



LAND FOR SALE

11608 Scott Simpson Dr

±0.538 AC

EL PASO, TX 79936

FOR MORE INFORMATION, PLEASE CONTACT



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SITE FEATURES MEDICAL OFFICE
DEVELOPMENT CONCEPT & LAYOUT

CALL FOR ASKING PRICE

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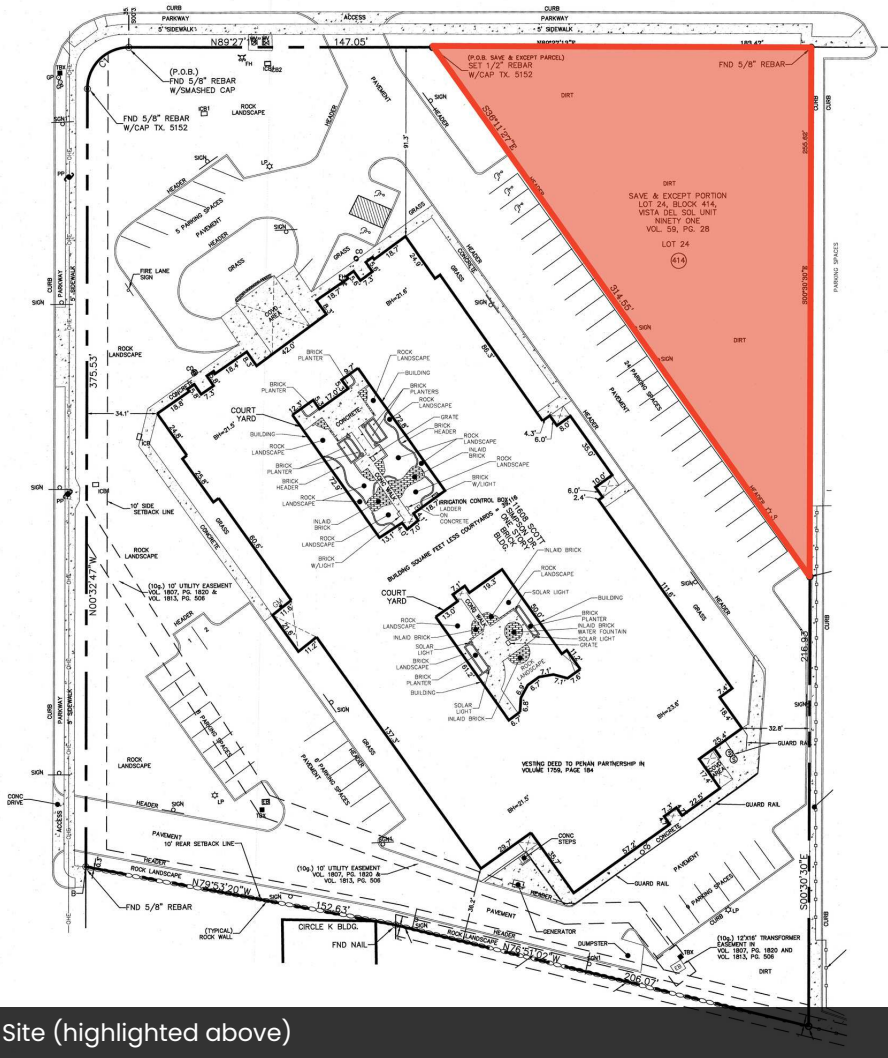
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PROPERTY FEATURES



Site (highlighted above)

PROPERTY DESCRIPTION

This 0.538-acre commercial lot at 11608 Scott Simpson Dr, El Paso, TX 79936, offers a solid opportunity for medical offices, professional services, or other commercial developments. Zoned C-3, the property allows for a variety of business uses in an area with established commercial activity.

CONVENIENT LOCATION & ACCESSIBILITY

The site is well-positioned near major roadways, making it easily accessible for customers and employees. Interstate 10 is just 1.5 miles north, providing a direct route across El Paso, while Loop 375 (Joe Battle Blvd) is about 2 miles east, offering quick access to different parts of the city. Montwood Drive, less than half a mile south, serves as a key local road that connects to nearby neighborhoods.

SUITED FOR MEDICAL & PROFESSIONAL USE

With existing medical and healthcare facilities like Desert Imaging and Pebble Creek Nursing Center nearby, this location is a practical choice for medical or office-related development. The lot offers a well-located commercial opportunity in a growing part of El Paso, with good access to major roads and a strong surrounding population.

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CONCEPTUAL PLAN - OPTION 1



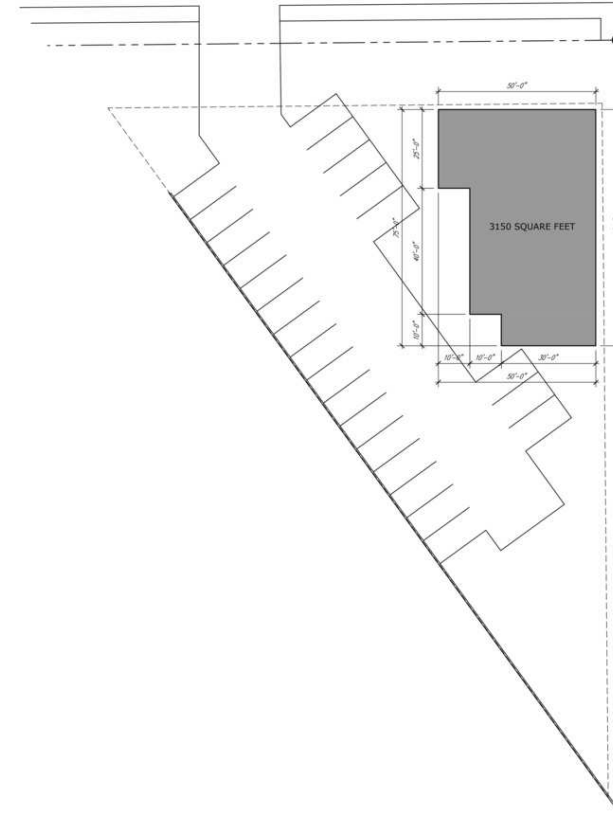
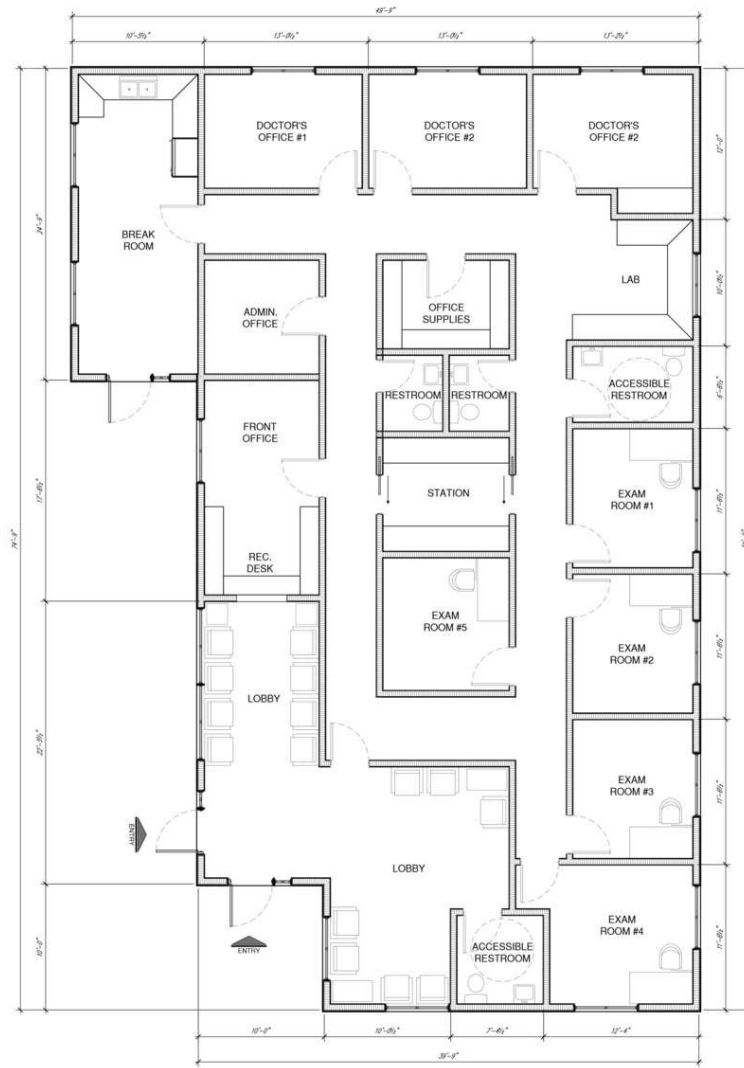
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CONCEPTUAL PLAN - OPTION 1



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CONCEPTUAL PLAN - OPTION 2



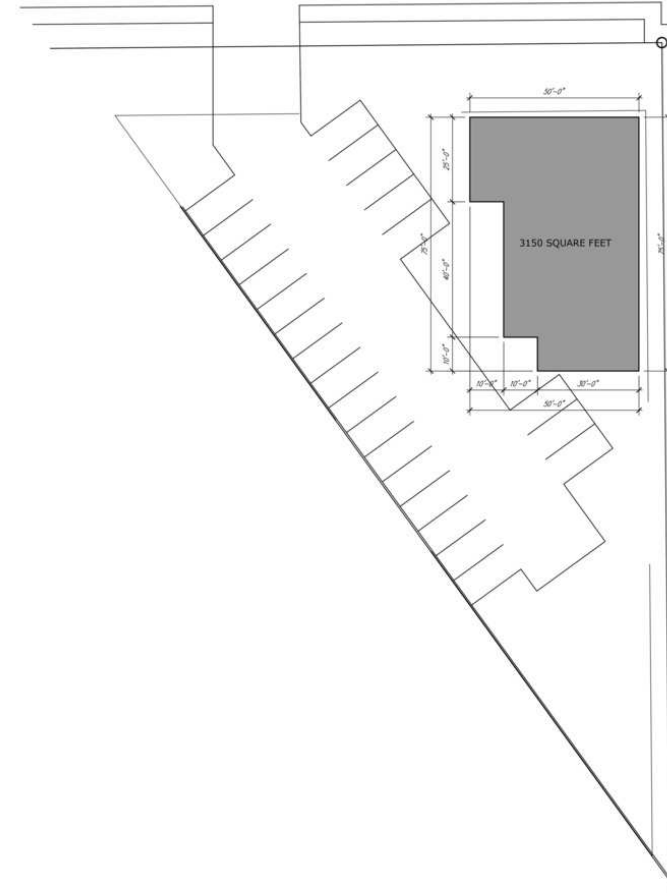
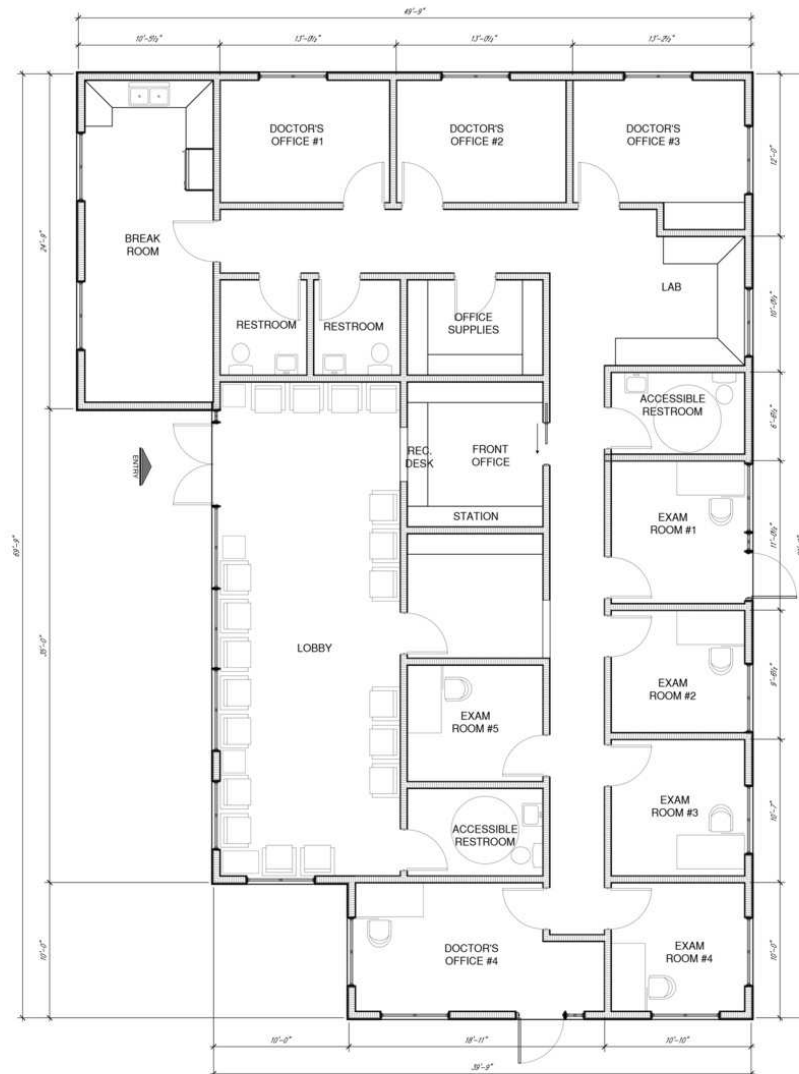
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CONCEPTUAL PLAN - OPTION 2



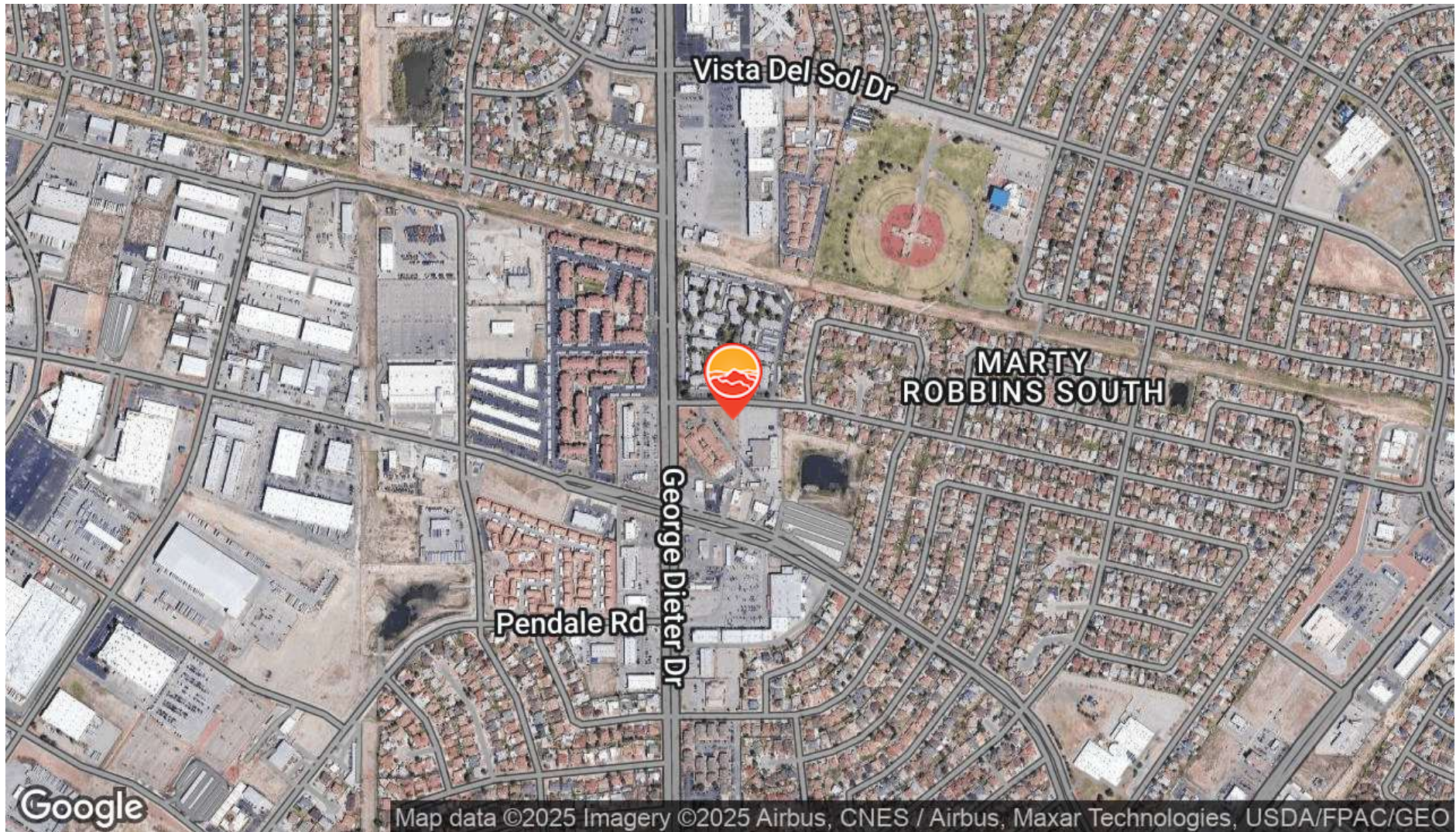
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AERIAL MAP



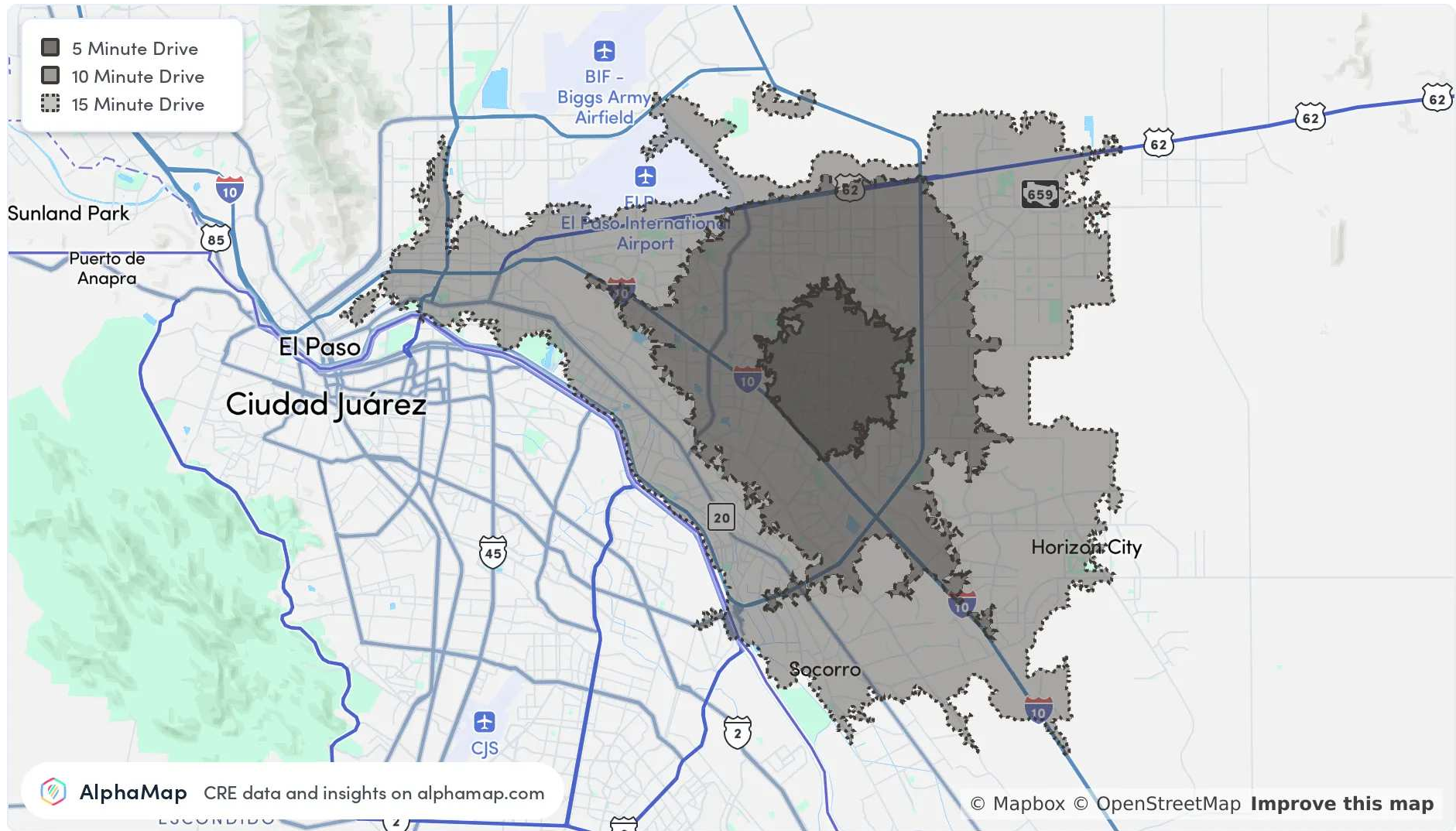
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AREA ANALYTICS



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AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	32,209	177,819	409,067
Average Age	40	39	38
Average Age (Male)	39	38	36
Average Age (Female)	42	41	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	11,860	63,426	140,751
Persons per HH	2.7	2.8	2.9
Average HH Income	\$73,071	\$78,564	\$76,543
Average House Value	\$209,521	\$200,009	\$197,915
Per Capita Income	\$27,063	\$28,058	\$26,394



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:
 - 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.
- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Sonny Brown Associates, 200 Bartlett, Ste. 105 El Paso TX 79912
Will Brown

Information available at www.trec.texas.gov

IABS 1-0 Date

IABS Forms WILL

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