



FOR SALE

AVAILABLE AREA
18,295

LOT SIZE
.42 AC

ZONING
C-1

SALES PRICE
\$18.58 SF OR \$340,000

Hector J. Martinez, CCIM
HMartinez@REPcre.com
915.217.5277

PROPERTY HIGHLIGHTS

- Heavy traffic corridor
- Mid-block Parcel
- Direct access and high visibility to and from Dyer St.
- Redevelopment opportunity
- Multiple access points
- Perfect property for any type of retail use such as a small coffee shop, small drive thru kiosk, etc.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



75,214
POPULATION
 3-MILE RADIUS



\$54,095
AVG HH INCOME
 3-MILE RADIUS

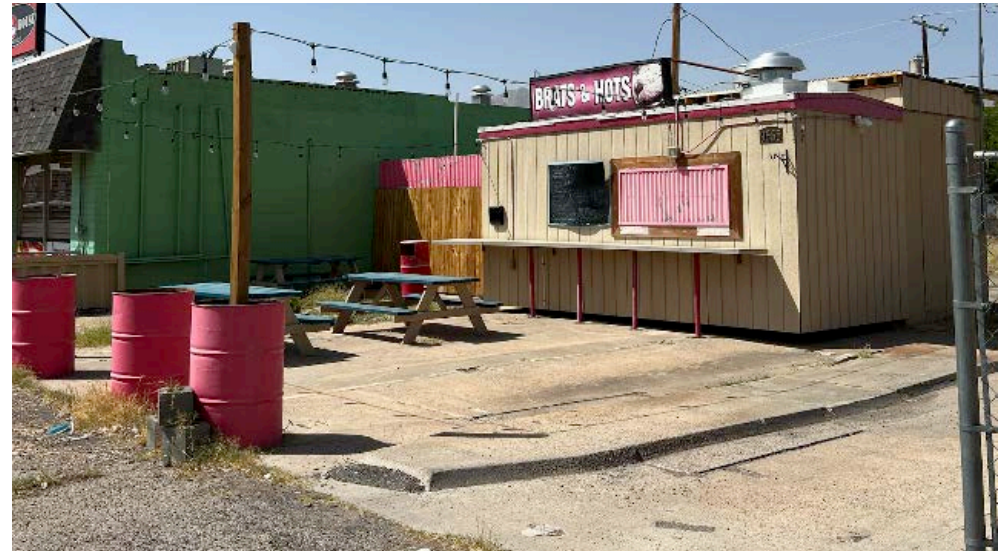
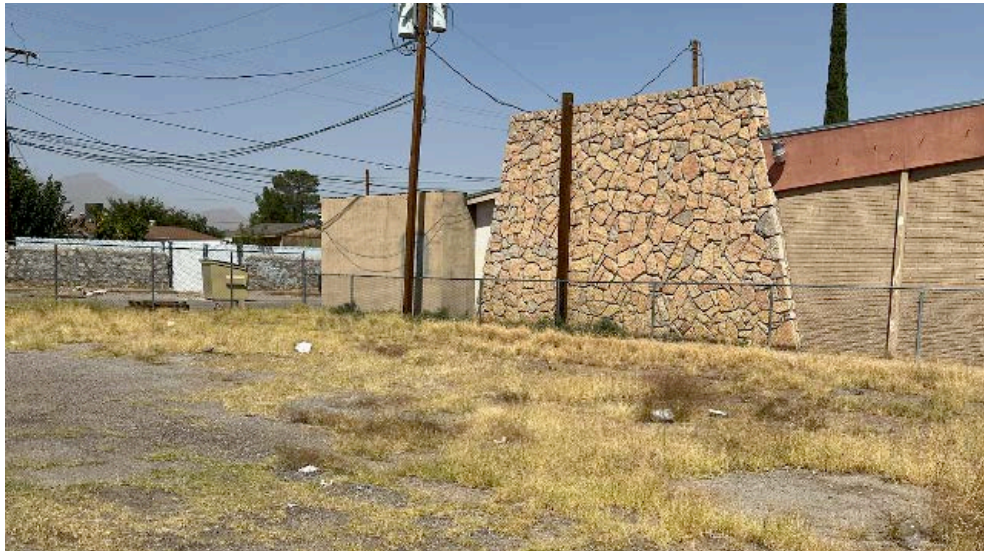


\$42,087
MEDIAN HH INCOME
 3-MILE RADIUS



TRAFFIC COUNTS
 DYER ST: 27,025 VPD
 DIANA DR: 11,080 VPD
 (TDT)







Olive Garden
 AMC THEATRES
 K
 UNi-Gel
 Walmart
 Taco Tote
 Denny's
 tropical CAFE
 golden corral
 Applebees
 The SHACK
 WINGS & BREWS
 811.2275

Butter Smith
 VALERO
 DOLLAR GENERAL
 Bank of America
 DOLLAR TREE
 ExtraSpace Storage
 TACO BELL
 CRUNCH FITNESS
 TACO CABANA
 Little Caesars

K
 IHOP
 CALIBER COLLISION
 SONIC
 TACO CABANA
 DISCOUNT TIRE
 Walmart

CVS pharmacy
 BURGER KING
 T-Mobile
 Jack in the box
 O'Reilly AUTO PARTS
 Mister Mister

DUNKIN'
 BOSS
 SUPER CUTS
 metro
 Food King
 King by 9-STAR

VALERO
 KFC
 POKETS
 Burlington
 ROSS DISCOUNTS
 dds
 DISCOUNT STORES
 WENDY'S
 Wendy's

54

LOOP 375

DYER ST

HONDO PASS DR

RAILROAD DR

DIANA DR

U.S. CUSTOMS AND BORDER PROTECTION

INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

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
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

| El Paso, TX 79912

| 915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov