



FOR SALE

AVAILABLE SPACE
14,000 SF

ZONING
C-2

**CALL LISTING AGENT
FOR MORE
INFORMATION**

Sergio Tinajero
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PROPERTY HIGHLIGHTS

A newly constructed 14,000 sq. ft. flex space building is now available for sale or lease. Situated on the busy Zaragoza Avenue and Pell Way, this property is just one block from the North Loop intersection. The building comprises seven storefronts, each measuring 2,000 sq. ft. if subdivided, with each unit featuring a rollup door at the rear.

This property offers versatile options for potential occupants, allowing for either a full or partial occupancy with the possibility to lease the remaining space as needed. The shell, parking, ponding, and landscaping are fully completed, making the property ready for interior customization.

The seller is open to completing basic interior construction upon the buyer's request, with the understanding that the asking price will be adjusted to reflect the cost of these additional improvements.

Key Features:

- Total area: 14,000 sq. ft. (up to seven 2,000 sq. ft. suites)
- Each 2,000 sq. ft. unit includes a storefront and a grade-level rollup door
- Prime location surrounded by retail businesses and restaurants
- Less than 10 minutes from the Zaragoza International port of entry
- Only 5 minutes from Interstate-10
- 2 Turnkey spaces available



AREA TRAFFIC GENERATORS



The UPS Store



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DEMOGRAPHIC SNAPSHOT



77,502
POPULATION
3-MILE RADIUS



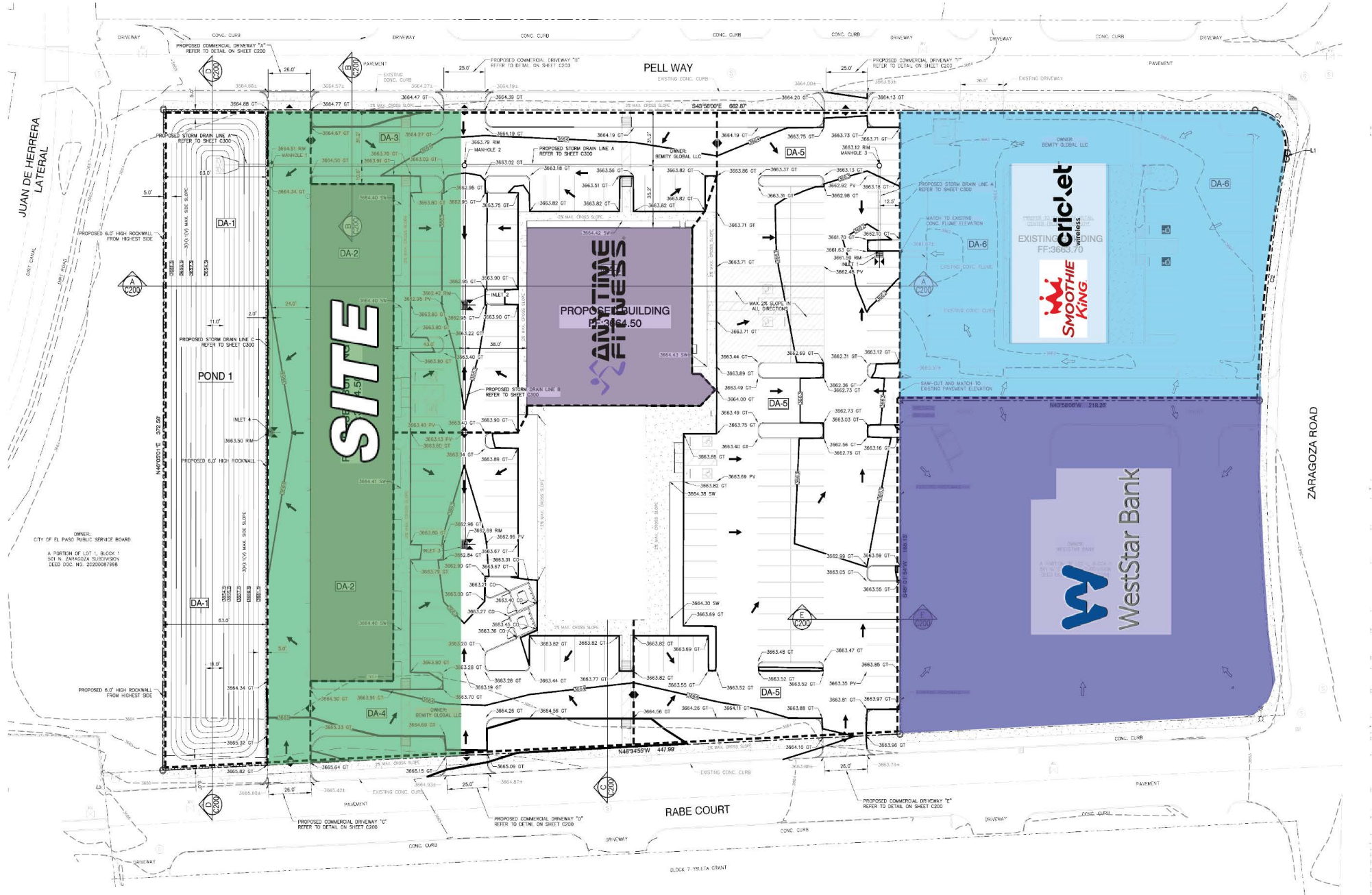
\$ 38,437
MEDIAN HH
INCOME



\$95,455
MEDIAN HOME
VALUE



TRAFFIC COUNTS
N ZARAGOZA RD: 43,185 VPD
N LOOP DR: 22,745 VPD
(TDT)







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

- 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.

- 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.

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 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.

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.

6006 N. Mesa Ste 110		El Paso, TX 79912		915.422.2242
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