



**FOR SALE**

**AVAILABLE SPACE**

41,818 SF

**LOT SIZE**

0.96 AC

**PRICE**

\$650,000

**ZONING**

C-1

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## Strategic Automotive Site with High Visibility on Alameda

Located at 8333 Alameda Avenue, this ±0.95-acre commercial site offers ±500 feet of premium frontage along one of El Paso's busiest eastside corridors. Currently operating as a used car dealership, the property features a 528 SF air-conditioned office, covered car wash station, garage, and a fully equipped security camera system—making it ideal for auto-related or service-oriented users.

Zoned C-1 and originally built in 1972, the site supports a wide range of commercial uses, from retail and office to automotive and service-based operations. With exceptional visibility, direct access to major thoroughfares, and strong future redevelopment potential, this is a rare opportunity to secure a high-traffic location in a rapidly growing commercial corridor.

### Key Features:

- Excellent visibility with roughly 500 ft frontage on Alameda Avenue.
- Functional footprint: 528 sq.ft building suitable for light retail, office, or service use.
- Flexible zoning (C-1) supports small commercial operations or adaptive reuse.
- Strategic access to major traffic artery and regional transportation corridors.



### DEMOGRAPHIC SNAPSHOT 2024



**73,663**  
**POPULATION**  
3-MILE RADIUS



**\$49,070**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$36,399**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
ALAMEDA AVE: 20,503 VPD  
N YARBROUGH DR: 24,113  
VPD  
(TDT)



## HIGHLIGHTED PROPERTY





## HIGHLIGHTED OFFICE/WAREHOUSE





## AERIAL





# 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:

- 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.

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<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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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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