



FOR SALE

AVAILABLE SPACE
3.79 AC

ZONING
C-2

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PROPERTY HIGHLIGHTS

Presenting a state-of-the-art commercial property for sale that exceeds expectations with meticulous attention to detail. This remarkable property is currently being used as an adult daycare, it boasts a fire suppression system, ensuring the safety and security of occupants. With high ceilings and an abundance of natural light, the interior creates a spacious and inviting atmosphere. A full commercial kitchen was thoughtfully designed to accommodate culinary ventures of all kinds. This property includes a partial second level which provides additional space for office use or convenient storage.

Ample parking is available on-site, providing convenience for both employees and visitors. As an added bonus, an adjacent 3.79 acre land lot is included in the sale, offering expansion possibilities or potential future development. This property is perfectly suited for a variety of uses, such as a daycare center, medical facility or event venue, thanks to its versatility and adaptable layout.

The property is move-in ready, eliminating the need for extensive renovations or modifications. Built in 2016, it showcases modern construction and contemporary design. Situated in close proximity to Loop 375, this location offers excellent accessibility and visibility for businesses seeking prime exposure.

Don't miss this exceptional opportunity to own a commercial property that combines modernity, functionality, and potential. Schedule a viewing today and discover the endless possibilities that await within this extraordinary property.

- 21,532 Sq Ft. building on a 2.32 acre lot
- Fire suppression system installed
- Full commercial kitchen
- High ceilings
- Attention to detail
- 2nd level with office/storage
- Ample parking
- Adjacent 3.79 acre land lot included
- Perfect for daycare, medical use, event venue and many more uses
- Move in ready
- Built in 2016
- Close proximity to Loop 375



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



66,135
POPULATION
3-MILE RADIUS



\$ 39.7K
MEDIAN HH
INCOME



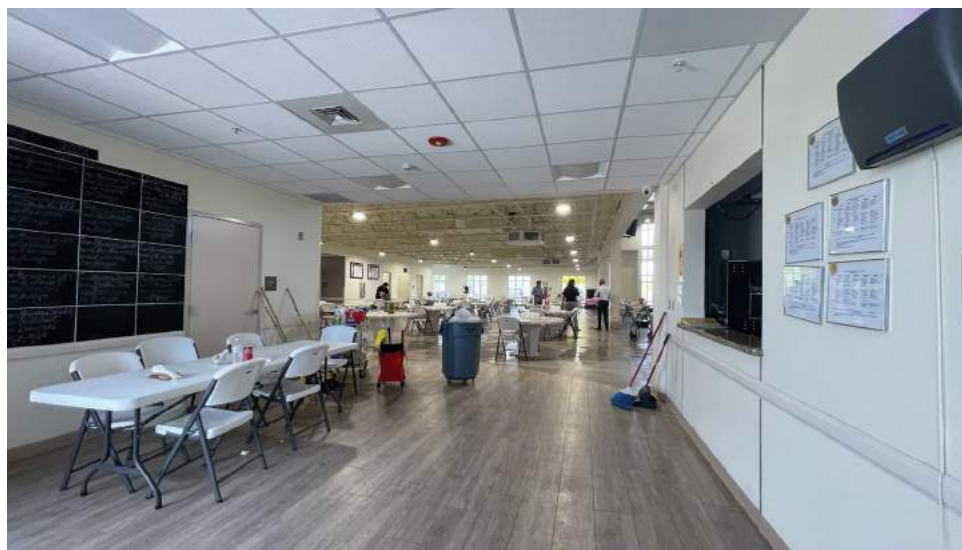
\$52.3K
AVERAGE HH
INCOME



TRAFFIC COUNTS
ALAMEDA AVE: 16,671 VPD
N ZARAGOZA: 12,765 VPD
(TDT)









CIUDAD JUAREZ, CHIHUAHUA



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 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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS GAMBOA</u> Designated Broker of Firm	<u>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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Buyer/Tenant/Seller/Landlord Initials _____

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov