



COLONIAL
COMMERCIAL REAL ESTATE LLC

Sierra Court Shopping Center

7410 Remcon Cirle
El Paso, TX 79912

RETAIL PAD SITE FOR LEASE

Refreshed shopping center in west El Paso anchored by Stein Mart, PetSmart & Jason's Deli

Ground lease - Pad Site

Accommodate up to 6,000 SF retail

Immediate access to Mesa Dr. and Remcon Circle

Seconds from I-10

Large signage on Mesa St.

Ample parking



3228 Collinsworth St., Fort Worth, TX 76107 • 817.632.6200 • 817.632.6201 fax

www.ColonialCRE.com

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by Colonial Commercial Real Estate, LLC. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. Colonial Commercial Real Estate, LLC has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.

PROPERTY INFORMATION

7410 Remcon Cirle El Paso, TX 79912

Price:
Negotiable

Available Space:
Ground lease pad site

Size:
Up to 6,000 SF

Zoning:
C-3

Parking:
284 Spaces

Property Features:

Sierra Court offers an opportunity to lease on Mesa Street, El Paso's main west side corridor. The site offers the following anchor tenants: Jason's Deli, Stein Mart and PetSmart. It also has ample parking, signage and has been refreshed with paint, asphalt seal and power washing.

Demographics

Population:

Average Household Income:

1 Mile

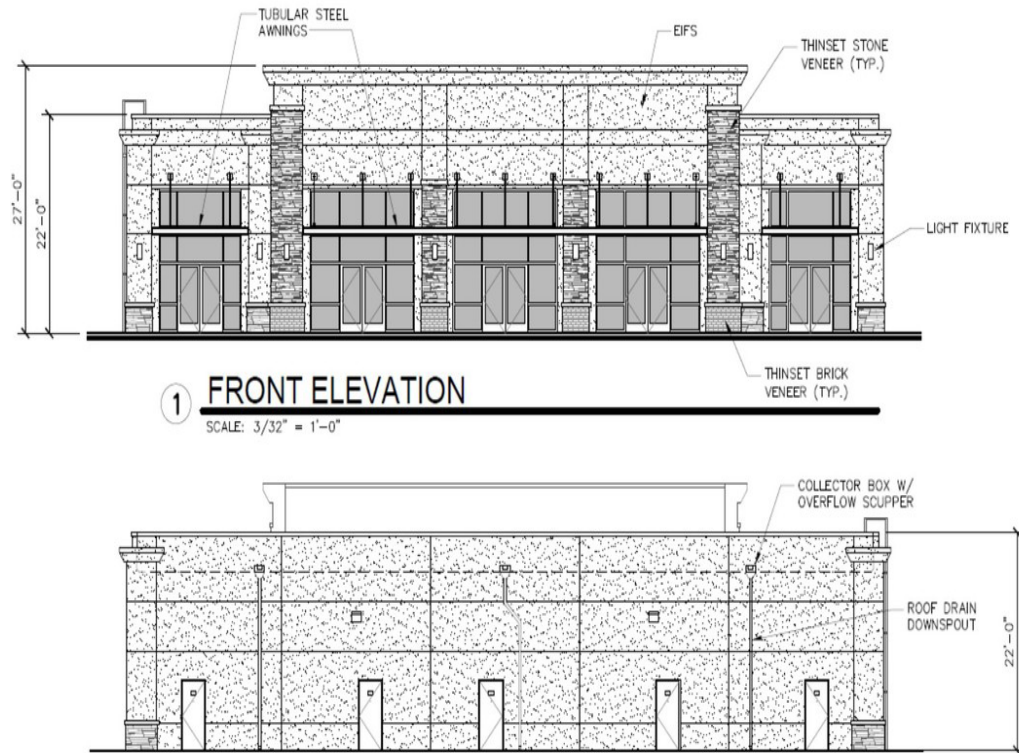
10,657

\$64,514

3 Mile

98,513

\$85,273



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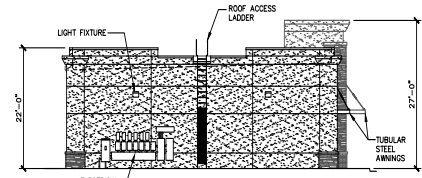
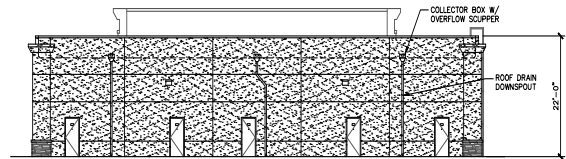
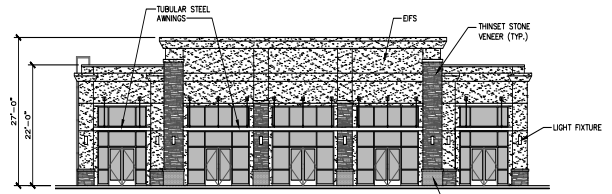
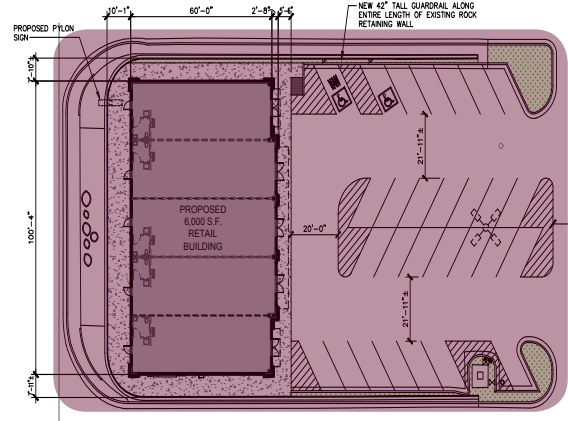
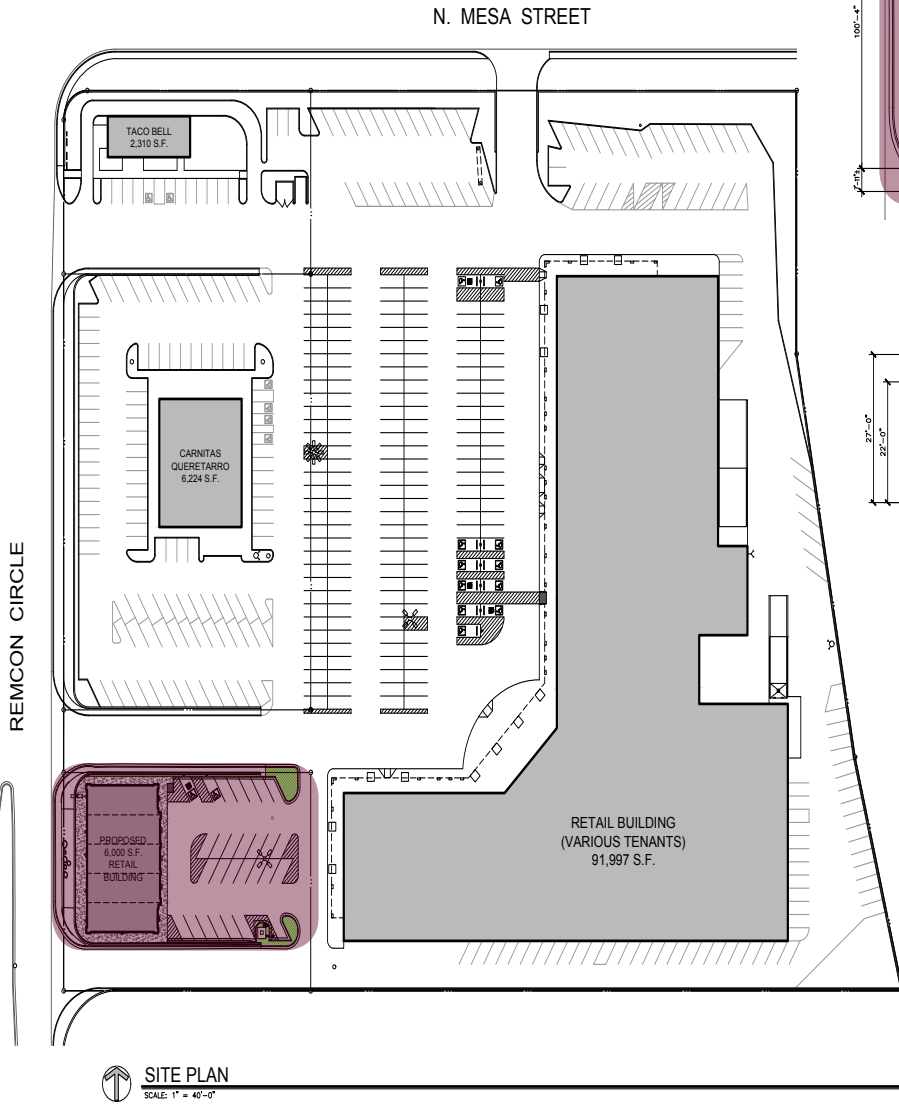
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SITE PLAN

7410 Remcon Circle El Paso, TX 79912



A New Retail Building Shell
@ Sierra Court Shopping Center
Kadosh Investments, Inc.
7410 Remcon Circle
El Paso, TX 79912

COMMISSION No. 14-207
DATE: SEPT. 13, 2018
REVISIONS
SHEET: **A1.0**
1 OF 1

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PROPERTY PHOTOGRAPHS

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REGIONAL MAP

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Colonial Commercial Real Estate, LLC	9001810	mberkowitz@colonialcre.com	817-632-6200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Berkowitz	418682	mberkowitz@colonialcre.com	817-632-6200
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