



FOR SALE

BUILDING SIZE

7,952 SF

LOT SIZE

30,739 SF

ZONING

C-2

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PROPERTY HIGHLIGHTS

Professional office building, which is surrounded by other offices, medical buildings, retail, banks, restaurants and residential.

Fronting Montana and minutes away from El Paso International Airport & I-10 in Central El Paso.

High traffic area with signage visibility

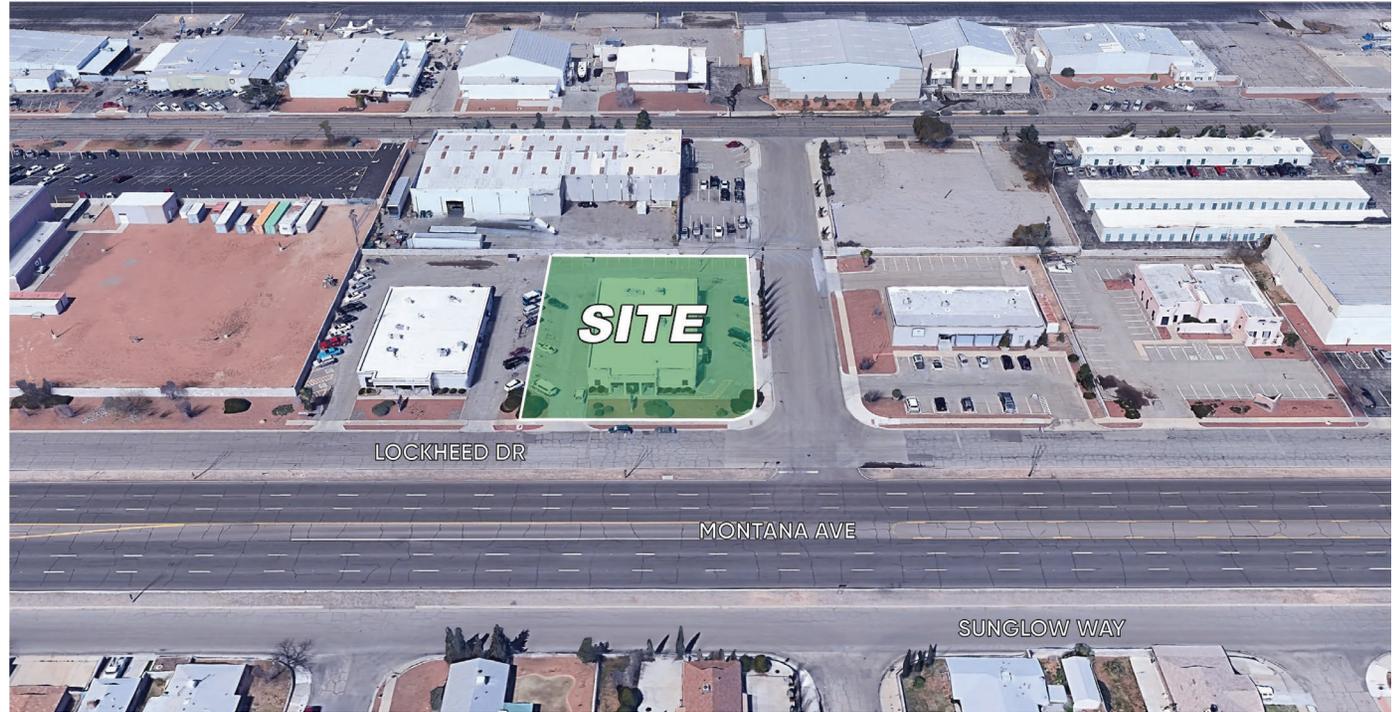
36 Parking spaces

EXECUTIVE SUMMARY

Perfect office building for an investor or a business owner/user.

This building lies on an approx. 33 years remaining lease with El Paso International Airport.

All four units are leased.



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2024



75,153
POPULATION
3-MILE RADIUS



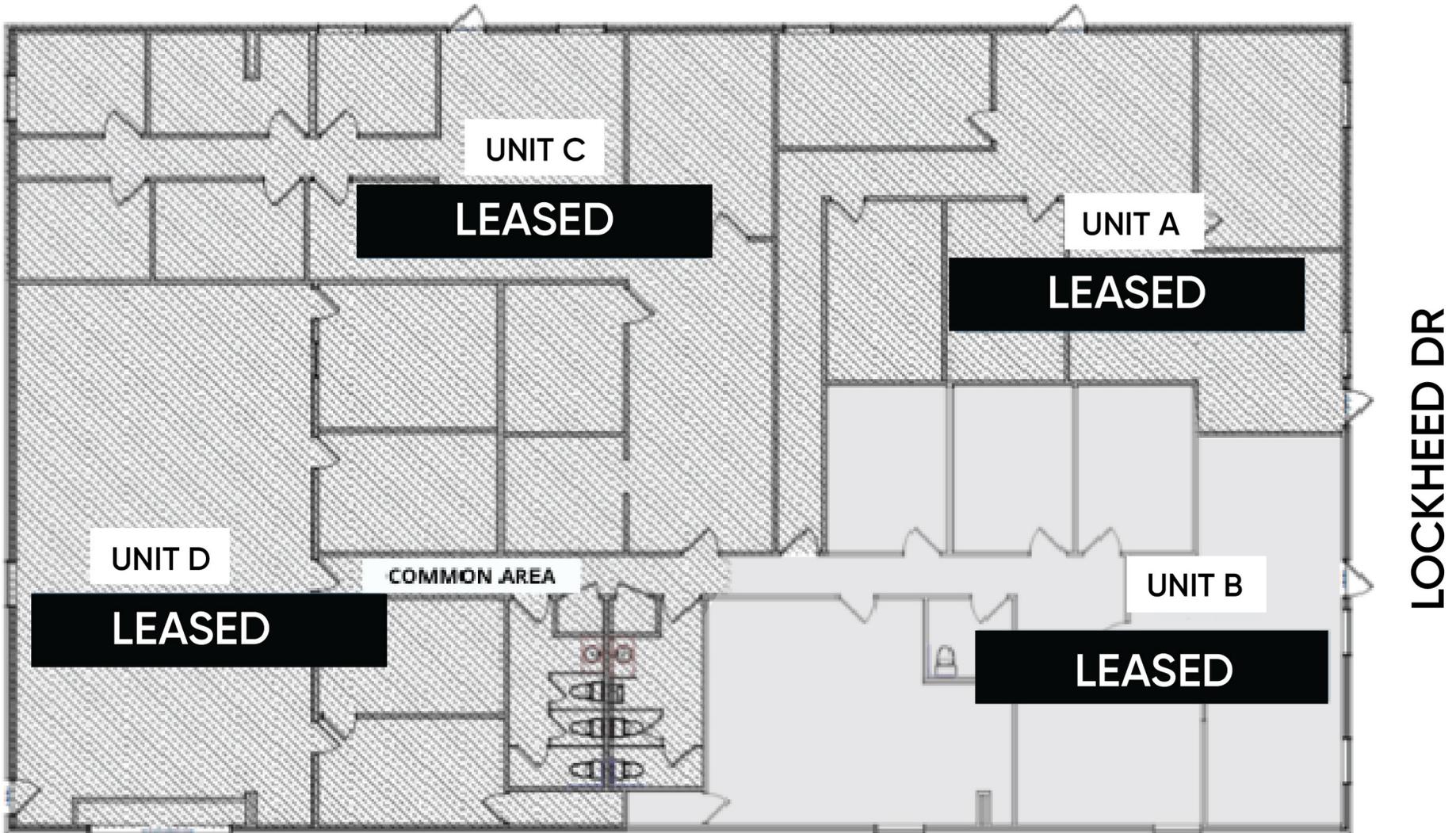
\$55,438
AVG HH INCOME
3-MILE RADIUS



\$43,977
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
AIRWAY BLVD: 32,336 AADT
MONTANA AVE: 29,339 AADT (TDT)





FINANCIAL ANALYSIS - JANUARY THROUGH DECEMBER 2025

LOCATION

7505 Lockheed Dr., El Paso, TX 79925

OFFERING SUMMARY

Income:

Suite A - Bradfute Enterprises LLC	\$	1,700
Suite B - Wonder Therapy Center	\$	2,852
Suite C -The Church of Pentecost U.S.A. Inc. El Paso District	\$	1,510
Suite D -The Church of Pentecost U.S.A. Inc. El Paso District	\$	2,124
Monthly Gross Income:	\$	<u>8,186</u>
Annual Gross Income:		\$98,229

Expenses:

Management	\$6,678
Accounting	\$2,142
Cleaning	\$2,800
Maintenance	\$4,040
Maint Supervision Fee	\$1,259
Capital Expenditures	\$6,250
Electric	\$5,720
Water	\$2,503
Gas	\$2,891
Waste Removal	\$3,339
Insurnace	\$4,227
Property Taxes:	\$12,032
Land Lease	\$19,234
Total Annual Expenses:	<u>\$73,114</u>
Net Annual Income:	\$25,115

CAP RATE:

Asking Sale Price:	\$725,000
Net Annual Income:	\$25,115
Cap Rate:	3.46%



