

FOR LEASE

AVAILABLE SPACE 1,200-2,400 SF

CALL LISTING AGENT FOR MORE INFORMATION

Chris Duncan CDuncan@REPcre.com 915.479.3508

Idahir Huerta Idahir@REPcre.com 915.276.1031



PROPERTY HIGHLIGHTS

Located at the corner of Hawkins and Montana with a cross-traffic count of around 50,000 VPD. Montana has one of the highest traffic counts in town and this area continues to thrive due to a well-established residential presence mixed with the daytime population supported by commercial uses and the El Paso International Airport. New car wash next door services an average of over 800 cars per day!

- Hight Traffic Area
- Near Immigration Services Agencies
- New Large Format Circle K Across The Street
- Adjacent to Lone Star Golf Club
- Near El Paso International Airport
- Adjacent to High Performing Car Wash



AREA TRAFFIC GENERATORS







Chris Duncan CDuncan@REPcre.com | 915.479.3508

Idahir Huerta Idahir@REPcre.com | 915.276.1031

DEMOGRAPHIC SNAPSHOT 2021



77,557 POPULATION 3-MILE RADIUS



\$57,605 AVG HH INCOME 3-MILE RADIUS



\$49,962 MEDIAN HH INCOME

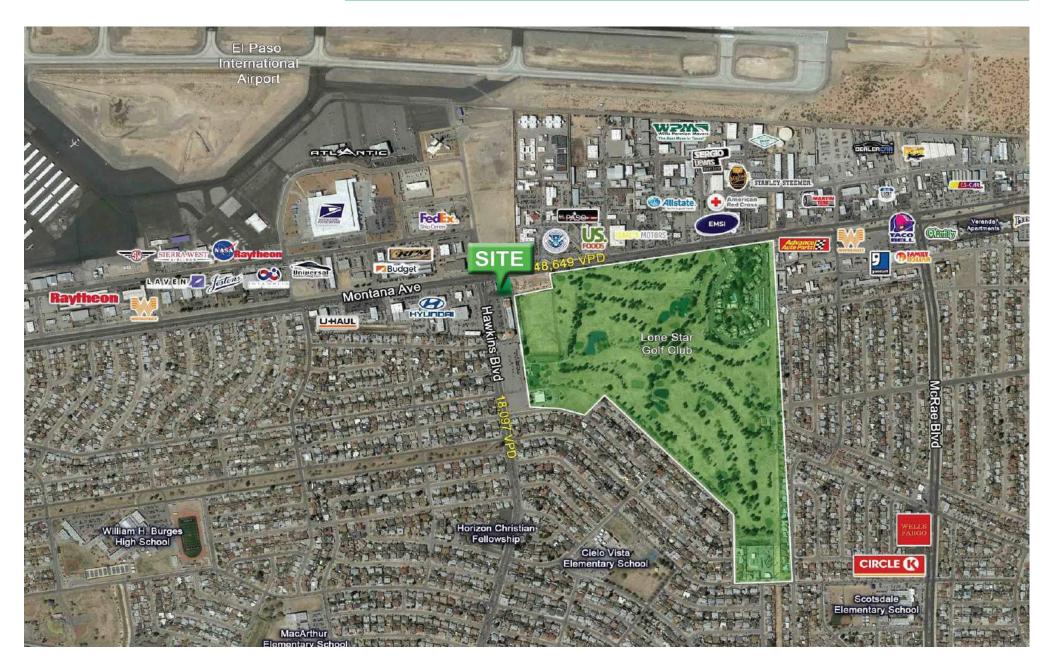


TRAFFIC COUNTS MONTANA AVE: 48,649 VPD HAWKINS DR: 18,097 VPD (TDT)









The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

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