



FOR SALE

AVAILABLE SPACE
6,000 SF

LOT SIZE
0.53 AC

ZONING
M-1

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PROPERTY HIGHLIGHTS

This exceptional commercial property, located at 200 Copia in El Paso, Texas, offers a unique opportunity for businesses seeking a versatile and well-maintained space. The property features a spacious 6,000 sq. ft. building situated on a 23,100 sq. ft. lot, providing ample room for various commercial activities.

Key Highlights:

New Paint and Chain Link Fence: Recently updated in Q4 2024, ensuring a fresh and secure property.

Roof Resealed: The roof was professionally resealed two years ago, enhancing durability and protection.

Zoning: The property is zoned M-1, suitable for light industrial and commercial uses, offering flexibility for a range of business operations.

Location Benefits:

Strategic Position: Located at the corner of Copia St. and Rosa St., just three blocks away from Interstate-10 and two blocks away from Alameda Ave.

Proximity to Key Infrastructure: Only 5 minutes from the Americas International Border Crossing bridge, facilitating easy access for cross-border trade and logistics.

Nearby Amenities: Close to Fort Bliss, the largest growing U.S. military base, and the new Texas Tech Medical School and El Paso Children's Hospital, contributing to a vibrant local economy.

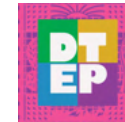
Accessibility: Convenient access to major transportation routes and public transportation options, making it easy for employees and clients to reach the property.

High Traffic Flow: The property benefits from high traffic flow due to its proximity to major roads such as Interstate 10 and US-54, ensuring excellent visibility and accessibility.

This property is ideal for businesses looking to expand or establish a presence in a thriving commercial area. Don't miss out on this prime opportunity to invest in a property that combines functionality with modern updates.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



96,632
POPULATION
3-MILE RADIUS



\$46,841
AVG HH INCOME
3-MILE RADIUS



\$30,360
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
N COPIA: 12,620 VPD
ALAMEDA AVE: 11,875 VPD





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>

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov