

Office/Warehouse



For More Information



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Property Description:

Great location with easy access. Just a few blocks from Interestate-10 and Redd Rd. Spaces as little as 1,500 Sq. Ft. This property offers you the convenience of front and rear roll-up doors for the warehouse plus a 12×12 office space with 1 ADA approved bathroom.

Flexible lease terms.











Office/Warehouse commercial









PROPERTY INFORMATION:

PROPERTY ADDRESS:	125 GRAPHITE DR EL PASO, TX 79932 1 TOWN & COUNTRY VILLAGE 5 (EXC WLY PTS) (91654.52 SQ FT)		
Legal Description:			
Zoning:	C-4 SC	Land Area:	91,654 SF
Year Built	2000	Bldg Area:	32,438 SF
Tax Year 2016:	\$18,558	Lease Type:	GROSS



Office/Warehouse



AVAILABLE SPACES

SPACE	SF	LEASE RATE	LEASE TYPE
Α	2,400 SF	\$10.00 P/SF/Y	Gross
C	1,500 SF	\$10.00 P/SF/Y	Gross



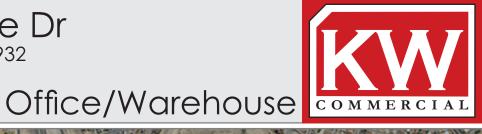


DEMOGRAPHICS REPORT:

DEMOGRAPHICS:	1-MI.	3-MI.	5-MI.
2017 Total Population:	10,974	78,483	137,041
2017 Households:	3,750	26,549	47,146
2017 Household Income: Median	\$43,521	\$57,492	\$54,548
2017 Household Income: Average	\$67,347	\$81,966	\$80,624

TRAFFIC REPORT:

STREET NAME:	AVERAGE DAILY TRAFFIC		
Doniphan Dr.	17,348		
Graphite Dr.	2,656		





Property Location:

Contact Us:

Sergio Tinajero

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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 LICENCE 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 interest 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' minimum duties above and must inform te 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 obligation 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 SUB AGENT: A license holder acts as a subagent when aiding a buyer in a transaction without and agreement to represent the buyer. A subagent can assist the buyer but does no represent the buyer and must place the interest 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 payments will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purpose. It does not create and obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty
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Peggy Jane Oxford
Designated Broker of Firm

Designated Broker of Firm License No.

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Associate's Name License No.

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Buyer/Tenant/Seller/Landlord Initials

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License No.

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Date