



FOR SALE

AVAILABLE SPACE
26,310 SF

LOT SIZE
0.6 AC

ZONING
C-1

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PROPERTY HIGHLIGHTS

This versatile, income-generating property in Socorro is a fantastic investment opportunity with immediate rental income and significant development potential. Situated on a 26,310 square foot lot at the intersection of Socorro Road and Dini Rozi Road, this property includes four 560 sq. ft. 1-bedroom, 1-bathroom units, plus a mobile home in the back that currently generates additional income.

- **4 Multifamily Units:** Each unit is 560 sq. ft. with 1 bedroom and 1 bathroom, offering a comfortable living space for tenants and a steady stream of rental income.
- **Mobile Home:** Located at the back of the property, the mobile home provides additional rental income or can be removed to make way for future development.
- **Land Size:** 26,310 square feet, offering ample space for current and future tenants.

Expansion opportunity: The property comes with approved architectural and structural plans by Socorro's Historical Landmark Commission to build 5 additional units, each 660 sq. ft. with 2 bedrooms and 1 bathroom. These units could be developed in the back of the lot, subject to removing the existing mobile home, making the property even more attractive for long-term investment and development.

This property offers a unique combination of immediate rental income and the ability to expand and increase value. Whether you're a seasoned investor or looking for your first multifamily opportunity, this is a must-see!



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2024



32,775
POPULATION
3-MILE RADIUS



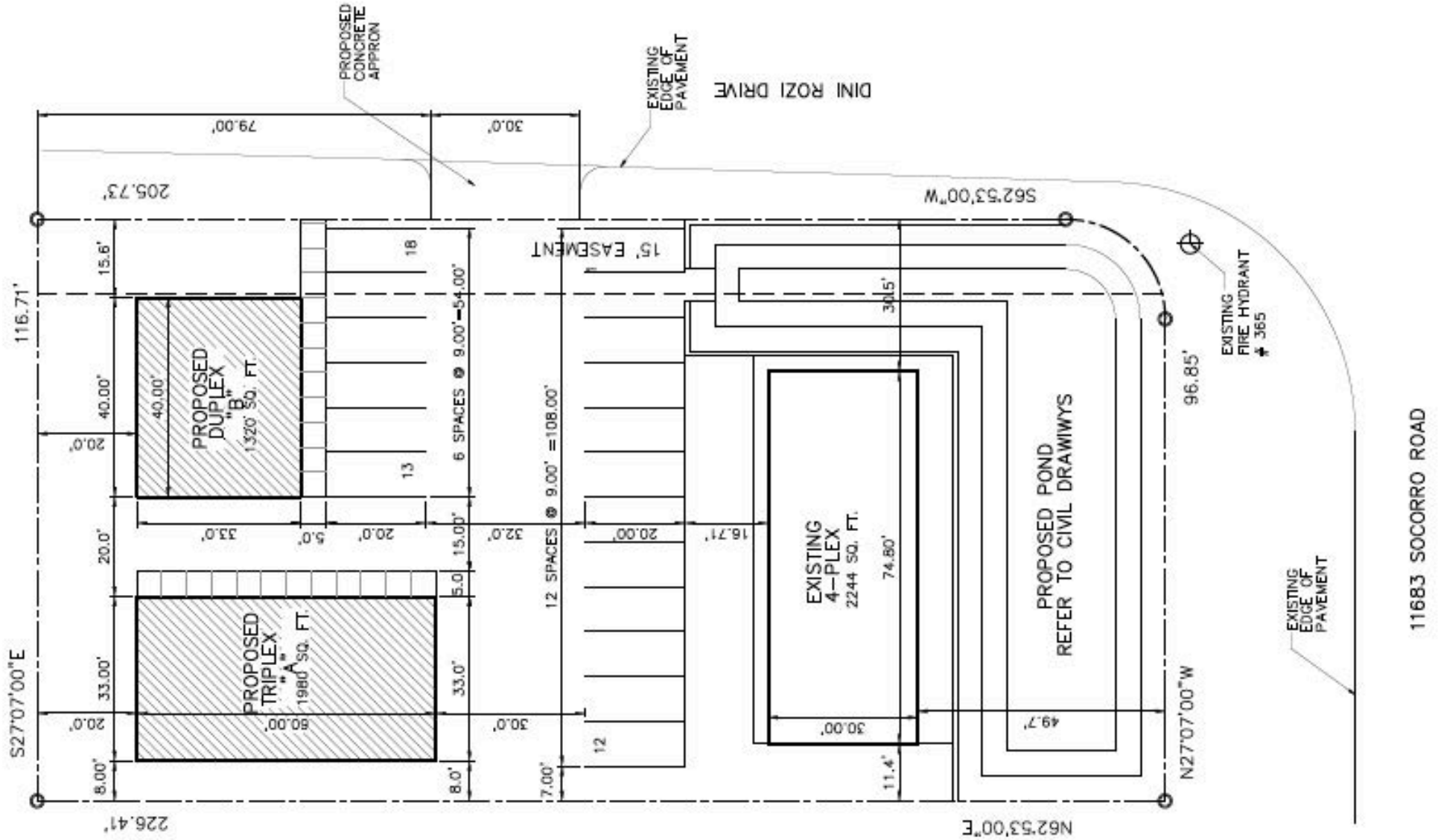
\$49,402
AVG HH INCOME
3-MILE RADIUS



\$40,250
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
SOCORRO RD: 14,698
VPD
ALAMEDA AVE: 17,495
VPD







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.

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 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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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El Paso, TX 79912

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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