

SITE LOCATION

HOME 2
SUITES BY HILTON
FUTURE DEVELOPMENT

PAD SITES FOR SALE

US 54 and Hondo Pass Dr ±1-6 AC Sites

9150 GATEWAY N BLVD, EL PASO, TEXAS 79924

FOR SALE INFORMATION, PLEASE CONTACT



Michael McBroom, SIOR, Senior Vice President
Sonny Brown Associates, LLC
+1 915-584-5511 Office
+1 281-543-2350 Mobile
michael@sonnybrown.com



Disclaimer: 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.

CONCEPTUAL ELEMENTS/IMAGE RENDERING

SITE EASILY ACCESSIBLE BOTH
NORTHBOUND/SOUTHBOUND
FROM US 54 OFF OF FRONTAGE

US 54 and Hondo Pass Dr

9150 GATEWAY N BLVD, EL PASO, TEXAS 79924

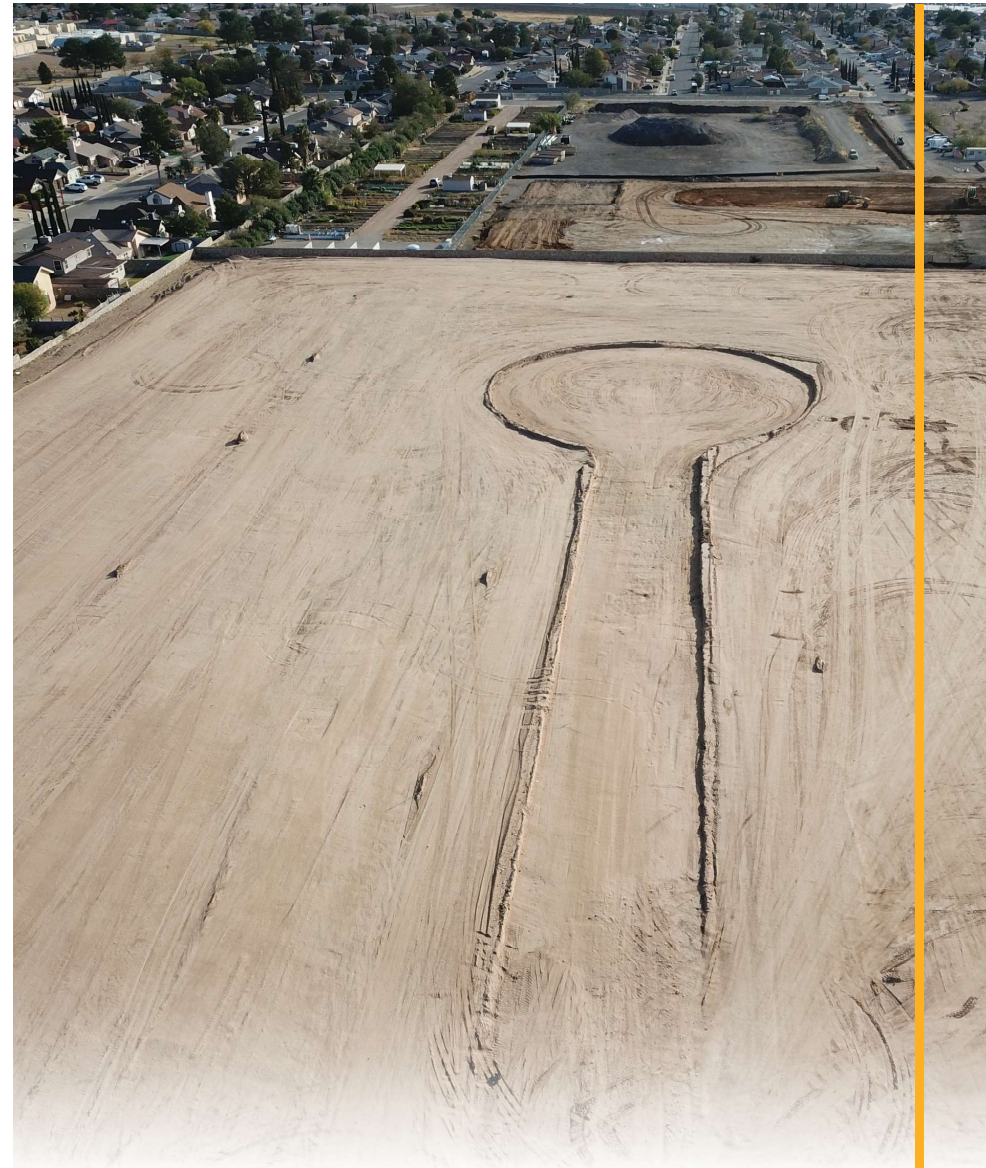
PAD SITES FOR SALE: ±1-6 AC SITES

PROPERTY FEATURES

DESCRIPTION:

- **Land Size:** ±9.2 AC
- **Available Land for Sale:** ±1-6 AC
- **Zoning:** C-2 C
 - **Commercial District Zoning Description:** Establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.
 - **Potential Uses Could Include:** Medical/Healthcare-related Services, Retail Establishments, Office and Professional Services, Service-Based Businesses, Restaurants and Entertainment and more.
- **Utilities to Site**
- **Site Location:**
 - **Centrally located in El Paso's Northeast Metro Area:** This site is located off of Gateway N Blvd frontage near the intersection of US 54 and Hondo Pass Dr, with close proximity to both NB/SB US 54 exits as well as large regional retail presence.
 - **Close Proximities:** US 54, Loop 375, as well as Fort Bliss, El Paso Airport, and numerous established and new subdivisions, including the master-planned Campo del Sol community.
 - **Designated MUA/HPSA by Health Resources & Services Administration (HRSA):** Site is located in a designated Medically Underserved Area (MUA) and qualifies as a Health Professional Shortage Area (HPSA) for Dental Health, Mental Health, and Primary Care. Medical service providers can qualify for the Health Professional Shortage Area Physician Bonus Program through The Centers for Medicare & Medicaid Services (CMS).

MEDICAL SERVICE PROVIDERS



FOR SALE INFORMATION, PLEASE CONTACT **MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT**

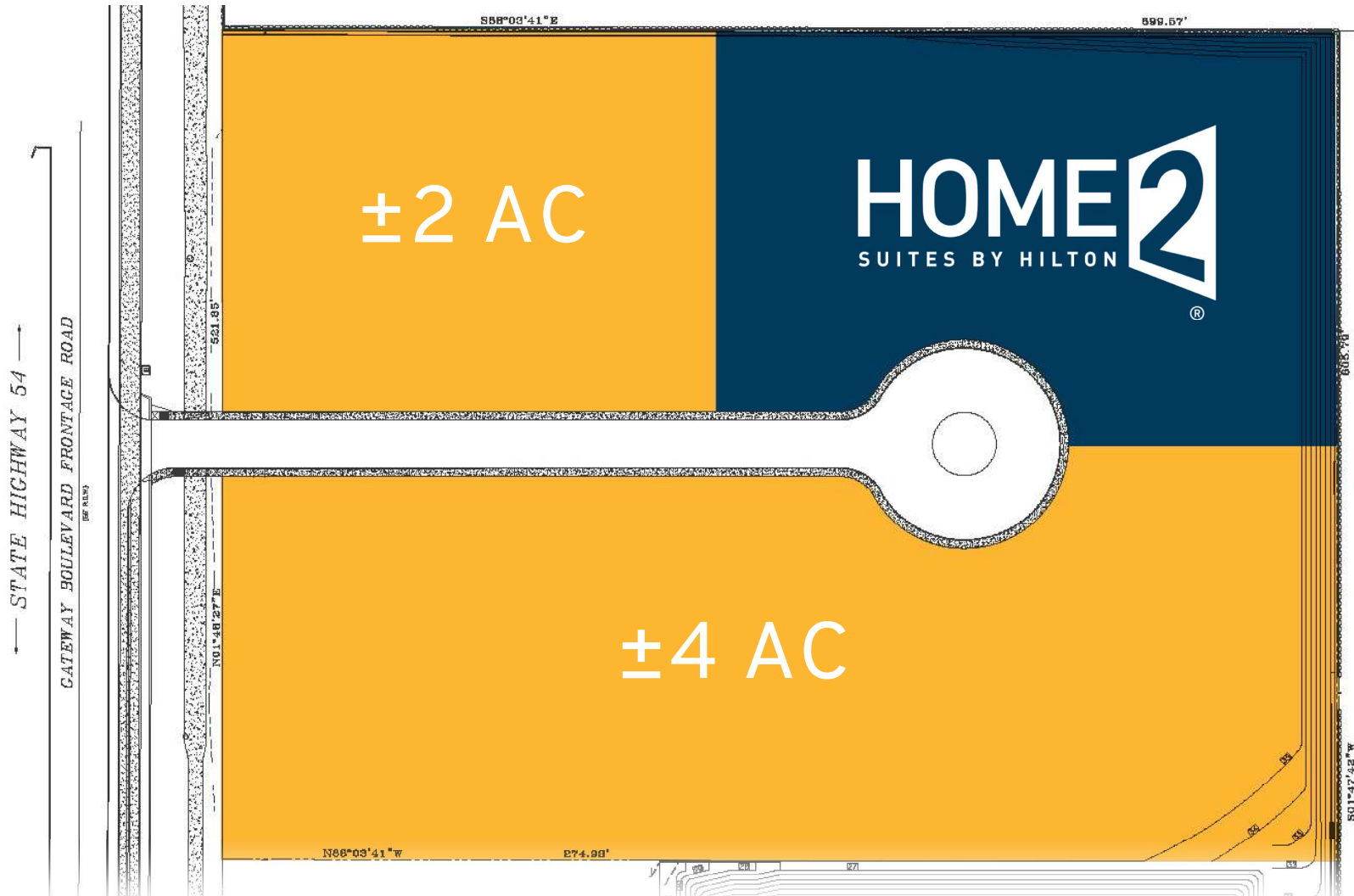
Sonny Brown Associates | +1 915-584-5511 Office | +1 281-543-2350 Mobile | michael@sonnybrown.com

US 54 and Hondo Pass Dr

9150 GATEWAY N BLVD, EL PASO, TEXAS 79924

PAD SITES FOR SALE: ±1-6 AC SITES

AVAILABLE SITES



FOR SALE INFORMATION, PLEASE CONTACT **MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT**

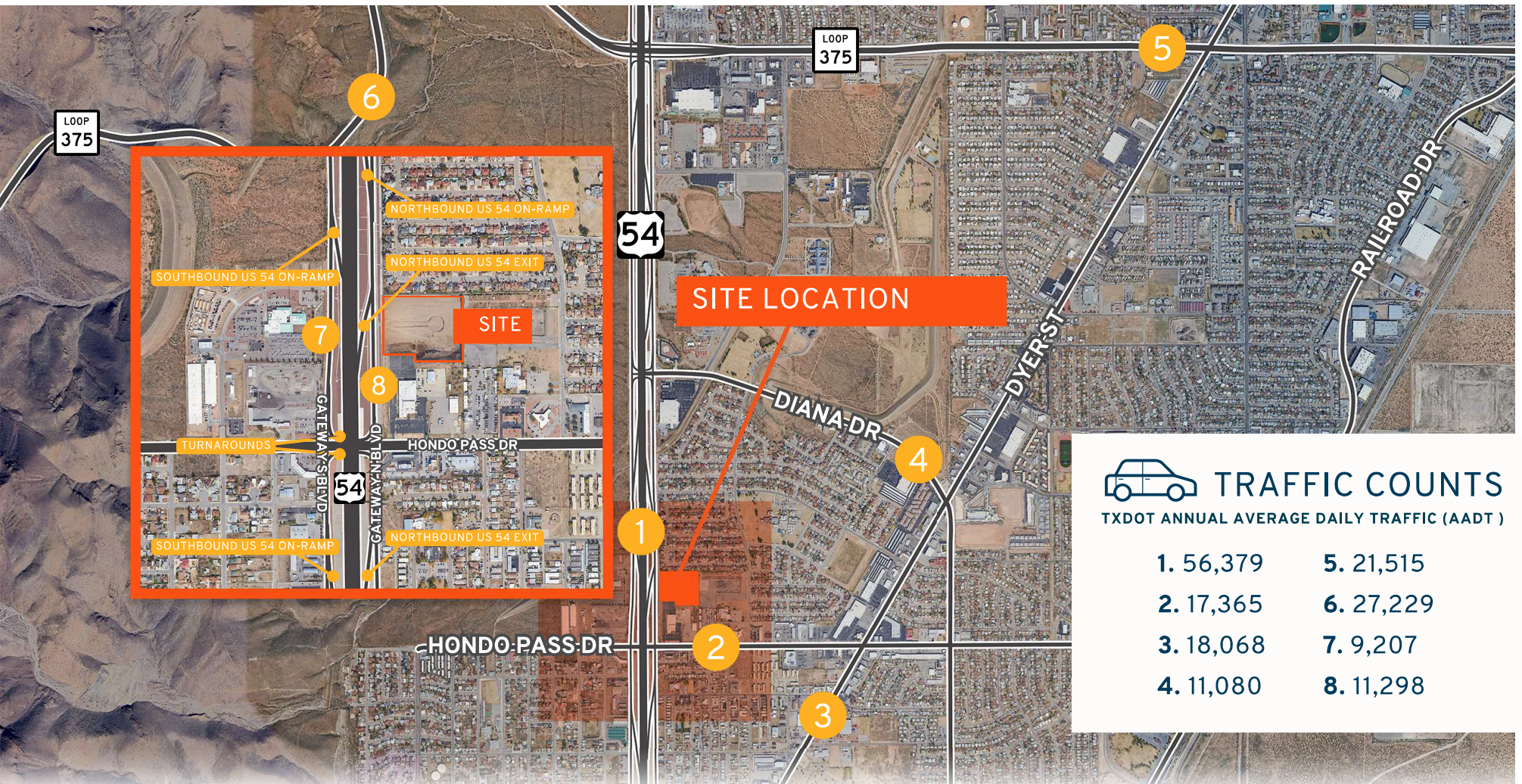
Sonny Brown Associates | +1 915-584-5511 Office | +1 281-543-2350 Mobile | michael@sonnybrown.com

US 54 and Hondo Pass Dr

9150 GATEWAY N BLVD, EL PASO, TEXAS 79924

PAD SITES FOR SALE: ±1-6 AC SITES

SURROUNDING AREA



FOR SALE INFORMATION, PLEASE CONTACT **MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT**

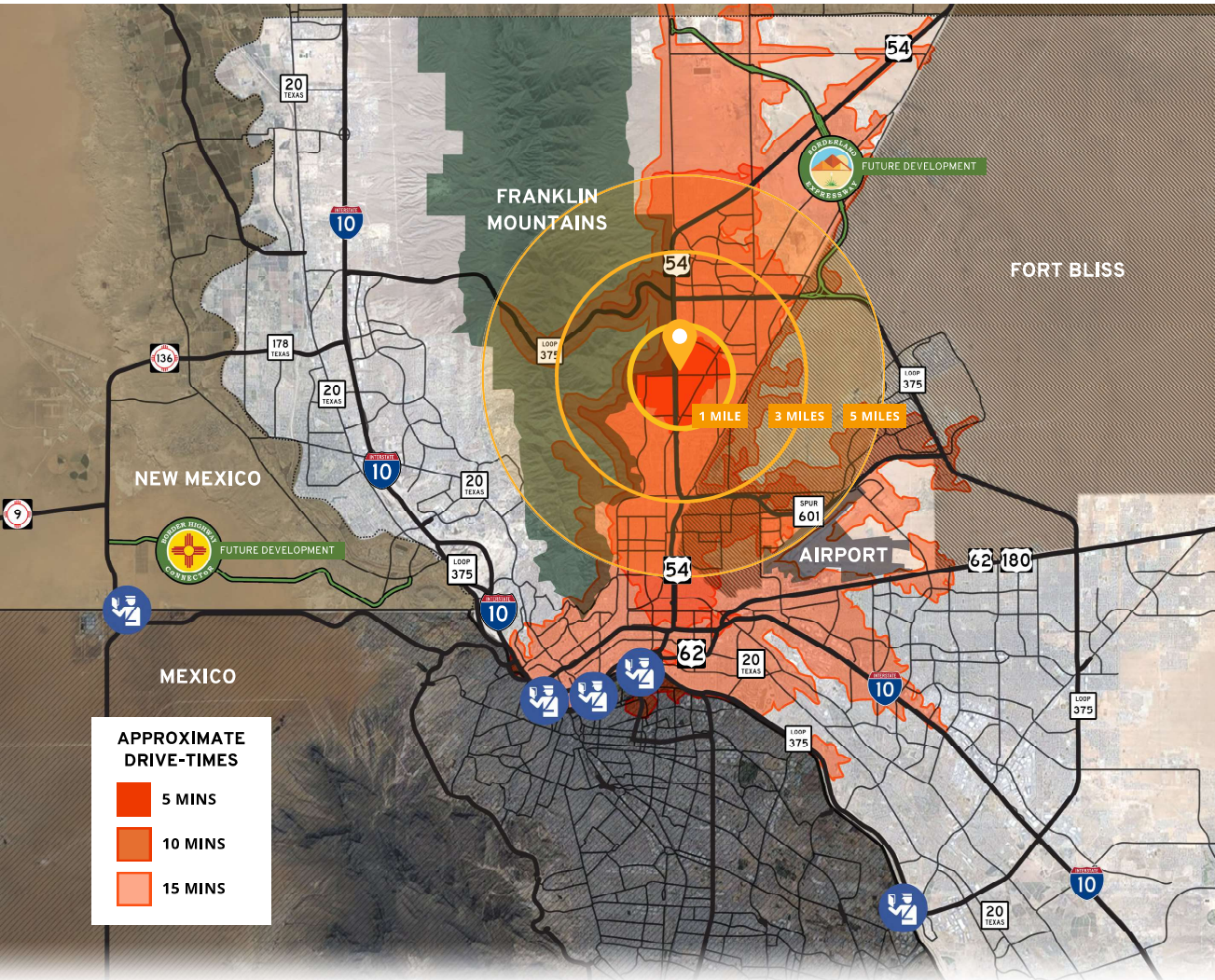
Sonny Brown Associates | +1 915-584-5511 Office | +1 281-543-2350 Mobile | michael@sonnybrown.com

US 54 and Hondo Pass Dr

9150 GATEWAY N BLVD, EL PASO, TEXAS 79924

PAD SITES FOR SALE: ±1-6 AC SITES

LOCATION IN MARKET



DEMOGRAPHICS

• 1 Mile Radius

- Population: 10,302
- Avg. Household Income: \$52,317
- Avg. Age: 40
- Total Households: 4,124
- Persons Per Household: 2.5

• 3 Mile Radius

- Population: 61,211
- Avg. Household Income: \$60,268
- Avg. Age: 39
- Total Households: 23,292
- Persons Per Household: 2.6

• 5 Mile Radius

- Population: 134,155
- Avg. Household Income: \$70,053
- Avg. Age: 38
- Total Households: 49,271
- Persons Per Household: 2.7



FOR SALE INFORMATION, PLEASE CONTACT **MICHAEL MCBROOM, SIOR, SENIOR VICE PRESIDENT**

Sonny Brown Associates | +1 915-584-5511 Office | +1 281-543-2350 Mobile | michael@sonnybrown.com



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 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.

<u>Sonny Brown Associates</u>	<u>9010301</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Will C. Brown, SIOR, Broker</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)479-5511</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Michael McBroom</u>	<u>648650</u>	<u>michael@sonnybrown.com</u>	<u>(915)584-5511</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date