





FOR SALE

**AVAILABLE SPACE** 4.61 AC

**CALL LISTING AGENT FOR MORE INFORMATION** 

Sergio Tinajero Sergio@REPcre.com 915.886.8608

Chris Duncan CDuncan@REPcre.com 915.479.3508





#### PROPERTY HIGHLIGHTS

LOCATION, LOCATION, REPcre is exclusively listing this premium location in El Paso, TX. The subject property is located on Shadow Mountain Dr., which is just off the corner at one of the busiest intersections in West El Paso (N. Mesa St. @ Sunland Park Drive). This dense commercial and retail corridor is the primary access point to the prestigious Coronado subdivision (79912) which hosts some of the city's highest incomes.

Area retailers include Chase Bank, Walgreen's, Taco Cabana, Starbucks, Taco Bell, Burger King, Burlington Coat Factory, Carl's Jr., McDonald's, Peter Piper Pizza, Auto Zone, and many more.

This site has been approved for smart code development under G-MU zoning. Mixed-use projects must include retail, office, and multi family components to qualify.



AREA TRAFFIC GENERATORS







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### **DEMOGRAPHIC SNAPSHOT 2022**



72,009 **POPULATION** 3-MILE RADIUS



\$ 95.879 **AVG HH INCOME** 3-MILE RADIUS



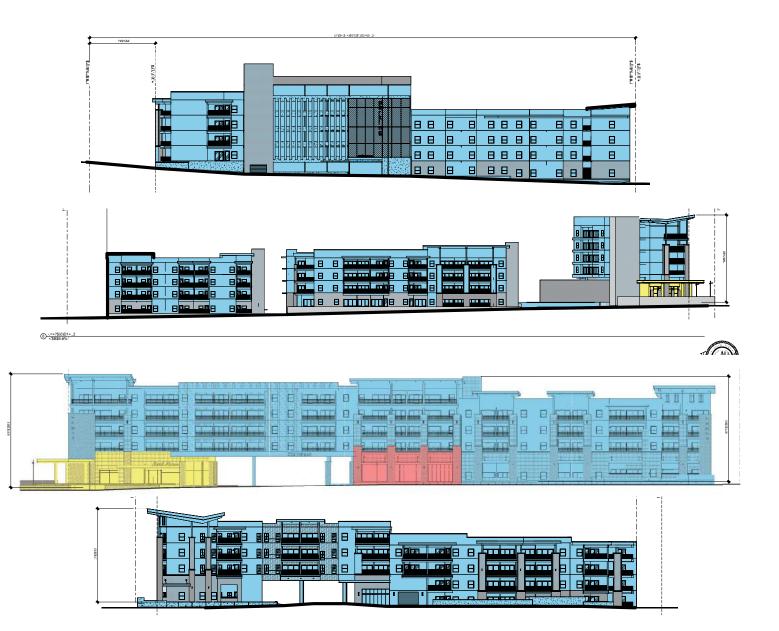
\$75,049 **MEDIAN HH INCOME** 



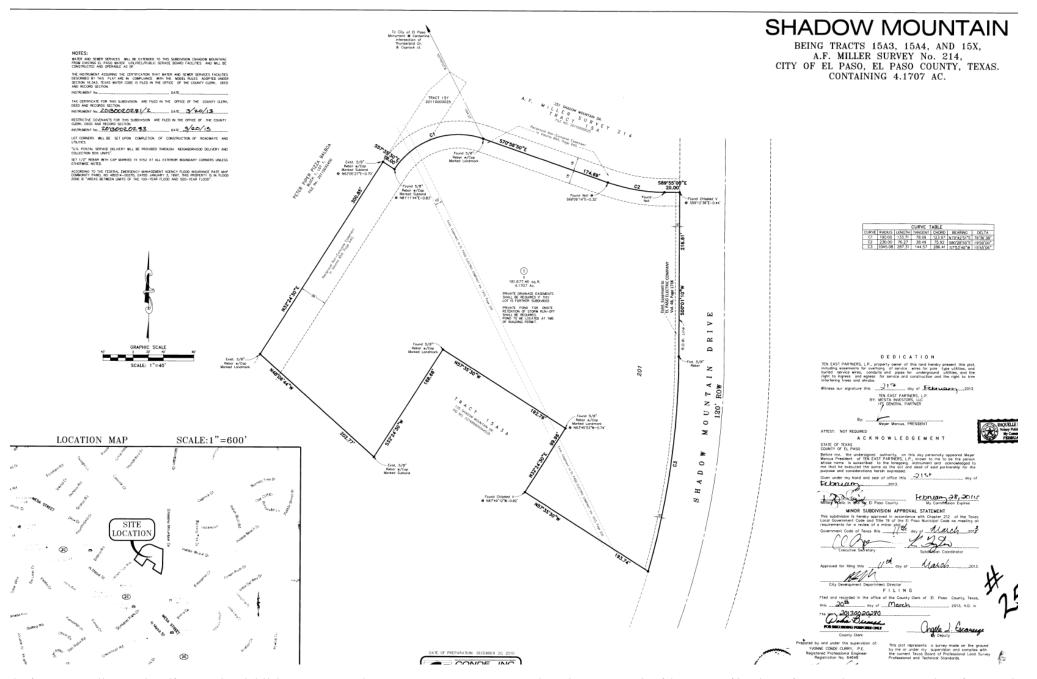
TRAFFIC COUNTS **SHADOW MOUNTAIN DR: 18,814 VPD** N MESA ST: 21,848 VPD







## 4.61 AC +/- AT SHADOW MOUNTAIN | 201 SHADOW MOUNTAIN DR













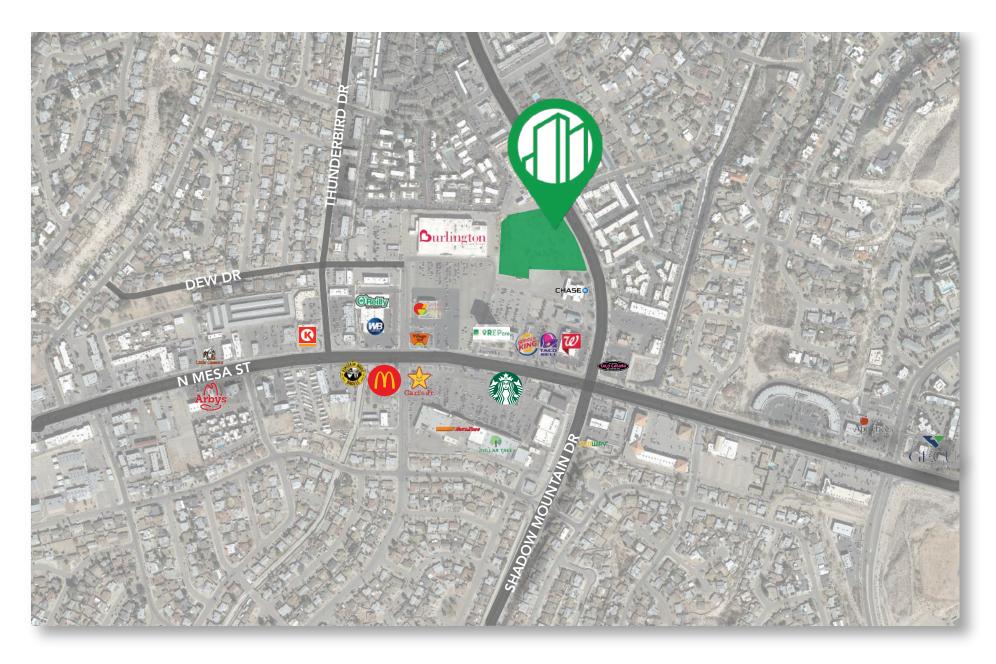






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# INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS TENANTS, SELLERS AND LANDLORDS

11-2-2015

#### 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 REPRESENTA 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 dutiesabove 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 awritten representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of anymaterial information about the property or transaction known by the agent, including information disclosed to the agent by the seller orseller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the writtenagreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold orunderlined 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 s o 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 todis close, 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 thebuyer. 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.

ELP REAL ESTATE GROUP LLC DBA REPCRE	693047	CGAMI	CGAMBOA@REPCRE.COM		915.422.2242
Broker Firm Name	License No.		Email		Phone
CHRIS GAMBOA	693047	CGAMBOA@REPCRE.COM		E.COM	915.422.2242
Designated Broker of Firm	License No.		Email		Phone
Associate's Name	License No.		Email		Phone
6006 N. Mesa Ste 110	I	El Paso, TX 79912	I	915.422.2242	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

**IABS 1-0**