



AUTOMOTIVE/SERVICE COMMERCIAL PROPERTY FOR SALE

7411 Remcon Cir
±2,385 SF

EL PASO, TX 79912

FOR MORE INFORMATION, PLEASE CONTACT



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FREESTANDING AUTOMOTIVE / REDEVELOPMENT
OPPORTUNITY NEAR I-10 IN WEST EL PASO

ASKING PRICE: \$750,000

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7411 Remcon

7411 REMCON CIR, EL PASO, TX 79912

PROPERTY FEATURES

PROPERTY DESCRIPTION

7411 Remcon Circle offers a rare opportunity to acquire a highly visible retail outparcel in one of El Paso's strongest Westside commercial corridors. The property is currently improved with a car wash facility and is ideally suited for continued car wash use or redevelopment for a wide range of drive-thru and automotive-oriented concepts, including quick-service restaurants, oil change, detailing, express service, or other light automotive and service users.

Positioned as an outparcel to Walmart and Home Depot, the site benefits from exceptional daily traffic, strong co-tenancy, and consistent consumer draw. Remcon Circle serves as a primary internal circulation road for the retail node, providing excellent ingress/egress and visibility to both destination and impulse users.

The surrounding area is characterized by dense retail, strong household demographics, and established residential neighborhoods, making the property well-suited for high-frequency, convenience-driven uses. The site's configuration, frontage, and access support efficient vehicle stacking and circulation—critical for modern drive-thru and express service concepts.

This offering presents an ideal opportunity for an owner-user seeking a premier Westside location, or an investor looking to reposition or redevelop a strategically located outparcel anchored by two of the nation's strongest retail brands in El Paso.

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SITE PLAN

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ADDITIONAL PHOTOS



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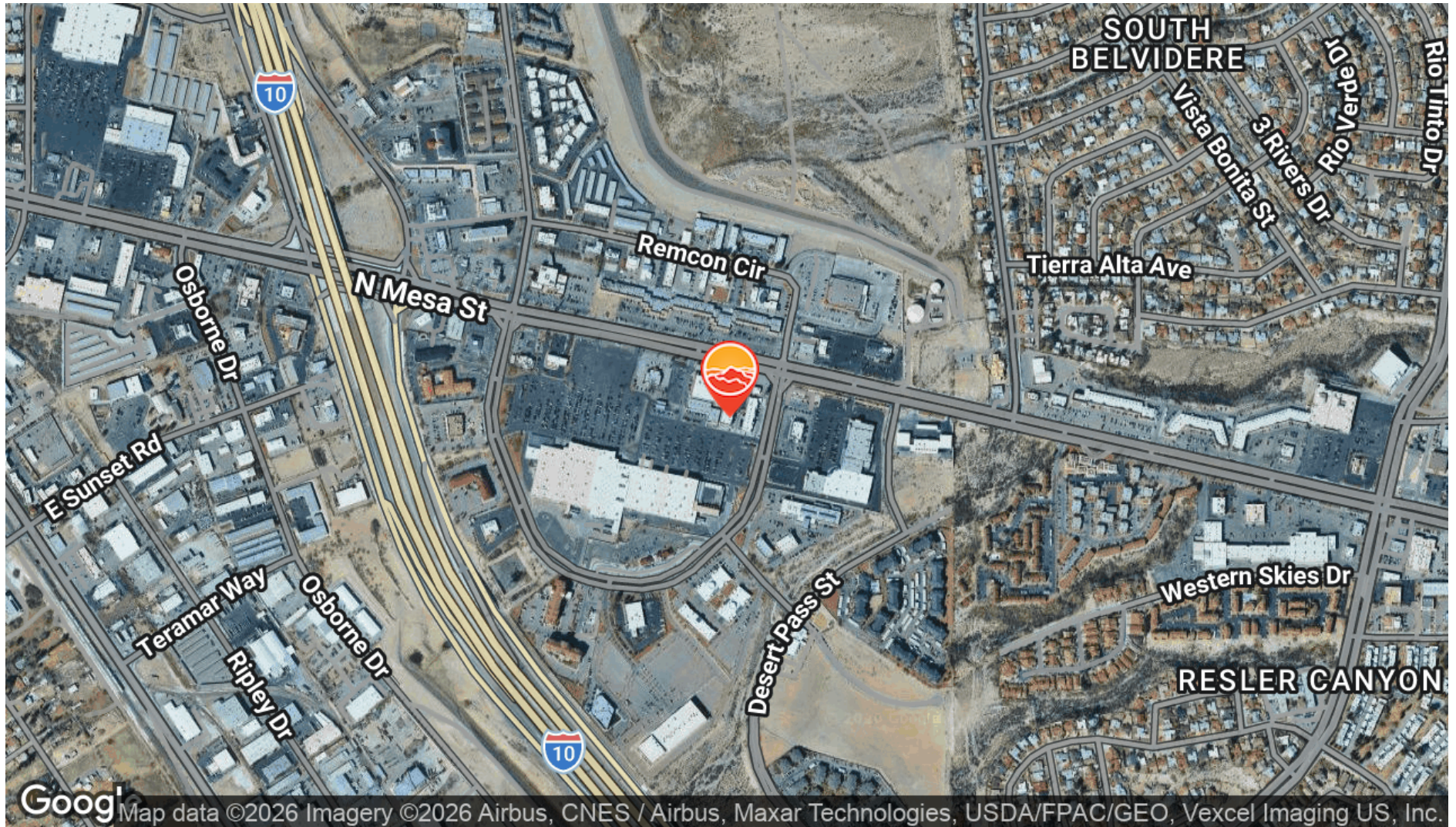
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AERIAL MAP



7411 Remcon

7307 REMCON CIR, EL PASO, TX 79912

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SURROUNDING AREA



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AREA ANALYTICS

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,009	98,533	145,527
Average Age	40	40	39
Average Age (Male)	38	39	38
Average Age (Female)	42	41	40

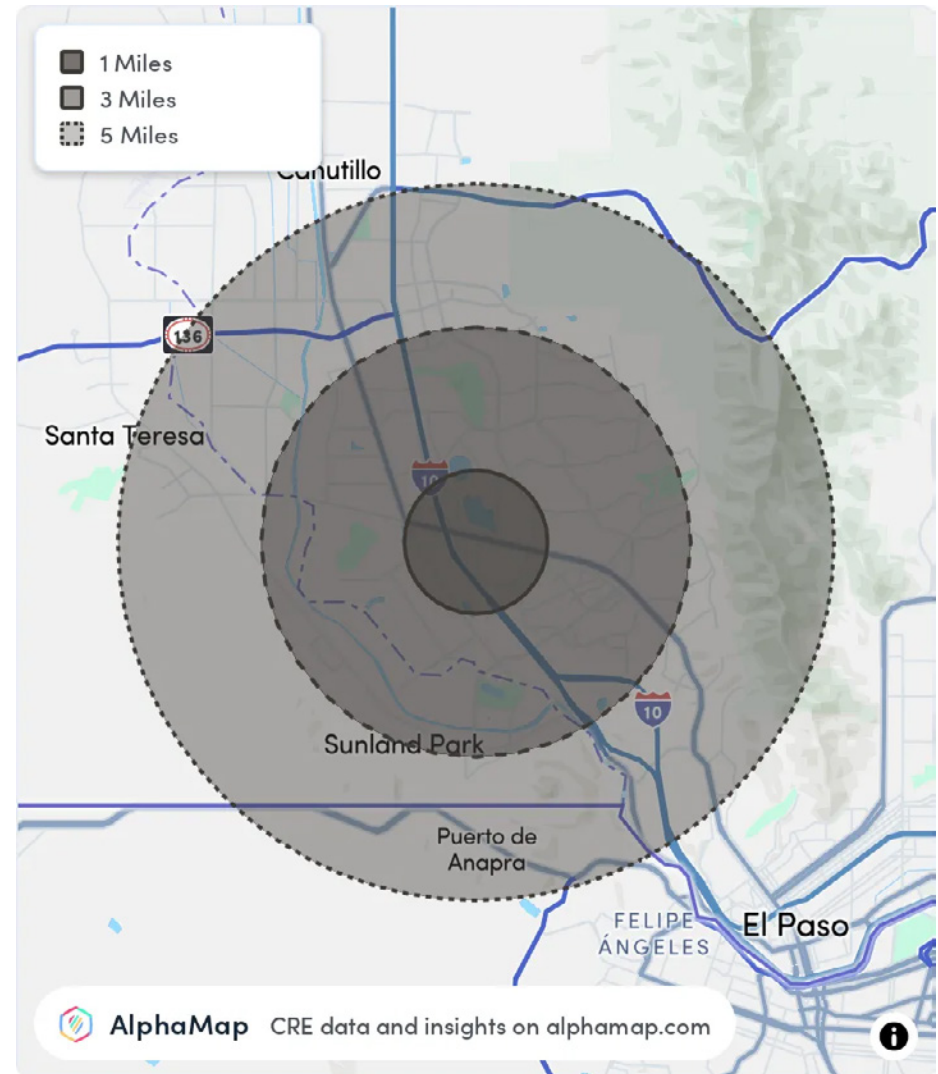
HOUSEHOLD & INCOME 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	4,105	37,232	55,305
Persons per HH	2.4	2.6	2.6
Average HH Income	\$72,729	\$104,495	\$106,461
Average House Value	\$215,140	\$291,033	\$301,005
Per Capita Income	\$30,303	\$40,190	\$40,946

Map and demographics data derived from AlphaMap

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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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov