acre secured yard**
- **Hard-corner location with high visibility**
- Central El Paso Metro location near CBD and major highways
- **Excellent access to I-10, US-54 & Loop 375**
- **Rare infill ownership opportunity** in established submarket
- **Secured yard** ideal for vehicles, equipment, or expansion
- Functional for service, logistics, contractor, or owner-user operations

## FLEX OFFICE/WAREHOUSE PROPERTY FOR SALE:

$\pm 8,320$  SF |  $\pm 0.70$  AC SITE | \$1,180,000





# 2001 Grant Ave

2001 GRANT AVE, EL PASO, TX 79930

**FLEX OFFICE/WAREHOUSE PROPERTY FOR SALE:**

**±8,320 SF | ±0.70 AC SITE | \$1,180,000**

**SITE VIEW**



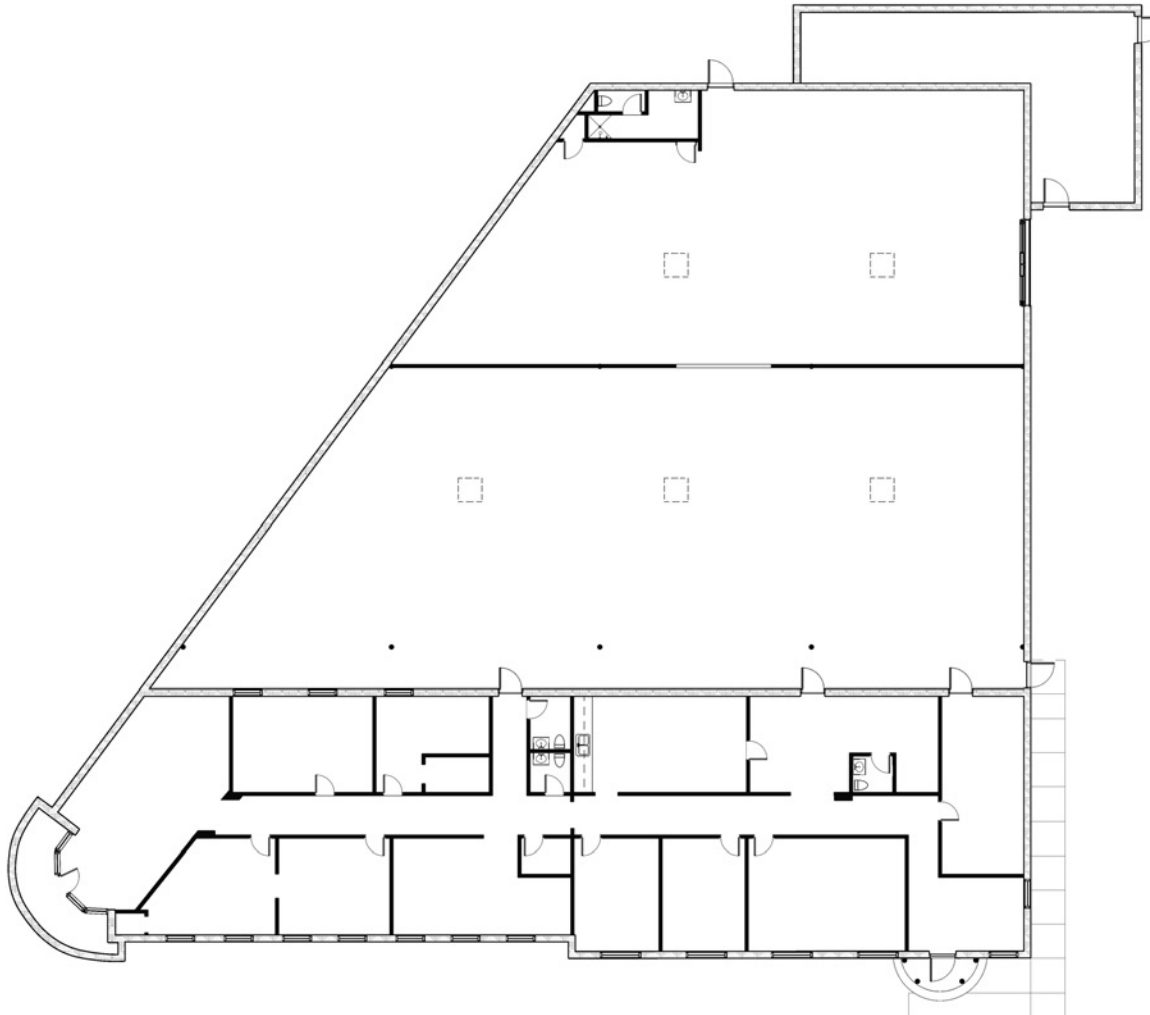
# 2001 Grant Ave

2001 GRANT AVE, EL PASO, TX 79930

**FLEX OFFICE/WAREHOUSE PROPERTY FOR SALE:**

**±8,320 SF | ±0.70 AC SITE | \$1,180,000**

## FLOOR PLAN



Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements



# 2001 Grant Ave

2001 GRANT AVE, EL PASO, TX 79930

## ADDITIONAL PHOTOS

## FLEX OFFICE/WAREHOUSE PROPERTY FOR SALE:

±8,320 SF | ±0.70 AC SITE | \$1,180,000





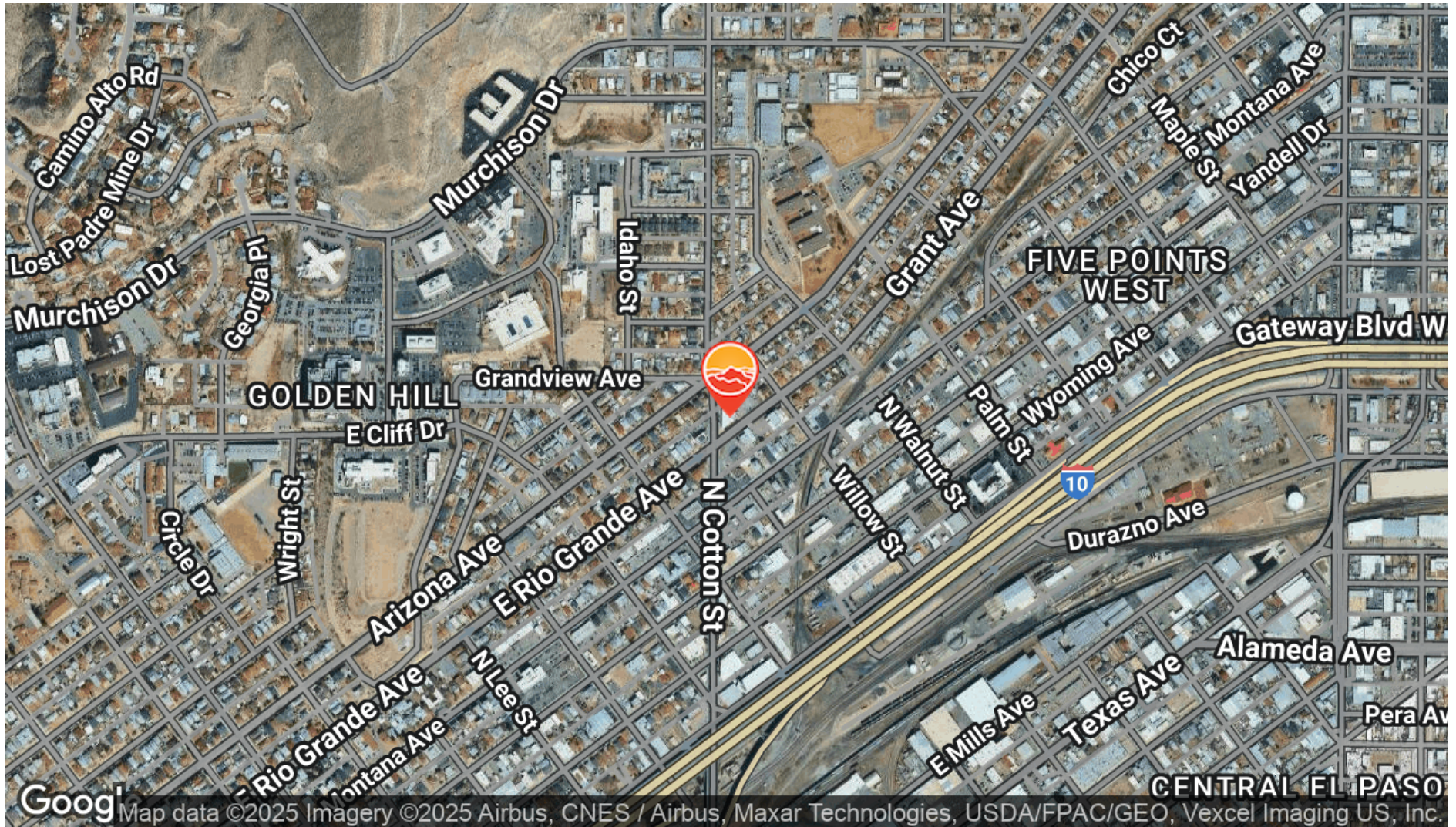
# 2001 Grant Ave

2001 GRANT AVE, EL PASO, TX 79930

**FLEX OFFICE/WAREHOUSE PROPERTY FOR SALE:**

±8,320 SF | ±0.70 AC SITE | \$1,180,000

## AERIAL MAP





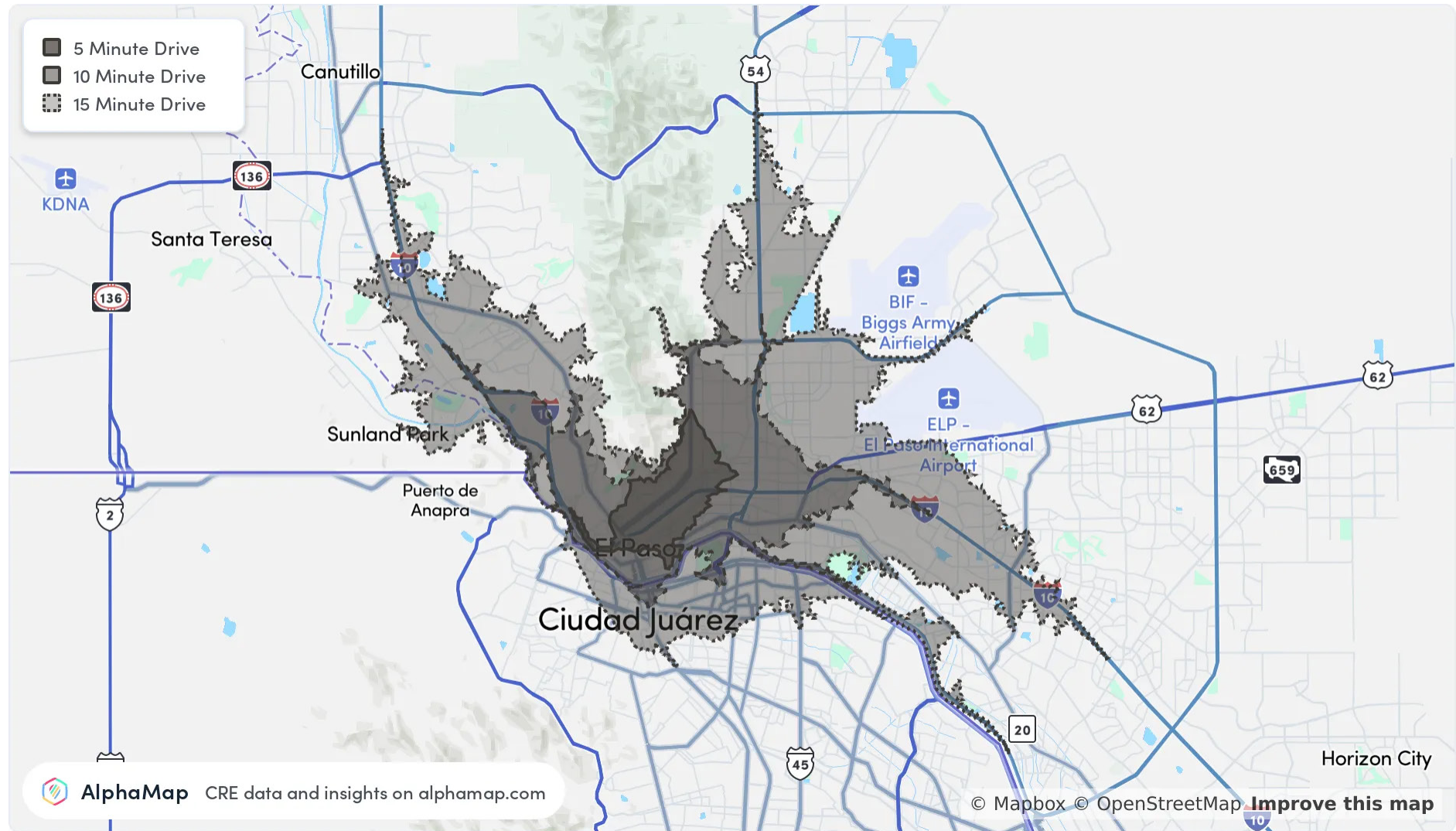
# 2001 Grant Ave

2001 GRANT AVE, EL PASO, TX 79930

**FLEX OFFICE/WAREHOUSE PROPERTY FOR SALE:**

±8,320 SF | ±0.70 AC SITE | \$1,180,000

## AREA ANALYTICS



# 2001 Grant Ave

2001 GRANT AVE, EL PASO, TX 79930

## FLEX OFFICE/WAREHOUSE PROPERTY FOR SALE:

±8,320 SF | ±0.70 AC SITE | \$1,180,000

### AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	20,616	74,392	202,703
Average Age	42	42	40
Average Age (Male)	41	40	38
Average Age (Female)	44	44	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	8,741	30,596	80,529
Persons per HH	2.4	2.4	2.5
Average HH Income	\$45,160	\$50,169	\$58,324
Average House Value	\$187,272	\$176,941	\$197,597
Per Capita Income	\$18,816	\$20,903	\$23,329

Map and demographics data derived from AlphaMap





## 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.

2-10-2025



### 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.

<b>Sonny Brown Associates</b>	<b>9010301</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Will C. Brown, Broker, SIOR</b>	<b>042911</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)