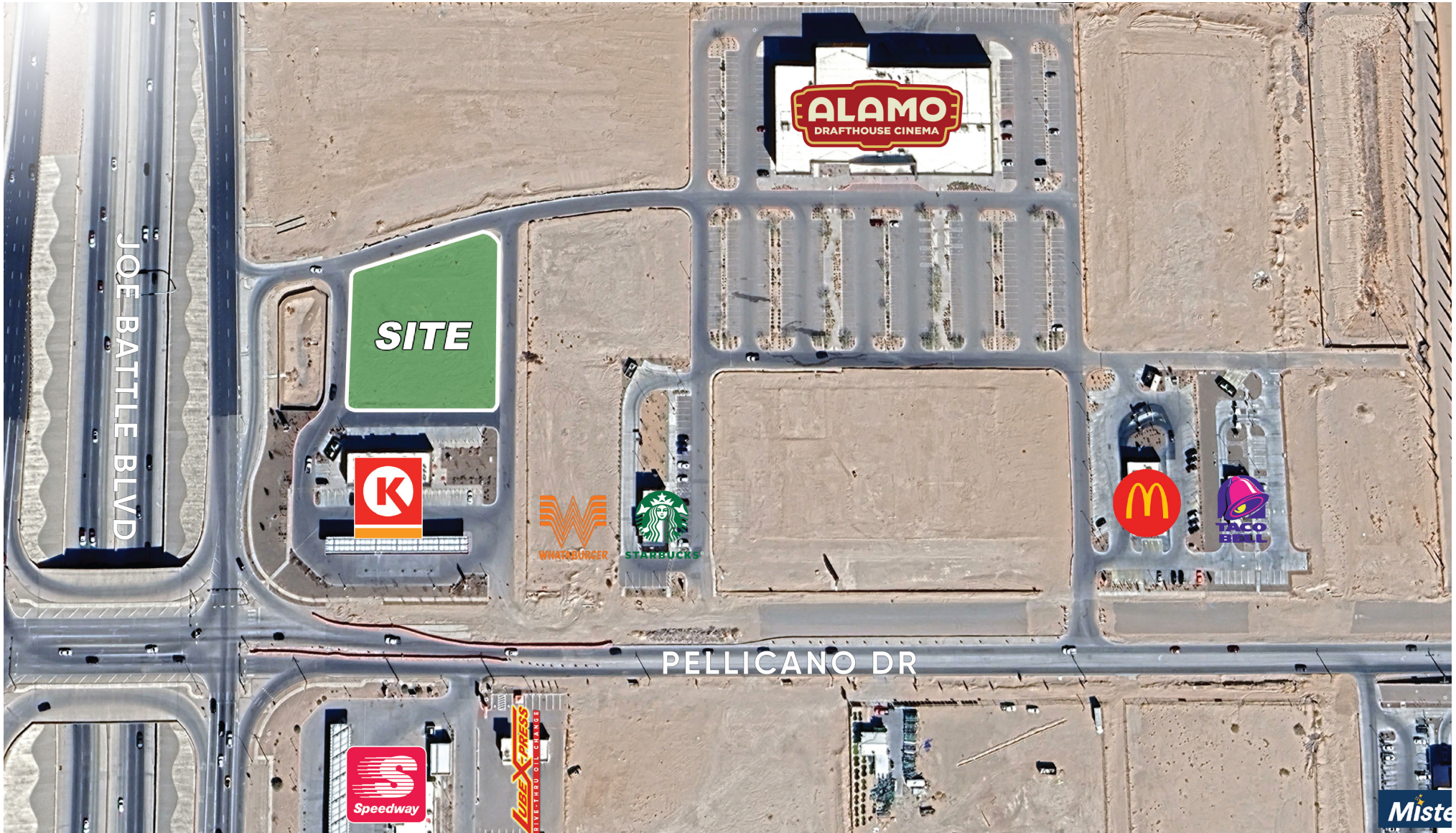




GROUND LEASE

AVAILABLE SPACE
1.22 AC

LOT SIZE
53,565 SF

ZONING
C-4C

Sergio Tinajero
Sergio@REPcre.com
915.886.8608

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

EXECUTIVE SUMMARY

Introducing a prime ground lease opportunity situated at 1412 Joe Battle Blvd., El Paso, TX79928. This expansive 1.230-acre property boasts a strategic location in a new development located at the intersection of Joe Battle, Pellicano, offering easy access to Interstate 10 and the Zaragoza International Border Crossing. Nestled amidst thriving residential, apartment, and commercial developments, this parcel is an ideal investment for various business ventures. The Landlord is open to subdividing the lot to suit your needs. Noteworthy is the new Alamo Drafthouse Cinema recently opened across the street at this Monteverde development, enhancing the area's appeal. Benefit from high traffic counts with Pellicano Dr. at 35,920 VPD and Loop 375 at 104,166 VPD (TDT). With a demographic snapshot projecting a population of 82,336 within a 3-mile radius and an average household income of \$81.9k. Get in touch today for more details!

PROPERTY HIGHLIGHTS

- New Development
- High visibility pad site with convenient
- Surrounded national brands, such as (Alamo Drafthouse Cinema, Whataburger, Starbucks, McDonalds, and Taco Bell).
- High traffic intersection
- Proximity Interstate -10, Loop 375 and Zaragoza International Border Crossing



AREA TRAFFIC GENERATORS



Sergio Tinajero

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DEMOGRAPHIC SNAPSHOT 2024



78,459
POPULATION
3-MILE RADIUS



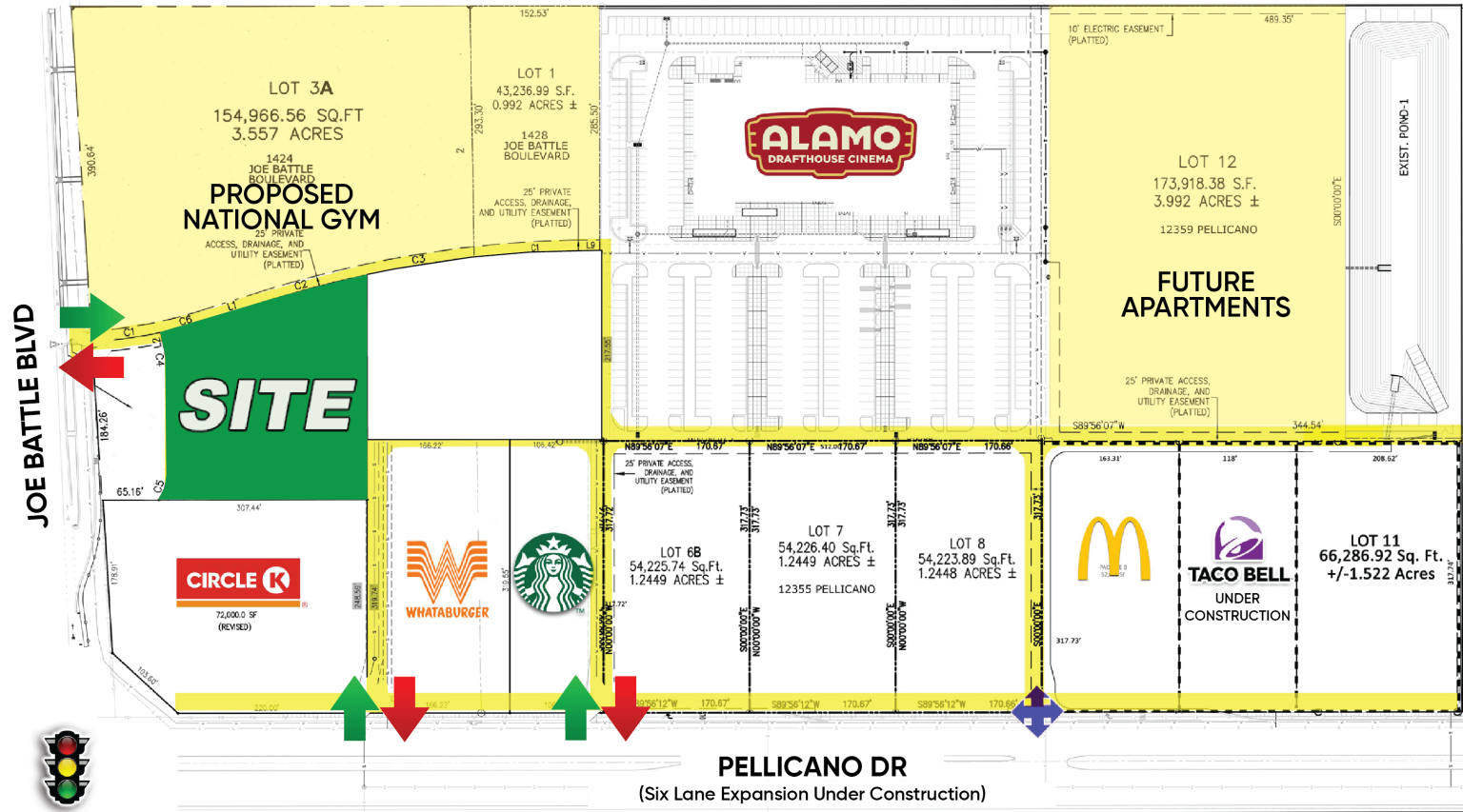
\$82,595
AVG HH INCOME
3-MILE RADIUS



\$63,216
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
PELLICANO DR: 35,920 VPD
LOOP 375: 104,166 VPD
(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.

6006 N. Mesa Ste 110		El Paso, TX 79912		915.422.2242
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