



Warehouse

1 Blk North of I-10 btwn Yarbrough /Lomaland

1137 Barranca Dr.







**1137 Barranca Dr.
Yarbrough / I-10area
Warehouse /Office**

- ◆ East Side Site/ Zoning C-4sc
- ◆ 1.27 +/- land area
- ◆ 11,084 ft warehouse
- ◆ 2,574 ft new office area
- ◆ Surplus parking area
- ◆ Sales Price \$1,700,000
- ◆ Lease Rate \$10,000 / NNN

**Contact: Ponzo Properties
Bruce Ponzo
915-533-3099
bruceponzo@aol.com**

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. All offerings are subject to prior sale, lease or withdrawal from the market without notice.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1204.91'	131.34'	85.74'	131.28'	S24°34'19"W	06°14'51"

A PORTION OF LOTS 2 AND 3, BLOCK 12
 VISTA DEL SOL UNIT EIGHT
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING: 55,332 SQUARE FEET OR 1.2702 ACRES

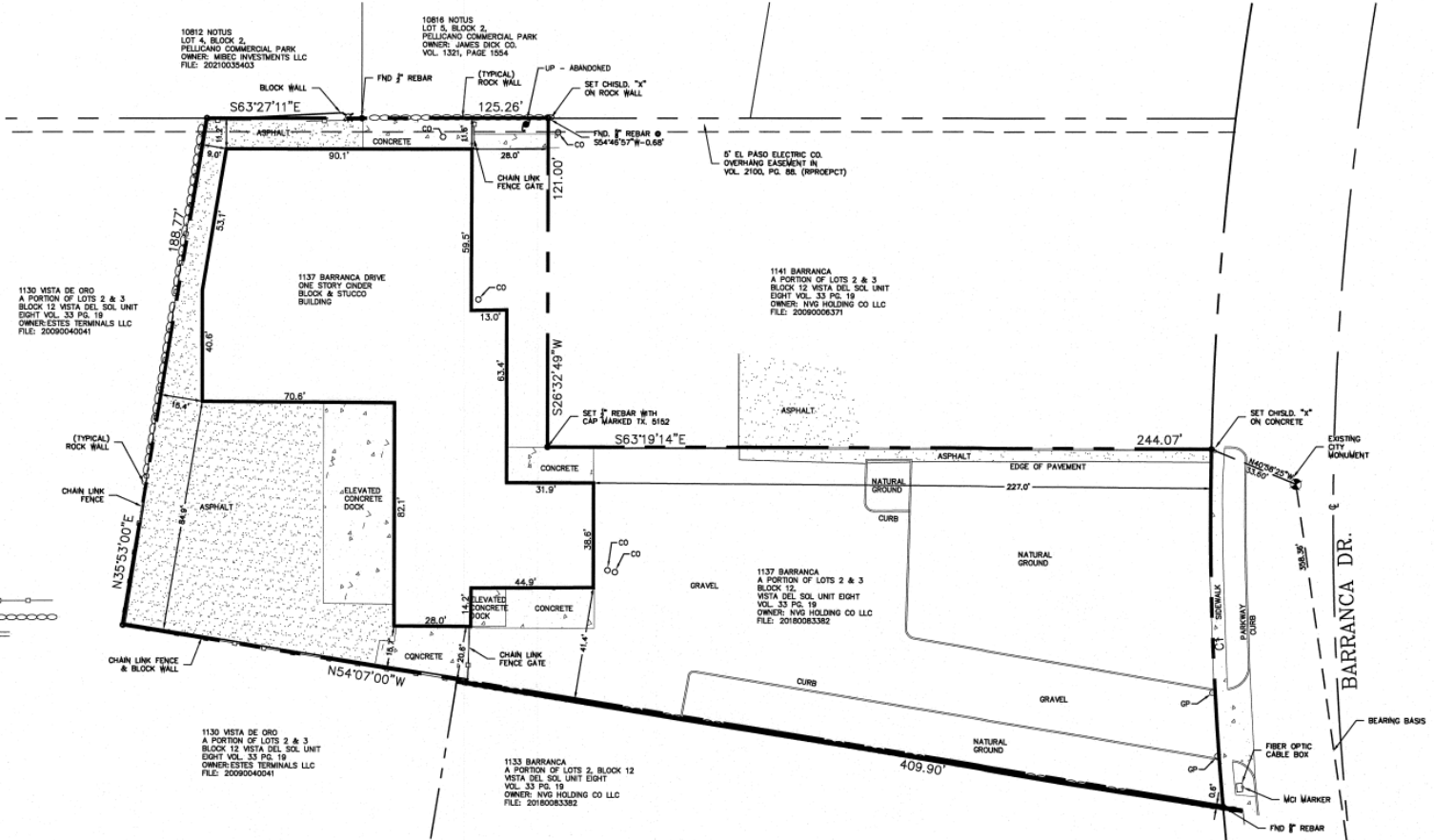
SCALE: 1"=30'

SYMBOL LEGEND	
	FOUND CONTROL POINT
	FOUND CITY MONUMENT
	SET 1/2" REBAR W/CAP 5152
	CALCULATED POINT (NOT SET)
	CLEAN OUT
	GUARD POST
	FIRE HYDRANT
	UTILITY POLE

CHAIN LINK FENCE =

ROCK WALL =

BLOCK WALL =



1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214-0042C, DATED FEBRUARY 16, 2006, THIS PROPERTY IS IN FLOOD HAZARD ZONE C "AREAS OF MINIMAL FLOODING".

2. SUBJECT PROPERTY IS ZONED C-4

3. schedule b items listed below per Sierra Title Insurance Guaranty Company Inc. Commitment for Title Insurance, OF No: SEP-259883, with effective date of July 31, 2023, issued August 11, 2023.

10a. Rights of parties in possession.

10b. Easement(s) for overhead of service wires for pole type utilities and buried service wires, conduits and pipes for underground utilities, ingress and egress for service or construction of same according to the Map or Plat thereof. Read for record in Volume 33, Page 18, Official Records of El Paso County, Texas.

10c. Excepting to a later right heretofore conveyed to the City of El Paso, as recited in that certain Deed from The State National Bank of El Paso, and Myra Bessert (Daughter), et al, to Eastside Industrial Properties, Inc., dated April 7, 1966, Read for record on May 5, 1969, in the Office of the County Clerk of El Paso County, Texas, in Volume 248, Page 1947, Official Records of El Paso County, Texas.

10d. Easement granted to El Paso Electric Company and Mt. States Telephone and Telegraph Company, by Eastside Industrial Properties, Inc. dated November 19, 1971, Read for record on December 1, 1971, in the Office of the County Clerk of El Paso County, Texas in Volume 267, Page 158, Official Records of El Paso County, Texas with Mountain States Telephone and Telegraph Company's interest transferred to Southeastern Bell Telephone Company, by Deed dated December 17, 1981, Read for record on January 11, 1982, in the Office of the County Clerk of El Paso County, Texas, in Volume 1231, Page 646, Official Records of El Paso County, Texas. (Not Applicable)

Schedule B Continued

10e. Easement granted to El Paso Electric Company, by James D. Steinhock, dated August 31, 1989, Read for record on September 22, 1989 in the Office of the County Clerk of El Paso County, Texas in Volume 2100, Page 86, Official Records of El Paso County, Texas. Noted

10f. Easements or claims of easements which are not a part of the public record.

10g. Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

10h. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant in use.

10i. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Note: Upon receipt of a survey acceptable to Company, this exception shall be deleted. Company reserves the right to add additional exceptions per its examination of said survey.)

10j. Any claim or allegation that the land described in Schedule A of this policy, was conveyed in violation of V.A.C. Local Government Code, Sections 212.004, et seq. or 232.001, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of the use of the land by reason thereof.

CONDE INC.
 ENGINEERING/PLANNING/LAND SURVEYING/CADD
 6080 SURETY DRIVE-SUITE 100-EL PASO, TEXAS 79905
 PHONE (915) 592-0283, FAX (915) 592-0286, FIRM# 10078100



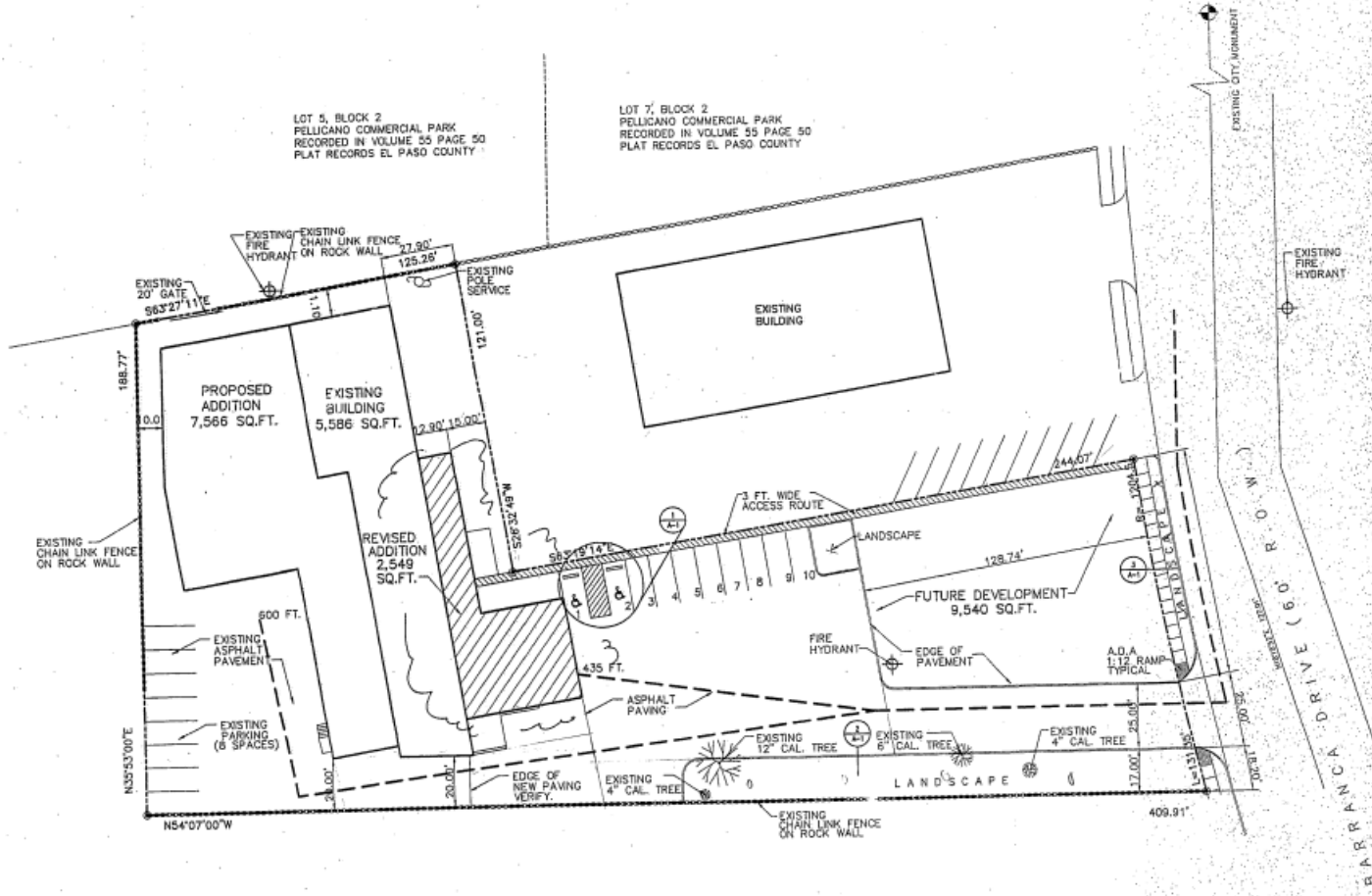
CERTIFICATION
 THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

Ronald R. Conde
 RON R. CONDE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 5152

DEWALK
 1/4" = 1'-0"

1/4" IN. ASPHALT.
 PAVING

1/8"
 1" = 1'-0"



AREA TABULATION	
EXISTING	5,586 SQ. FT.
ADDITION	8,714 SQ. FT.
TOTAL	14,300 SQ. FT.

PARKING REQUIREMENTS	
OFFICE	3,707/400 = 10
STORAGE	2101/5000 = 1
PRINT SHOP	8,492/1,500 = 6
	17

PARKING PROVIDED = 18

LEGAL DESCRIPTION
 BEING A PORTION OF LOTS 2 AND 3, BLOCK 12,
 VISTA DEL SOL UNIT EIGHT
 CONTAINING 55,333 SF. OR 1.2702 ACRES
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.



SITE PLAN

SCALE: 1" = 30.0'

Rev. Item 3/12/08



JLJ DESIGNS
 CELL (915) 329-4346
 FAX (915) 629-7089
 436-BATES WAY
 EL PASO, TEXAS, 79915

SHEET TITLE
 SITE PLAN

RA-1

SHT. 01 OF 07

PROJECT NAME
**BUILDING ADDITION TO
 RELIANT LABELS AND PRINTING, INC.**
 EL PASO, TEXAS
 1137 BARRANCA



11/2/2015

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

PONZIO PROPERTIES LLC	9002959	BRUCEPONZIO@AOL.COM	(915)533-3099
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
IABS 1-0 Date Unfilled

Ponizio Properties LLC 5505 N. MESA, #4 El Paso, TX, 79912
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Bruce Ponizio