



# PRIME LEASING OPPORTUNITY ON DYER

8888 DYER ST | EL PASO, TX 79904



**FOR LEASE**

**AVAILABLE SPACE**  
321 - 865 SF

**ZONING**  
C-1

**LOT SIZE**  
2.3 AC

**Ernesto Salas**  
Sales/Leasing Agent  
(915) 240 1231  
esalas@repcr.com

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### PROPERTY HIGHLIGHTS

Located in the heart of Northeast El Paso, 8888 Dyer St offers an exceptional opportunity for businesses seeking a professional office or retail space in a high-visibility location.

- \* Suite Sizes: Ranging from 321 to 865 SF, perfect for businesses of all sizes.
- \* Flexible Use: Ideal for professional office setups or retail storefronts, catering to a variety of business needs.
- \* Modern Amenities: Each suite is equipped with a brand-new 5-ton HVAC system for optimal comfort and efficiency.

Strategically positioned along a busy commercial corridor, this strip center offers excellent access, abundant parking, and strong traffic counts, making it an ideal destination for growing businesses.



### AREA TRAFFIC GENERATORS



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### DEMOGRAPHIC SNAPSHOT 2024



**61,404**  
**POPULATION**  
3-MILE RADIUS



**\$52,171**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$38,770**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
DYER ST: 18,645 VPD  
HIGHWAY 54: 83,191 VPD  
HONDO PASS: 17,365 VPD  
(TDT)





SUITE:	SIZE:	LEASE RATE:
103	825 SF	\$950.00 + DUAL NET
200	844 SF	\$1,500.00 + DUAL NET
411	643 SF	\$900.00 + NNN
413	865 SF	\$1,250.00 + NNN
415	641 SF	\$1,150.00 + NNN
418	320 SF	\$650.00 + NNN
515	720 SF	\$1,400.00 + NNN
516	321 SF	\$625.00 + NNN
517	720 SF	\$800.00 + NNN









U.S. CUSTOMS AND BORDER PROTECTION

ARMY NATIONAL GUARD

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

DUNKIN'  
BOSS  
Food King  
SUPER CUTS  
metro

IHop  
CALIBER COLLISION

SONIC  
America's Drive-In.  
DISCOUNT TIRE  
TACO CABANA  
Walmart

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

MCCOY'S BUILDING SUPPLY

PANDA SELF STORE

H.R. MOYE ELEMENTARY SCHOOL



# 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
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<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](http://www.trec.texas.gov)

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