

# OFFICE/WAREHOUSE ON EL PASO WESTSIDE

460 EAGLE DR | EL PASO, TX 79912





#### **PROPERTY HIGHLIGHTS**

Great building for sale, located at 460 Eagle Dr. just off Mesa Hills Dr. and 5 minutes away from Interstate-10 at Sunland Park.

This 6,000 Sq. Ft., building has 4,000 Sq. Ft. of office space and 2,000 Sq. Ft. of warehouse and sits on approximately 37,500 Sq. Ft. of land. This building is equipped with 220/480 Volts, fiberoptic internet and 2 loading docks in the warehouse area.

6,000 Sq. Ft. building

- 4,000 Sq. Ft office
- 2,000 Sq. Ft. warehouse

Loading docks 2

- 1 grade level
- 1 dock high with bumpers

Power 220/480 v.

**Fiberoptics Internet** 

Ceiling Height 16 Ft.



#### **AREA TRAFFIC GENERATORS**



Sergio Tinjero Sergio@REPcre.com | 915.886.8608

#### **DEMOGRAPHIC SNAPSHOT 2024**





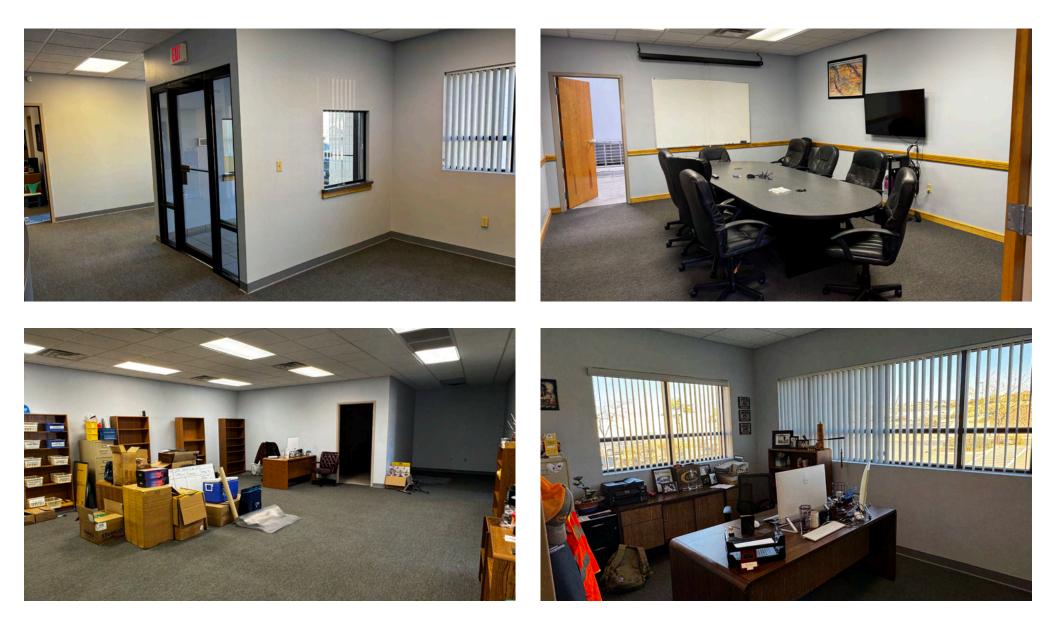
**\$84,173 AVG HH INCOME** 3-MILE RADIUS





TRAFFIC COUNTS S MESA HILLS: 17,287 VPD SUNLAND PARK DR: 21,587 VPD (TDT)







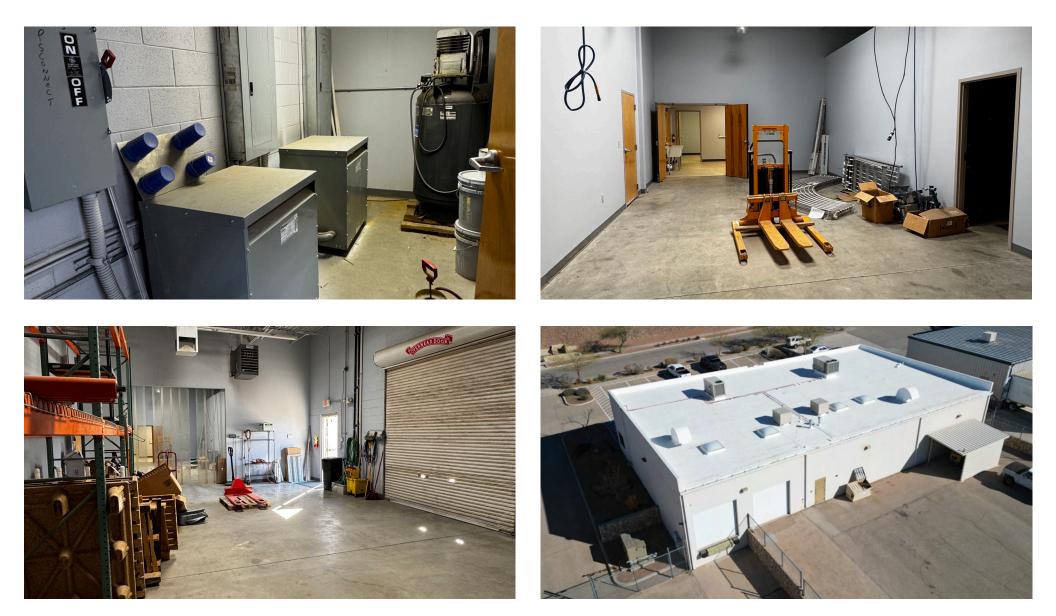




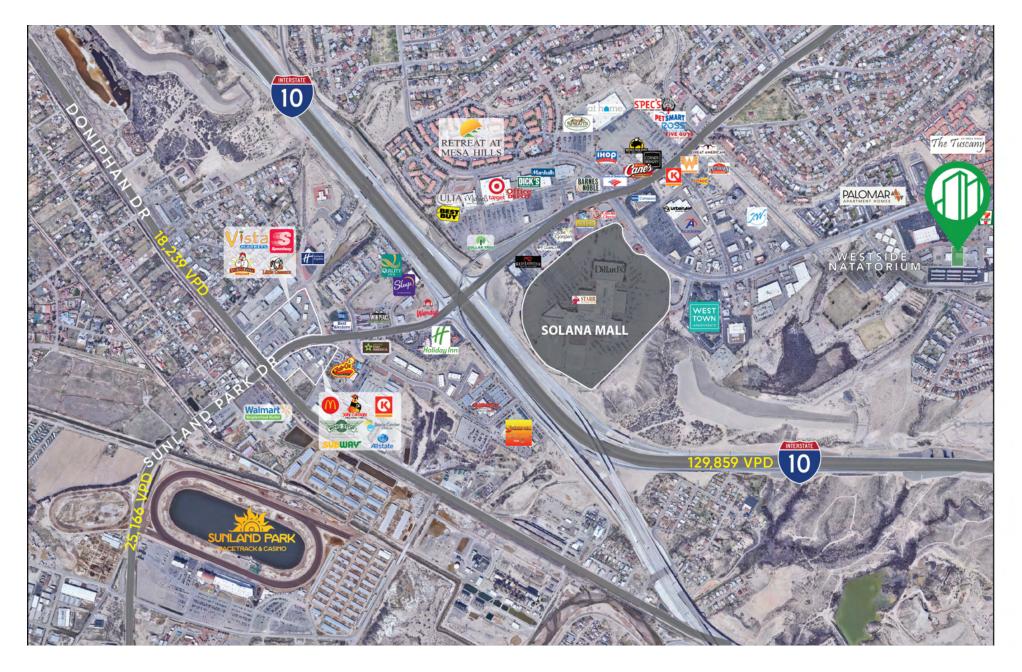




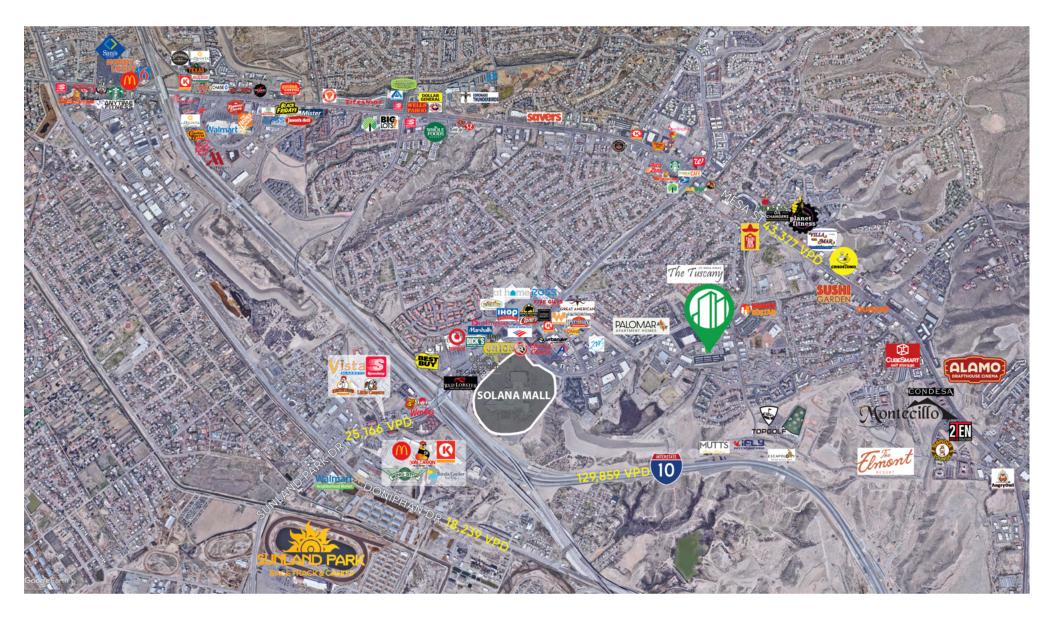












# INFORMATION ABOUT BROKERAGE SERVICES

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



11-2-2015

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

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- 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 REPRESENTA 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 dutiesabove 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 awritten representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of anymaterial information about the property or transaction known by the agent, including information disclosed to the agent by the seller orseller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the writtenagreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold orunderlined 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 s o 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 todis close, 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 thebuyer. 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.

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or (I an alloral Initials	Data				Information available at	