

# **FOR LEASE**

ANTONIO STREET, ANTHONY TX 79821

# **PROPOSED TENANTS**

#### **LISTING AGENT:**

**SYLVIA FOLMER DUNCAN** 

915-241-5948

1200 E YANDELL EL PASO TEXAS 79902

SYLVIA@FOLMERCOMMERCIALGROUP.COM



NATIONAL COFFEE USER





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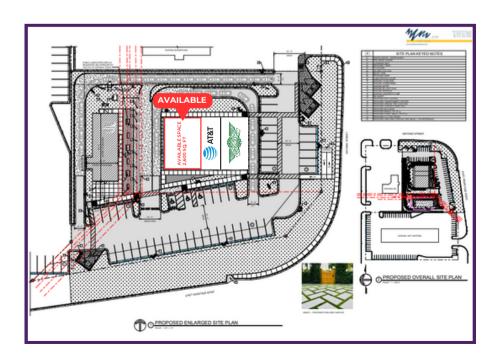
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## PROPERTY OVERVIEW

2,600 square feet of endcap retail space for lease in a brand-new commercial development along Interstate 10 in Anthony, Texas. With prime visibility off of the interstate, join other national tenants such as AT&T and Wingstop. Anthony is known as the "Gateway to Texas" located 22 miles northwest of downtown El Paso and 25 miles south of Las Cruces, NM. The strategic location offers a blend of small-town charm and proximity to large urban centers connected by Interstate 10 (57,125 Eastbound VPD).

## SITE PLAN



# PROPERTY INFORMATION

SIZE

± 2,600 Square Feet

**LEASE RATE** 

Call for Quote

**LEASE TYPE** 

Estimated at \$6.50 PSF

TENANT
IMPROVEMENTS

Negotiable

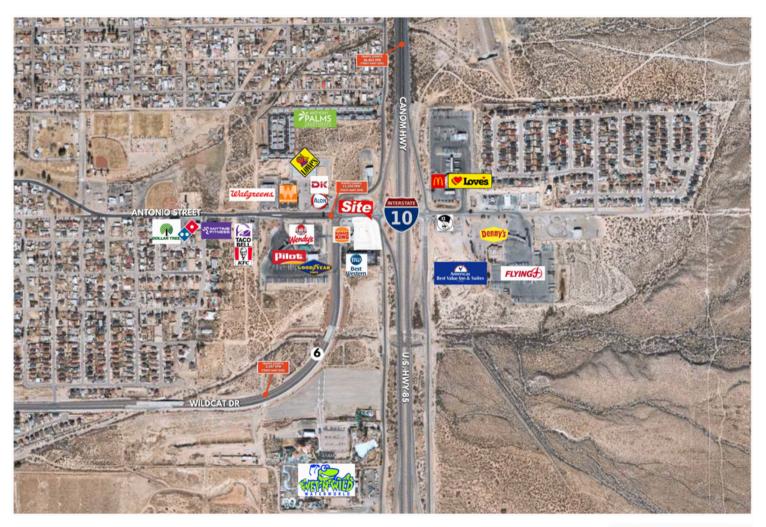


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## **RETAIL AERIALS**



ANTHONY & I-10, ANTHONY TEXAS AERIAL DATE: MARCH 2019



# PROPERTY INFORMATION

± 2,600 SF

• ESTIMATED DELIVERY - Q3 2025

### **Summary Profile**

2010-2020 Census, 2024 Estimates with 2029 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 31.9973/-106.5839

2125 Antonio St	1 mi	3 mi	5 mi
rhony, TX 79821	radius	radius	radius
Population		-	
2024 Estimated Population	6,021	18,612	26,038
2029 Projected Population	6,322	19,273	26,922
2020 Census Population	5,794	18,180	25,515
2010 Census Population	7,118	19,419	26,910
Projected Annual Growth 2024 to 2029	1.0%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	-1.1%	-0.3%	-0.2%
2024 Median Age	31.4	31.3	31.4
Households			
2024 Estimated Households	1,929	5,556	7,895
2029 Projected Households	2,099	5,969	8,450
2020 Census Households	1,861	5,477	7,783
2010 Census Households	1,653	4,969	7,175
Projected Annual Growth 2024 to 2029	1.8%	1.5%	1.4%
Historical Annual Growth 2010 to 2024	1.2%	0.8%	0.7%
Race and Ethnicity			
2024 Estimated White	37.9%	38.9%	38.7%
2024 Estimated Black or African American	2.3%	2.4%	2.7%
2024 Estimated Asian or Pacific Islander	1.3%	1.0%	1.0%
2024 Estimated American Indian or Native Alaskan	1.1%	1.4%	1.4%
2024 Estimated Other Races	57.4%	56.3%	56.2%
2024 Estimated Hispanic	89.9%	86.7%	85.5%
Income			
2024 Estimated Average Household Income	\$70,263	\$59,948	\$65,160
2024 Estimated Median Household Income	\$50,515	\$43,215	\$46,500
2024 Estimated Per Capita Income	\$22,515	\$17,900	\$19,764
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	19.0%	20.9%	18.9%
2024 Estimated Some High School (Grade Level 9 to 11)	10.8%	11.6%	11.6%
2024 Estimated High School Graduate	27.3%	27.0%	26.2%
2024 Estimated Some College	14.6%	15.2%	17.5%
2024 Estimated Associates Degree Only	10.2%	7.2%	7.5%
2024 Estimated Bachelors Degree Only	12.6%	12.4%	12.3%
2024 Estimated Graduate Degree	5.5%	5.6%	5.9%
Business			
2024 Estimated Total Businesses	84	355	491
2024 Estimated Total Employees	726	3,325	4,140
2024 Estimated Employee Population per Business	8.7	9.4	8.4
2024 Estimated Residential Population per Business	71.9	52.4	53.0

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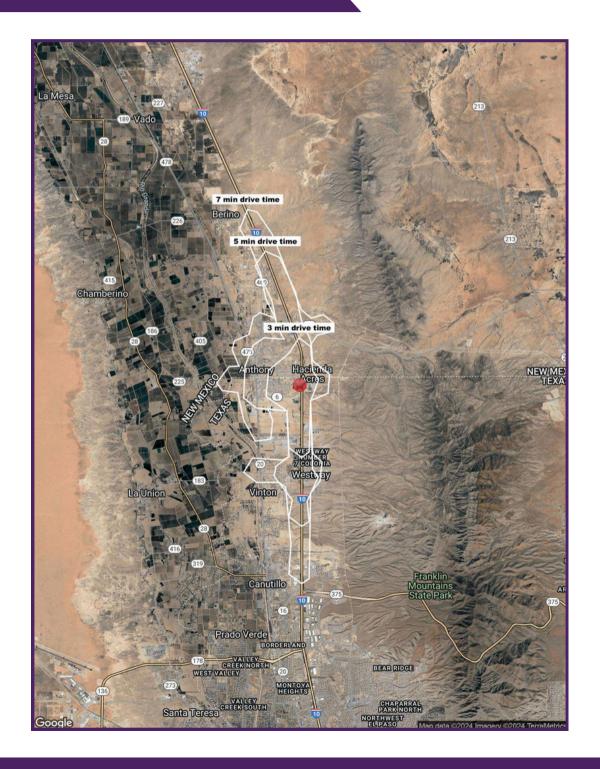


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# NORTHWEST EL PASO DRIVE TIMES





### **Information About Brokerage Services**

11-2-2015

Texas law requires all real estate license holders 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:
- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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/Tena	ant/Seller/Landlo	rd Initials Date	