



FOR LEASE/SALE

AVAILABLE SPACE
23,005 SF

LOT SIZE
.52 AC

ZONING
C-1

Hector J. Martinez,
HMartinez@REPcre.com
915.217.5277

1/2 a mile from El Dorado High School. Surrounded by large residential subdivisions as well as commercial developments. This property sits next to the NE corner of Edgemere and Rich Beem and it is ideal for retail or office use.

Property is available for either a land lease, built-to-suit or for sale with pad sites that start at 26,000 Sq. Ft. Retailers in the area include AutoZone, Arby's, Howdy's, Government Employees Credit Union and more.



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DEMOGRAPHIC SNAPSHOT 2023



111,819
POPULATION
3-MILE RADIUS



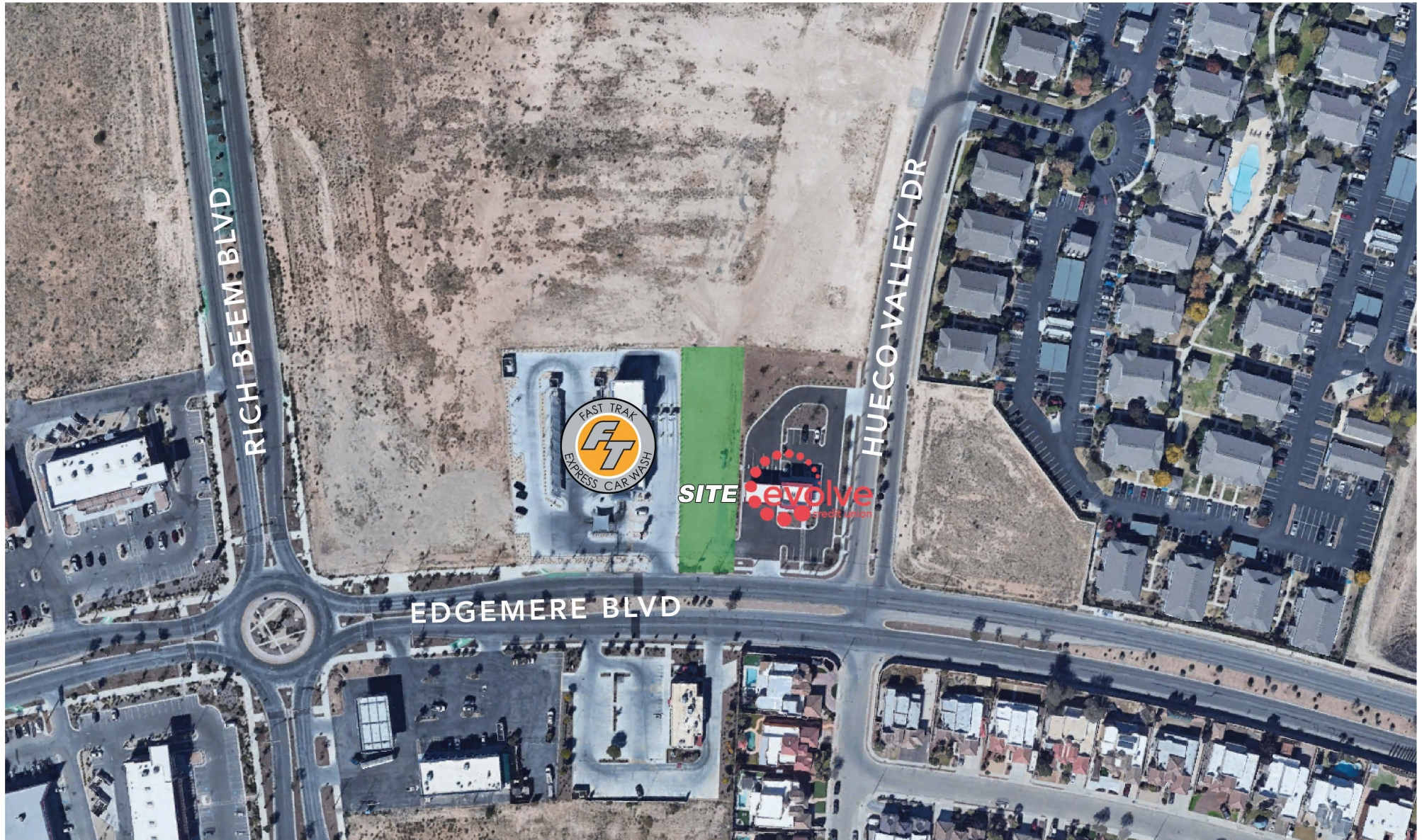
\$79.5K
AVG HH INCOME
3-MILE RADIUS

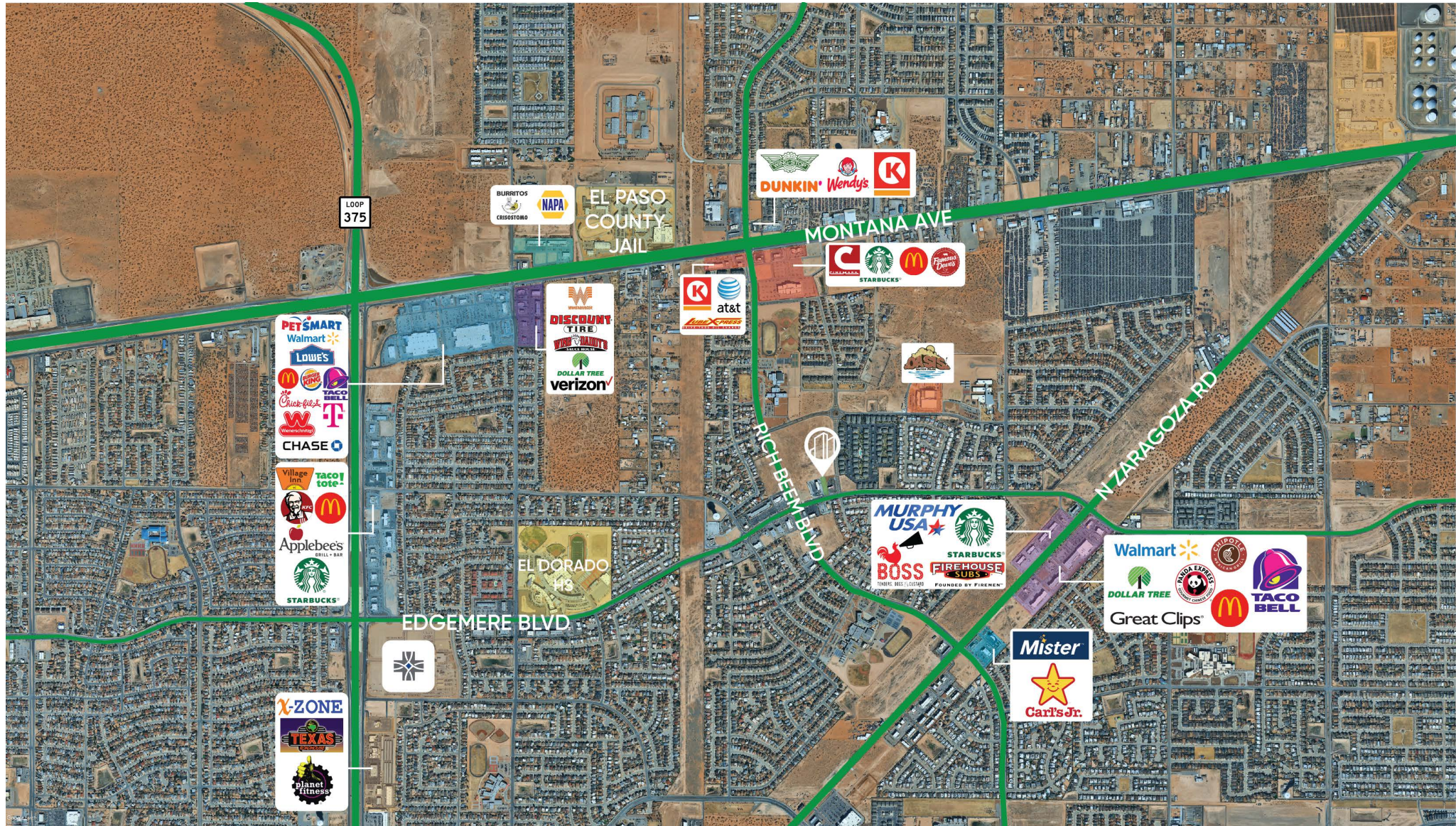


\$68.6K
MEDIAN HH
INCOME



TRAFFIC COUNTS
EDGMERE BLVD: 15,742 VPD
RICH BEEM BLVD: 14,301
(TDT)





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

- 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.

- 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.

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 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.

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.

Buyer/Tenant/Seller/Landlord Initials

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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