



FOR SALE

AVAILABLE AREA
1.55 AC

**CALL LISTING AGENT FOR
MORE INFORMATION**

Sergio Tinajero
Sergio@REPCre.com
915.886.8608

Chris Duncan
CDuncan@REPCre.com
915.479.3508

PROPERTY HIGHLIGHTS

Introducing a prime commercial land development opportunity situated at 12285 PELLICANO DR, EL PASO, TX 79938. This expansive 1.55-acre property boasts a strategic location at the intersection of Joe Battle, Pellicano, and Bob Hop Dr., offering easy access to Interstate 10 and the Zaragoza International Border Crossing. Nestled amidst thriving residential, apartment, and commercial developments, this parcel is an ideal investment for various business ventures. The seller is open to subdividing the lot to suit your needs. Noteworthy is the new Alamo Drafthouse Cinema recently opened across the street at the Monteverde development, enhancing the area's appeal. Benefit from high traffic counts with Pellicano Dr. at 26,380 VPD and Joe Battle Blvd. at 92,940 VPD (TDT). With a demographic snapshot projecting a population of 82,336 within a 3-mile radius and an average household income of \$81.9k, this property promises a lucrative opportunity for the savvy investor. Get in touch today for more details!



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2024



82,336

POPULATION

3-MILE RADIUS



\$81,900

AVG HH INCOME

3-MILE RADIUS



\$1.5B

TOTAL CONSUMER

SPENDING



TRAFFIC COUNTS

PELLICANO DR: 26,380 AADT

JOE BATTLE BLVD: 92,490

AADT

(TDT)

An aerial photograph of a commercial development site. A large yellow rectangular area in the upper left is labeled 'WAREHOUSE DEVELOPMENT'. Below it, a green rectangular area is labeled 'B AVAILABLE'. To the right of the yellow area, there are several parking lots and building footprints, some labeled 'PHASE-I', 'PHASE-II', and 'PHASE-III'. A 'MURPHY USA' logo is visible in the lower right. The site is bordered by 'JOE BATTLE BLVD' on the right and 'PELLICANO DR' at the bottom. A semi-transparent white box at the top contains text about a lot available for sale. Various other labels like 'RAJAN HOTELS INC', 'CLERK'S FILE', and 'EL PASO COUNTY DEED RECORDS' are scattered throughout the map.

LOT AVAILABLE: LEGAL DESCRIPTION: SIZE: PRICE: ZONING:

B

2 PELLICANO COMMERCIAL #3 SELY PT OF
(373.52 FT ON S-181.00 FT ON W-373.52 FT ON
N-181.00 FT ON E) (67607.12 SQ FT)

1.55 AC +/-

\$28.00 P/SF

C4

WAREHOUSE
DEVELOPMENT

B

AVAILABLE

PELLICANO DR

JOE BATTLE BLVD



INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

11-2-2015

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> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

|

El Paso, TX 79912

|

915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

IABS 1-0