



PONZIO
PROPERTIES,
LLC.

Corner Retail Downtown Paisano @ Oregon



Contact: Ponzio Properties
Bruce Ponzio 915-533-3099
bruceponzio@aol.com

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy. All offerings are subject to prior sale, lease or withdrawal from the market without notice.



Corner Retail Downtown



Paisano Dr.

Oregon St.

Mesa St.

120 E. Paisano Dr.

Retail Corner Site/ Zoning C-4

- ◆ Previously a KFC/ Taco Bell site
- ◆ Corner Pad location, 21,000 feet
- ◆ 4,400 foot restaurant ready facility
- ◆ Drive thru
- ◆ Lease \$8,100 mon. +NNN of \$2,600
- ◆ Traffic Paisano east 19,582 west 18,675 Oregon 4,974 cars daily

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SURVEYORS NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
4. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
5. CAMPBELL'S ADDITION IS RECORDED IN VOL. N/A, PG N/A, REAL PROPERTY RECORDS EL PASO COUNTY, TEXAS.
6. 24 REGULAR PARKING SPACES AND 2 HANDICAP SPACES.

UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.
2. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

FLOOD INFORMATION

- 1) ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE COMMUNITY PANEL NO. 48021A-0339-B, DATED 10-15-1982



LEGEND	
○	LP = LIGHT POLE
⊕	WM = WATER METER
⊕	PP = POWER POLE
⊕	MH = MANHOLE
○	SP = SIGN POLE
⊕	PM = PARKING METER
⊕	BS = BILLBOARD SIGN
⊕	EB = ELECTRIC BOX
⊕	S = SIGN

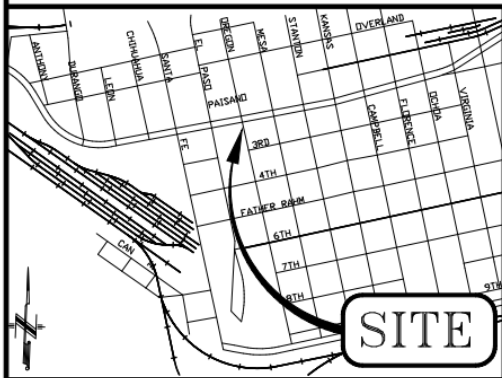
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LOCATION MAP

SCALE 1" = 600'



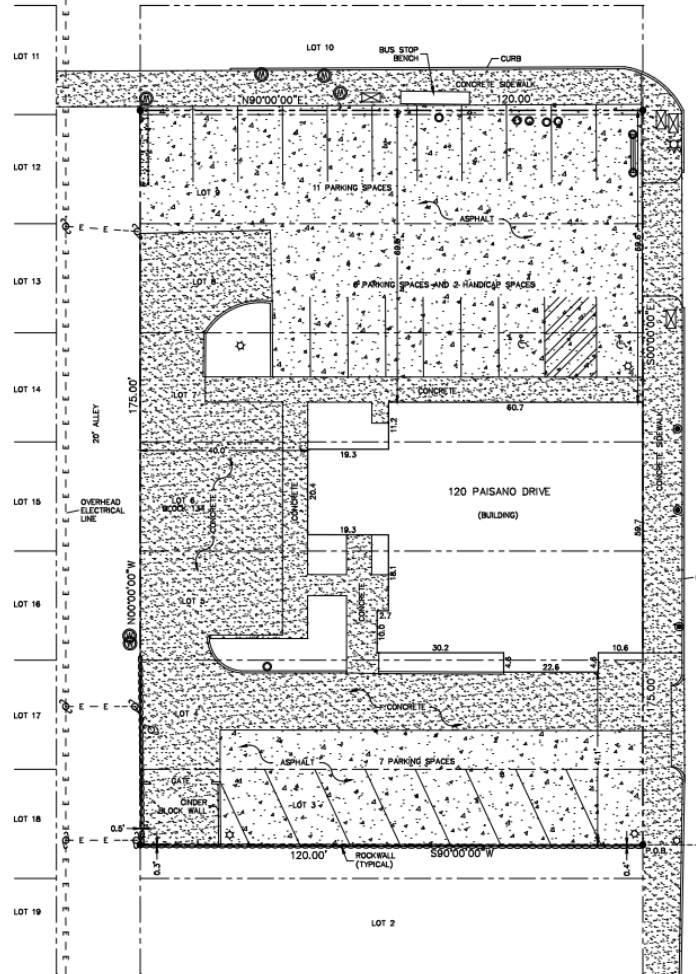
ZONING INFORMATION

C-4 Zoning

- A. All uses shall have a minimum front yard of fifteen feet, rear yard of ten feet and a side yard of ten feet where adjacent to a residential or apartment district or ten feet for a side yard abutting a side street; except that for multifamily dwellings the minimum yard dimensions shall be:
1. FRONT YARD: FIFTEEN FEET
 2. REAR YARD: TEN FEET
 3. INTERIOR SIDE YARD: TEN FEET when abutting a residential or apartment district
 4. SIDE STREET SIDE YARD: TEN FEET

SOURCE INFORMATION: CITY OF EL PASO MUNICIPAL CODE

PAISANO DRIVE
94' R.O.W.



ALTA/ACSM LAND TITLE SURVEY

BEING THE NORTH 18 FEET OF LOT 3, ALL OF LOTS 4, 5, 6, 7, 8, AND 9 AND THE SOUTH 1 FOOT OF LOT 10, BLOCK 134

CAMPBELL'S ADDITION
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 21,000.00 SQ. FT. OR 0.4821 ACRES ±
SEE EXHIBIT "A"

NOTES TO SCHEDULE B ITEMS

NO EASEMENTS ON SCHEDULE B ITEMS

METES AND BOUNDS DESCRIPTION
120 Paisano Drive
Exhibit "A"

FIELD NOTE DESCRIPTION OF THE North 18 Feet of Lot 3, all of Lots 4, 5, 6, 7, 8 and 9 and the South 1 foot of Lot 10, Block 134, Campbell's Addition, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found city monument located 10' offset northeast from the centerline intersection of 3rd Avenue (70' R.O.W.) and S. Oregon Street (70' R.O.W.); THENCE, leaving said city monument and along a monument line on S. Oregon Street, North 00°00'00" East, a distance of 85.00 feet to a point; THENCE, leaving said monument line, North 90°00'00" West, a distance of 45.00 feet to a point for corner at the westerly right-of-way line of S. Oregon Street corner, same being the POINT OF BEGINNING of the herein described parcel;

THENCE, leaving said westerly right-of-way line, South 90°00'00" West, a distance of 130.00 feet to a point for corner along the easterly right-of-way line of a 20 foot alley;

THENCE, along said common boundary line of a 20 foot alley and Lots 3, 4, 5, 6, 7, 8, 9 and 10, North 00°00'00" West, a distance of 175.00 feet to a point for corner;

THENCE, leaving said easterly right-of-way line of a 20 foot alley, North 90°00'00" East, a distance of 120.00 feet to a point for corner along the westerly right-of-way line of S. Oregon Street;

THENCE, leaving along said westerly right-of-way line of Virginia Avenue, South 00°00'00" East, a distance of 175.00 feet to the POINT OF BEGINNING of the herein described parcel and containing 21,000.00 square feet or 0.4821 acres of land more or less.

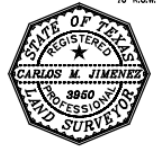
TITLE COMMITMENT INFORMATION

* THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIDELITY NATIONAL COMPANY, COMMITMENT OF NO. SEP-259864, ISSUED AUGUST 9, 2023, EFFECTIVE DATE: 07/27/2023.

SURVEYOR'S CERTIFICATION

TO: REHMAN AHMED, CHEW DIN REAL ESTATE COMPANY, A TEXAS CORPORATION, AND FIDELITY NATIONAL TITLE, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF "TABLE A" THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST, 18, 2023.

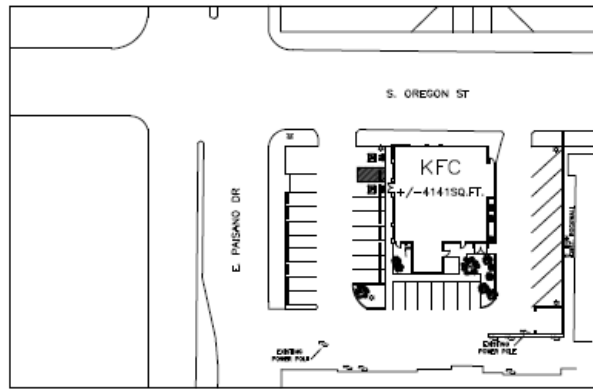


CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM# 10099300

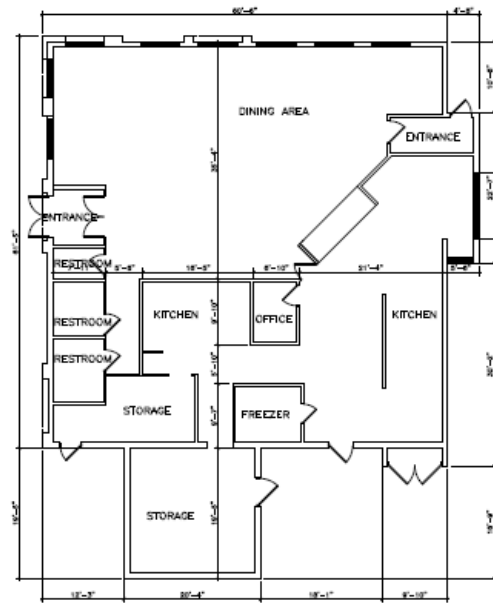
08-23-2023

DATE

CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422



1.AS1.0 AS-BUILT SITE PLAN
SCALE: 1" = 40'



2.AS1.0 AS-BUILT FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN
DRAWING COORDINATION
ARCHITECTURAL DRAWINGS ARE INTERRELATED. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY AND CORRECT THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

2024 PROJECT NO. 22923
EL PASO, TX

KFC
RESTAURANT
AS-BUILT

26 DECEMBER 2020

G ARCHITECTURE, INC.
REGISTERED ARCHITECTS
11111 EL PASO, TEXAS 79905
TEL: 972.460.1111 FAX: 972.460.1112

26 DECEMBER 2020
GENERAL FLOOR PLAN AND KEY PLAN
AS1.0
21.11.016 DECEMBER 2020 1 OF 1

THESE DRAWINGS ARE PART OF THE CONSTRUCTION DOCUMENT PACKAGE AND MIGHT BE MODIFIED BY CHANGE ORDER(S) OR ADDENDUM(S)

26 DECEMBER 2020
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION



PONZIO
PROPERTIES,
LLC.

Downtown Corner Site





11/2/2015

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.

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 coincidental 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.

PONZIO PROPERTIES LLC	9002959	BRUCEPONZIO@AOL.COM	(915)533-3099
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date
Unfilled

Ponizio Properties LLC 5505 N. MESA, #4 El Paso, TX, 79912
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com
Phone: (915)533-3099 Fax: 9155334922









