



Commercial Property
7239 Dale Rd., El Paso, Texas 79915



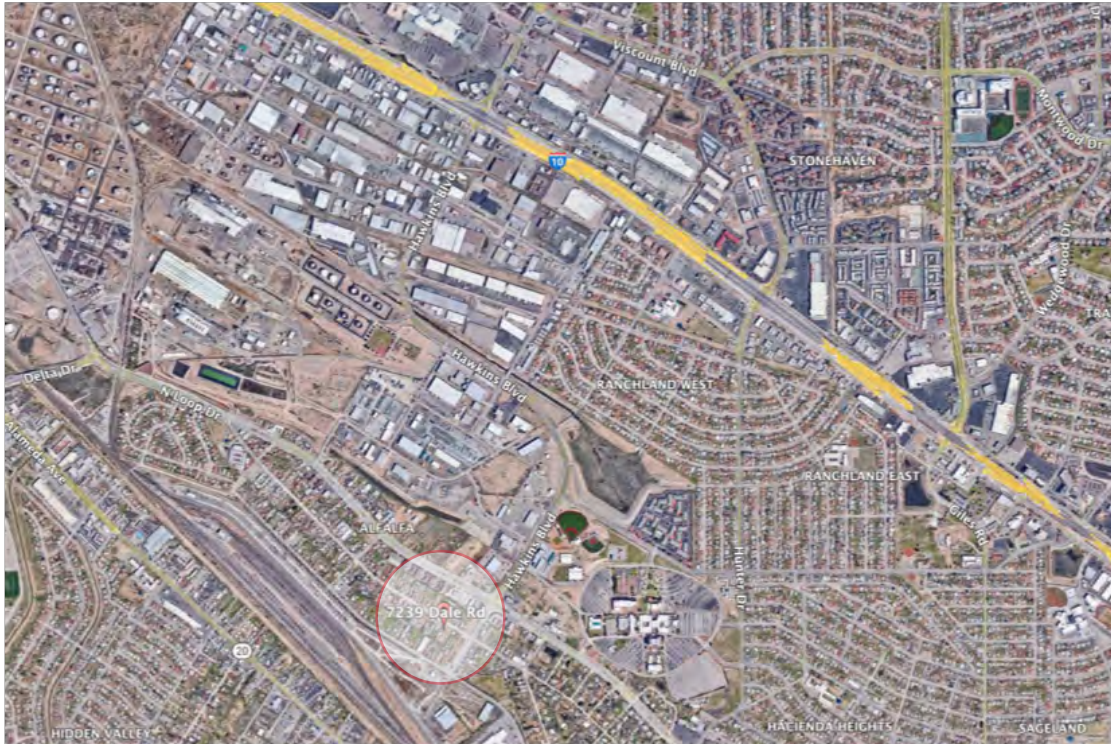
Location	6 minutes to I-10, South Central El Paso
Land Area	0.47 acre (20,625 sq. ft.)
Structures	Combination of living, warehouse, storage sheds.
Construction	Between 1967 & 1970
Types/Sizes	Res./Office - 1,881 sq. ft. Office/Res. - 470 sq. ft. Office/Apt. - 648 sq. ft. Office/W'hse - 950 sq. ft. Off./Res./W'hse - 2,631 sq. ft. Shed - 412 sq. ft.
Total Building	6,580 sq. ft. (3,616 sq. ft. office/residential, remainder-warehouse)
Zoning	C-4 (encompasses light to heavy commercial services)
Taxes	\$7,337.15
Price	\$350,000.00

Note: All dimensions are approximate. The information was gathered from sources deemed to be reliable, but is not guaranteed and is not necessarily complete. This pricing is subject to change, prior sale or withdrawal from the market at any time. Interested party should rely on its own due diligence and not on representations made by Consultants of Real Estate, LLC, its representatives or any other selling broker. 11/19/2024

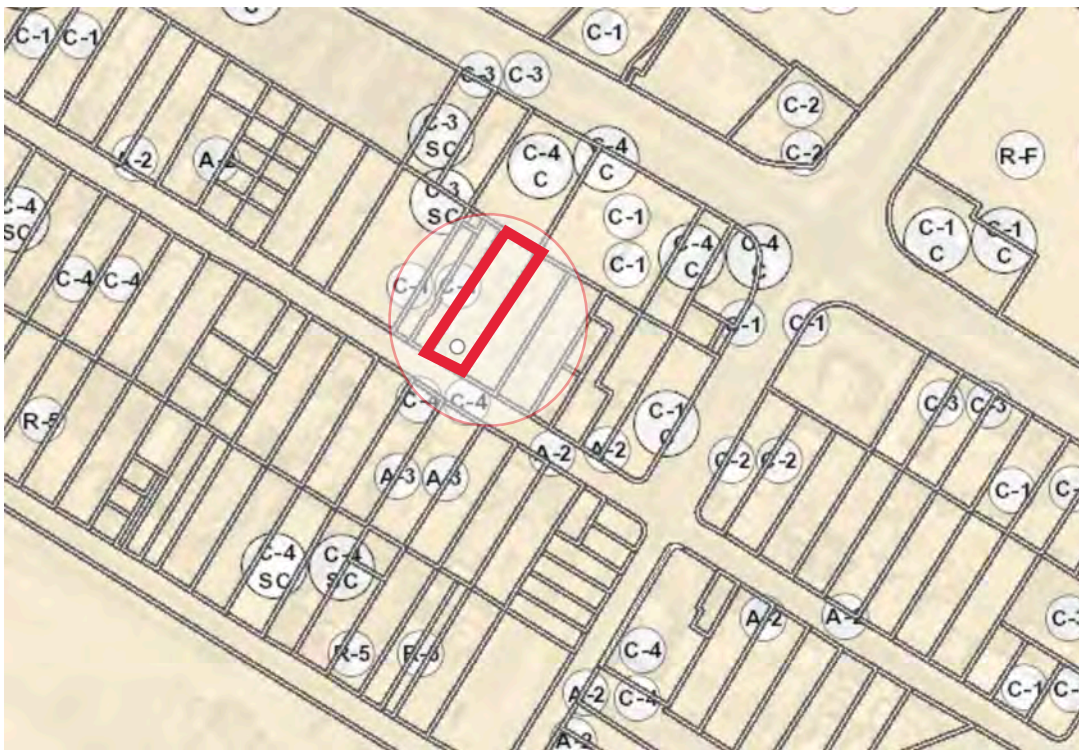
Doug Borrett
Doug.borrett@corerealestate.us (915) 630-5254
7598 N. Mesa St., Suite C-2, El Paso, TX 79912

M. Stan Okies
Stan.okies@corerealestate.us (915) 630-9710

7239 Dale Rd, El Paso, TX 79915



C-4 Zoning



Doug Borrett M.Stan Okies
Doug.borrett@corealestate.us Stan.okies@corealestate.us
(915) 630-5254 (915) 630-9710
7598 N.Mesa St., Suite C-2, El Paso, TX 79912



7239 Dale Rd, El Paso, TX 79915



Doug Borrett
Doug.borrett@corerealestate.us
(915) 630-5254

M.Stan Okies
Stan.okies@corerealestate.us
(915) 630-9710
7598 N.Mesa St., Suite C-2, El Paso, TX 79912



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 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.

Consultants of Real Estate, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9004278

License No.

Email

Phone

Dan W. Foster

Designated Broker of Firm

279591

License No.

dan.foster@corealestate.us

Email

(915)241-2093

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

M. Stan Okies

Sales Agent/Associate's Name

380570

License No.

stan.okies@corealestate.us

Email

(915)630-9710

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Consultants of Real Estate, LLC 7598 N. Mesa St. Suite C-2 El Paso, TX 79912
M. Stan Okies

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (915) 630-9710 Fax: (915) 990-2111

Untitled

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com