



REPcre

13496 HORIZON BLVD. EL PASO, TX 79928

OFFERING MEMORANDUM



FOR SALE

BUILDING SIZE

17,479 SF

LOT SIZE

2.26 AC

Sergio Tinajero

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915.886.8608

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CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 13496 Horizon Boulevard in Horizon City, TX 79928 ("Property"). It has been prepared by ELP Real Estate Group, LLC DBA REPCre ("Selling Broker"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Selling Brokers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging your receipt of this Offering Memorandum for the Property, you agree.

1.The Offering Memorandum and its contents are confidential 2.You will hold it and treat it in the strictest of confidence; and 3.You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Selling Brokers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



PRESENTED BY:
SERGIO TINAJERO



PRINCIPAL

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915.886.8608

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PLANET
FIREWORKS

PROPERTY HIGHLIGHTS + SUMMARY

We are pleased to present a premier retail development opportunity situated at the strategic intersection of Horizon Boulevard and Ellsworth Drive. This location is just half a mile from one of the region's most bustling commercial intersections, which features a variety of well-known establishments including Walmart, Peter Piper Pizza, Panda Express, Taco Bell, Whataburger, Popeyes, McDonald's, Wing Stop, the Hospitals of Providence Horizon, among many others.

This property benefits from high traffic visibility, located directly across from the entrance to the Horizon Golf Club, and is surrounded by both established and newly constructed residential communities. The Horizon City area has experienced significant growth in residential developments, making this a great investment opportunity for prospective owners looking to develop a retail strip center in a fast growing market.

This site not only offers excellent access and exposure but also positions itself favorably within a thriving community, promising considerable potential for retail success

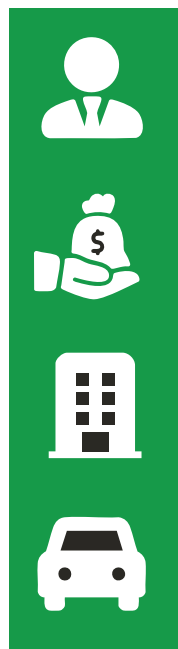
ADDRESS: 13496 HORIZON BLVD
HORIZON CITY, TX 79928

COUNTY EL PASO
LAND AREA SQ. FT: 98,455.6 SQ. FT
BUILDING AREA SQ. FT: 17,479 SQ. FT
YEAR BUILT 1992/2023/2024

INVESTMENT HIGHLIGHTS

- Situated in booming Horizon City, Texas, just south on the intersection at Horizon Blvd. and Darrington Rd and 3 minutes away from Interstate-10.
- Diverse retail tenants, that offers a variety of uses, like restaurants, athletics, financing and auto service. Catering the needs of the growing area.
- Horizon City is experiencing significant growth, with an increasing population and expansion of residential developments nearby.
- With the ongoing development in Horizon City and its surrounding areas, this shopping center presents a prime opportunity for the existing businesses to thrive in an expanding market.
- Investors can capitalize on the increasing demand for retail space in this area, positioning themselves for significant returns as the region continues to develop.
- This shopping center represents a unique opportunity to invest in a growing market with significant potential for success in the vibrant Horizon City, Texas area.

DEMOGRAPHICS AND TRAFFIC

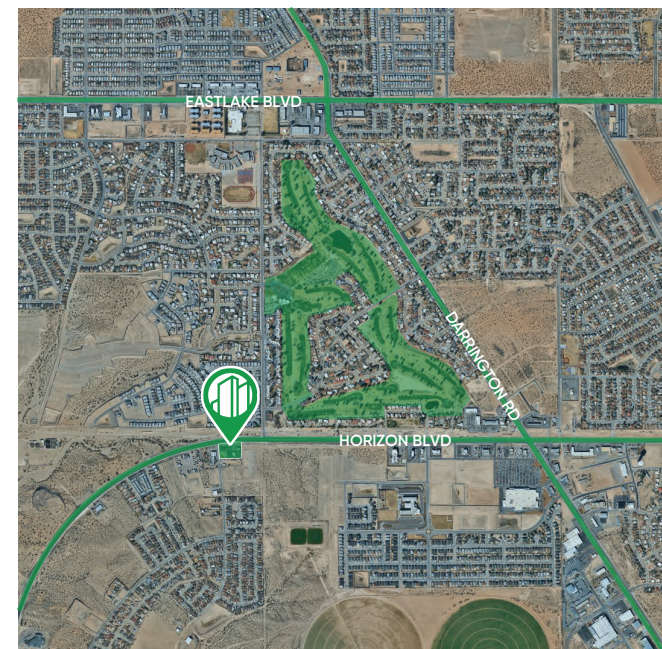


39,557
POPULATION
3-MILE RADIUS

\$60,476
AVG HH INCOME
3-MILE RADIUS

\$26,524
AVG YEAR
SPENDING

TRAFFIC COUNT
HORIZON BLVD: 30,793 VPD
ELLSWORTH: 1,852 VPD



FINANCIALS

PROPERTY AND LEASE INFORMATION

PROPERTY AND LEASE INFORMATION

13496 Horizon Blvd. Horizon City, TX 79928

Legal Description: 10 HORIZON HILLS NWLY PT OF 1 (385.91 FT ON N- 264.56 FT ON E-380.45 FT ON S- 240.16 FT ON W) (98491.60 SQ FT)

Income:

Rent Roll:

	<u>Business Name:</u>	<u>Size Sq. Ft.</u>	<u>Base Rent Sq.</u>	<u>Monthly Rental Income</u>	<u>Yearly Rental Income</u>
A1	Rafa's Burritos	2,000	\$ 19.80	\$ 3,300.00	\$ 39,600.00
A2	Bar Fitness	5,000	\$ 16.24	\$ 6,765.20	\$ 81,182.45
A3	Meadow Financial	2,500	\$ 12.78	\$ 2,662.00	\$ 31,944.00
A4	Sam's Smoke Shop and Deli	1,200	\$ 27.54	\$ 2,754.00	\$ 33,048.00
A5	Laura Vazquez Beer Depot	1,378	\$ 20.90	\$ 2,400.02	\$ 28,800.20
B1-3	Planet Fireworks	3,600	\$ 26.67	\$ 8,000.00	\$ 95,999.98
Kiosk	Grande Ice		Kiosk	\$ 700.00	\$ 8,400.00
Pad	Lube Express	1,800	\$ 28.00	\$ 4,200.00	\$ 50,400.00
Trailer	Life Ambulance Services		PAD	\$ 622.50	\$ 7,470.00
		17,478		\$ 31,403.72	\$ 376,844.63
NNN Reimbursements			\$ 5.00	\$ 7,282.50	\$ 87,390.00
	Gross Income:			\$ 38,686.22	\$ 464,234.63
	Expenses:			\$ 7,282.50	\$ 87,390.00
	Net Operating Income:			\$ 31,403.72	\$ 376,844.63

OFFERING SUMMARY

Rental Income:	\$ 464,234.63
Leasing Commissions	\$ -
Expenses	\$ 87,390.00
Net Annual Income	\$ 376,844.63
Potential Sales Price:	\$ 4,990,000
Cap Rate:	7.55%

PROPERTY SUMMARY

ADDRESS:	13496 Horizon Blvd. Horizon City, TX 79928
COUNTY:	El Paso
Land Area Sq. Ft.:	98,445.6 Sq. Ft.
Building Area Sq. Ft.:	17,479 Sq. Ft.
Year Built:	1992 / 2023 / 2024

OFFERING SUMMARY

RENTAL INCOME	\$ 464,234.63
LEASING COMMISSIONS	\$ -
EXPENSES	\$ 87,390.00
NET ANNUAL INCOME	\$ 376,844.63
POTENTIAL SALES PRICE:	\$ 4,990,000
CAP RATE:	7.55%

FINANCIALS

RENT ROLL

RENT ROLL

Horizon Shopping Center
13496 Horizon Blvd., El Paso TX 79928

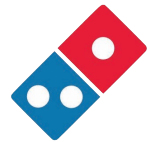
<u>Unit</u>	<u>Tenant</u>	<u>Status</u>	<u>Sq. Ft.</u>	<u>Rent</u>	<u>Lease Commencement</u>	<u>Lease Expiration</u>	<u>Lease Structure</u>	<u>Next Rent Increase</u>	<u>Option to Renew</u>
A1	Rafa's Burritos	Current	2,000	\$ 3,300.00	6/1/25	5/31/30	NNN	6/1/26	3 of 5 years each
A2	Bar Fitness	Current	5,000	\$ 6,765.20	5/1/21	4/30/26	NNN	5/1/26	2 of 5 years each
A3	MeadowWood Financial Services, LLC	Current	2,500	\$ 2,662.00	5/1/20	11/14/26	NNN	None	None
A4	Sam's Smokeshop and Deli	Current	1,200	\$ 2,754.00	5/1/24	4/30/29	NNN	5/1/26	
A5	Beer Depot	Current	1,378	\$ 2,400.02	5/1/25	4/30/30	NNN	9/1/26	2 of 5 years each
B 1-3	Planet Fireworks, LLC	Current	3,600	\$ 8,000.00	2/1/25	3/14/26	NNN	Beginning with yr 3 - \$8,240.00 and 3% yearly thereafter	3 of 5 years each
Kiosk	Grande Ice E Paso, LLC	Current		\$ 700.00	1/2/24	1/31/31	Gross	Beginning on the 3rd yr of the lease \$800.00	2 of 5 years each
Pad	Lazo Enterprises 8, LLC - Lube Express	Current	1,800	\$ 4,200.00	11/3/22	10/30/32	NNN	Beginning on Month 41 Rent \$4,700.00	4 of 5 years each
Tailer	Life Ambulance Service, Inc.	Current		\$ 622.50	M2M	M2M	Gross		
			17,478	\$ 31,403.72					

SITE PLAN





POPULAR FRANCHISES IN AREA





FULL AERIAL



INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

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.

<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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6006 N. Mesa Ste 110

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El Paso, TX 79912

|

915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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