

**FOR SALE****AVAILABLE SPACE**

5,820 SF

LOT SIZE

2.7 AC

**CALL LISTING
AGENT FOR
MORE INFORMATION****Sergio Tinajero**
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PROPERTY HIGHLIGHTS

This office building is ideally located at the corner of Viscount Blvd. and Larry Mahan Dr., in the heart of a thriving commercial and residential area featuring office, retail, multi-family, and other commercial developments. The property offers easy access to and from Interstate-10, just one block away, and is conveniently positioned between two major freeway intersections: Hawkins Blvd. and Viscount Blvd.

The location is highly accessible and just a few minutes from Cielo Vista Mall, one of Simon Property Group's highest-grossing malls in the U.S. Additionally, The Fountains at Farrah is only two blocks away, along with a variety of dining, shopping, and service options nearby.



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2023



99,640
POPULATION
3-MILE RADIUS



\$ 59.6K
AVG HH INCOME
3-MILE RADIUS



\$47.6K
MEDIAN HH
INCOME



TRAFFIC COUNTS
VISCOUNT BLVD: 17,631 VPD
INTERSTATE 10: 131,254 VPD
(TDT)

FINANCIAL ANALYSIS

LOCATION:

9398 Viscount Blvd. El
Paso, TX 79925

INCOME AND EXPENSES:

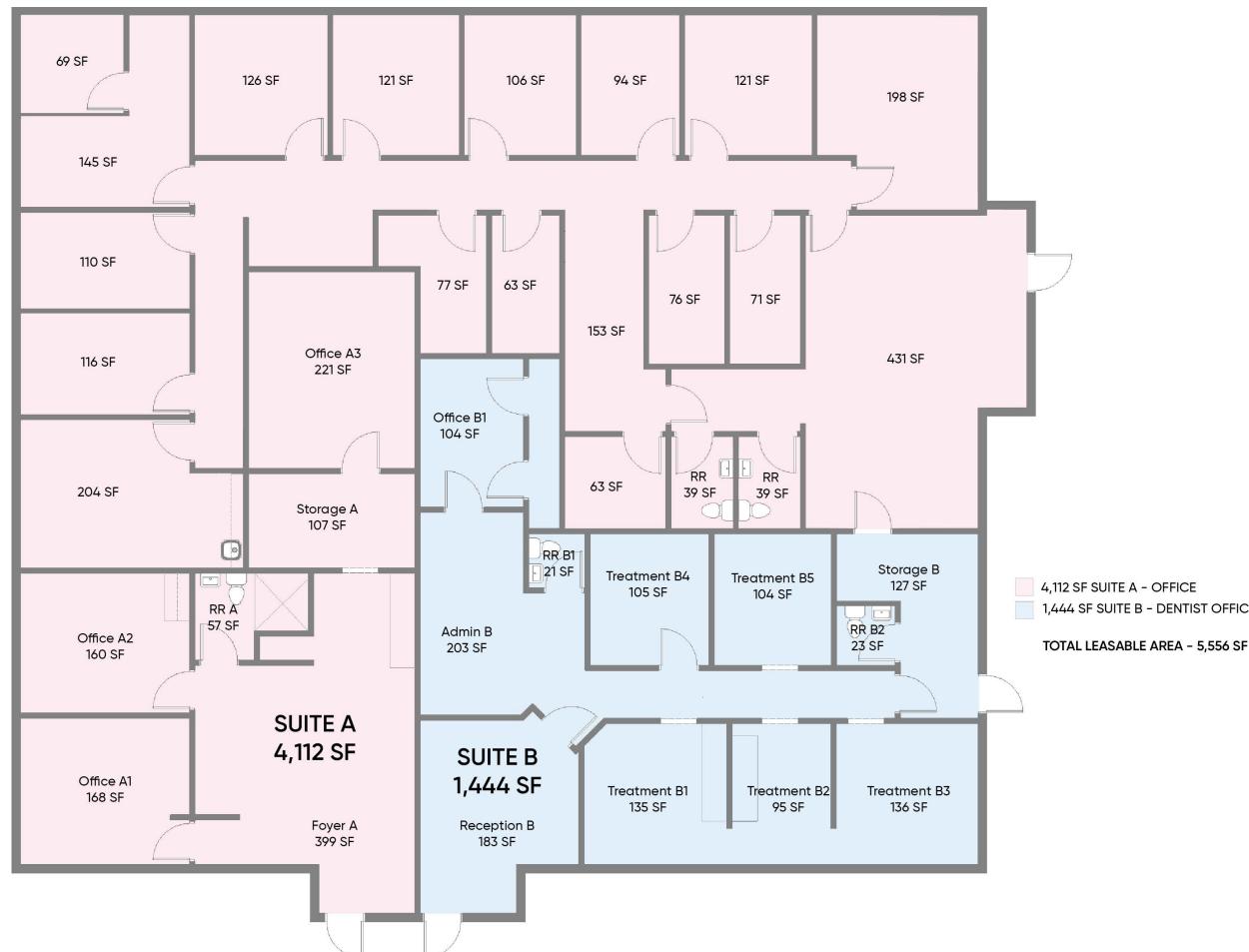
Income:		
Suite A	\$	8,567
Suite B	\$	2,795
Monthly Income:	\$	11,362
ANNUAL RENT INCOME:	\$	136,347

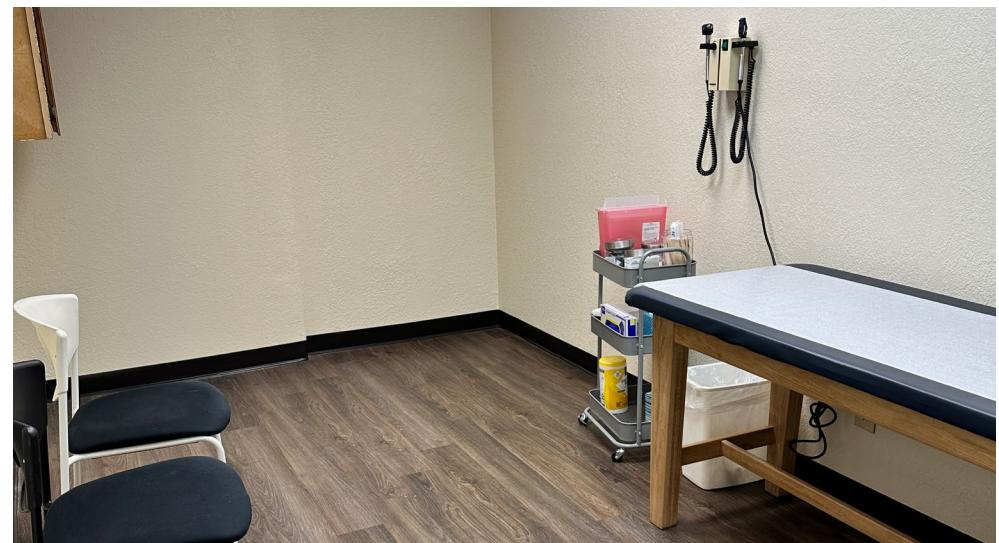
Expenses:		
Property Taxes:		
Building Insurance:	\$	14,154
Water:	\$	4,584
Electricity:	\$	1,200
Maintenance:	\$	180
Trash Services:	\$	2,400
Janitorial:	\$	4,182
ANNUAL EXPENSES:	\$	2,400
	<hr/>	<hr/>
	\$	29,100

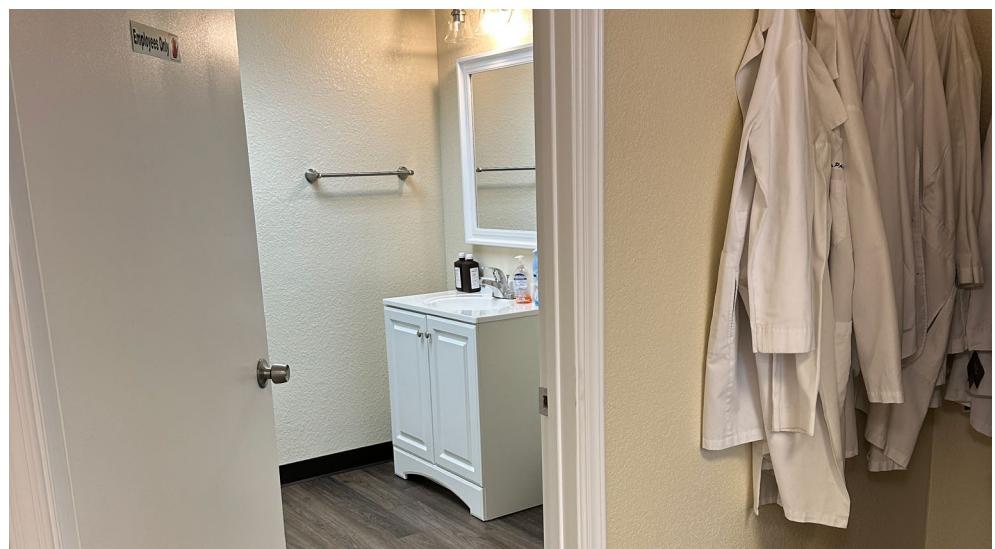
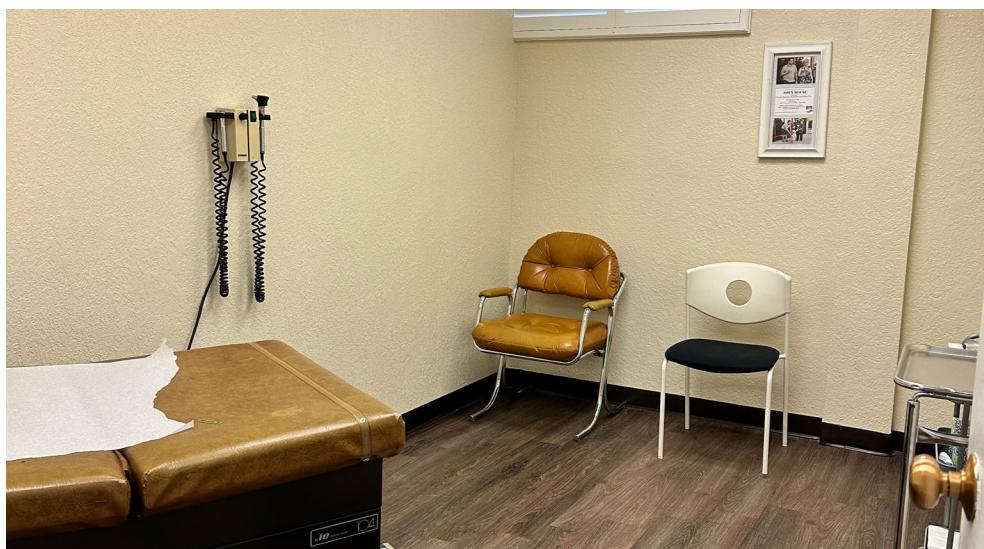
Annual Base Rent Income: Annual	\$	29,100
Reimbursement Income: Total		
Annual Income:	\$	136,347
Total Annual Expenses:	\$	26,700
TOTAL NET INCOME:	\$	163,047
	\$	29,100
	\$	133,947

CAP RATE

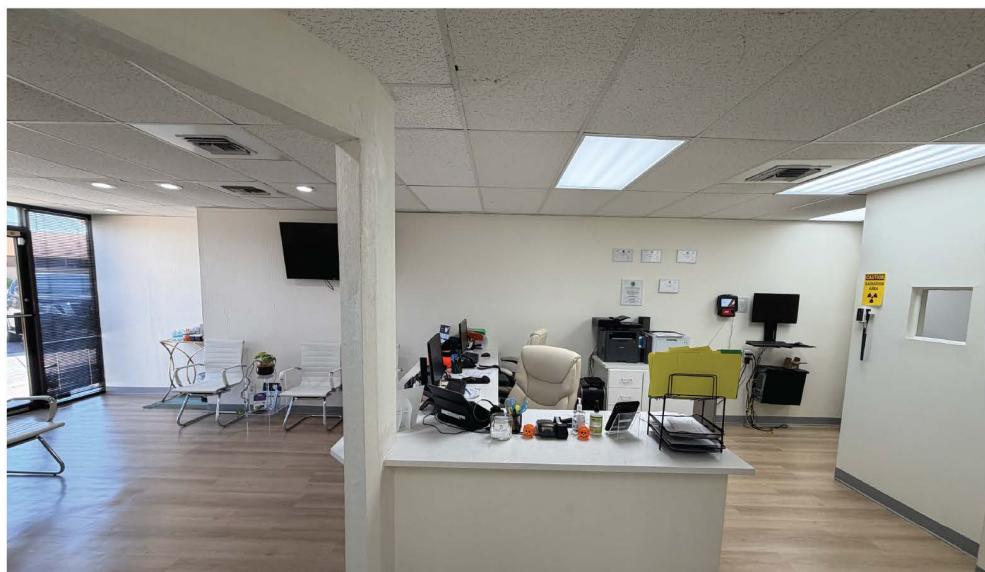
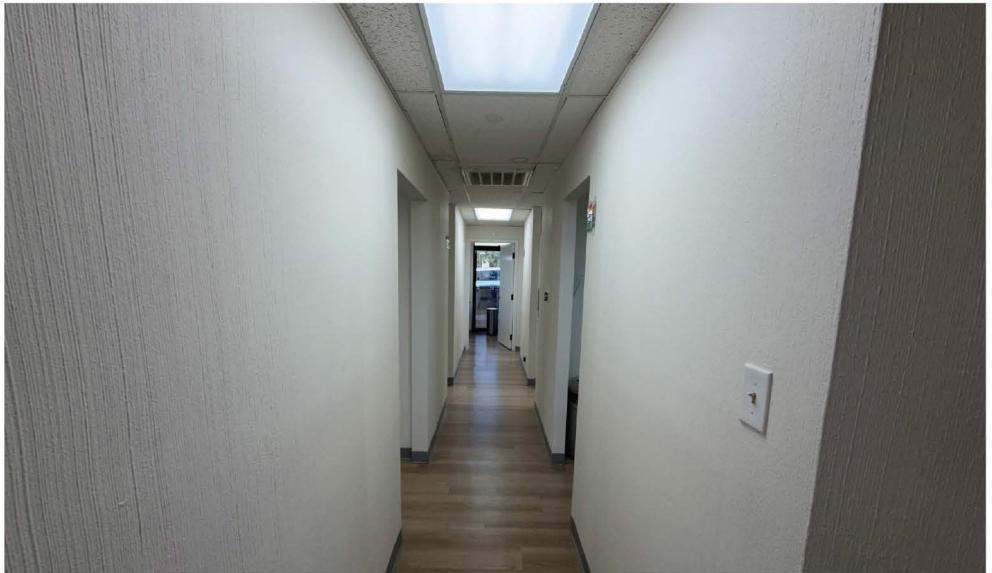
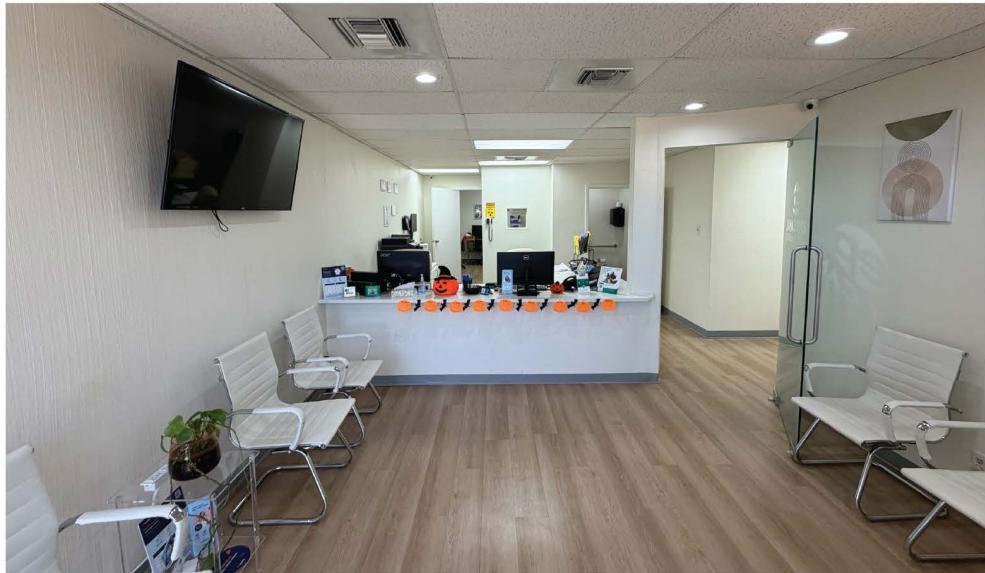
ASKING PRICE: \$ 1,850,000
NET ANNUAL INCOME: \$ 133,947
CAP RATE: 7.24%



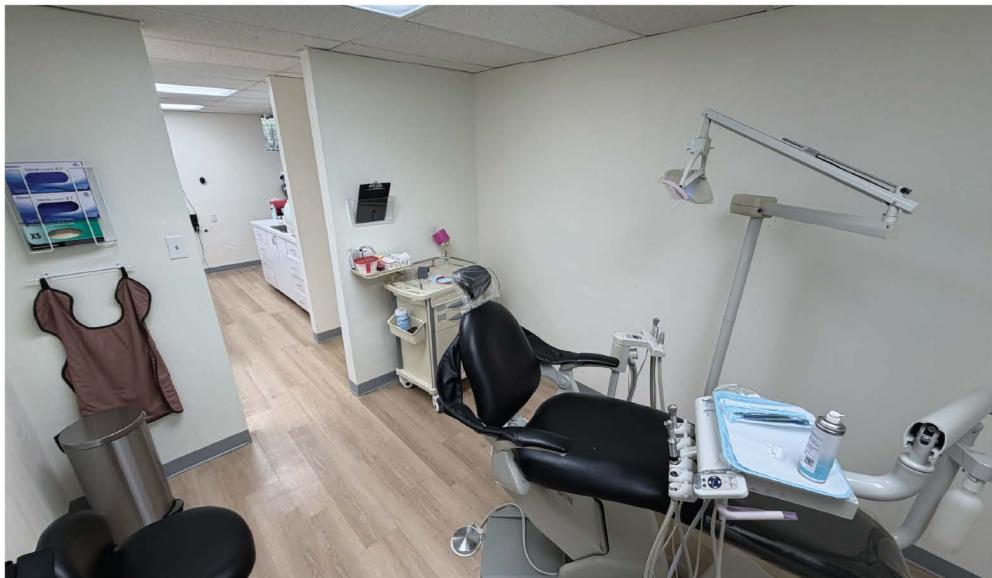




SUITE B



SUITE B





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 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.

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