



**FOR SALE**

**BUILDING SIZE**  
12,434 SF

**LAND AREA**  
0.71 AC

**ZONING**  
C-4

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**PROPERTY DESCRIPTION:**

This unique multi-parcel commercial opportunity at 4200 Dyer St. and 4035 Harrison Dr. in El Paso, TX offers a compelling combination of stabilized income and value-add potential in a high-visibility, high-traffic corridor.

Strategically positioned fronting U.S. Hwy 54, the property benefits from exceptional visibility and accessibility. It is located just two blocks from the Cassidy entrance to Fort Bliss, one of the primary access points to the base, providing strong traffic counts and a consistent flow of potential customers and tenants.

The Harrison Drive portion features two modern  $\pm 5,000$  SF warehouse buildings constructed in 2021, both of which are fully leased, delivering immediate and reliable cash flow. These newer buildings offer efficient layouts suitable for a variety of industrial users, enhancing long-term tenant demand.

The Dyer Street frontage further strengthens the asset with prominent exposure. This portion includes two automotive-oriented buildings, one currently leased on a month-to-month basis to a body shop tenant, allowing flexibility for future repositioning or rent adjustments. The second building is vacant, presenting an excellent opportunity for an owner-user or for lease-up to increase income.

While the Dyer improvements require renovation, this presents a clear value-add opportunity for investors seeking to enhance the property through repositioning or redevelopment. The combination of stable in-place income, newer construction, prime location, and upside potential makes this offering ideal for both investors and owner-users looking to capitalize on a well-located commercial asset.

This property can be sold together as a package or separate.

**PROPERTY HIGHLIGHTS:**

- Prime Location fronting U.S. Hwy 54 with excellent visibility and access
- Just 2 blocks from the Cassidy Gate to Fort Bliss, one of the main access points to the base
- Dual-address offering: 4200 Dyer St. & 4035 Harrison Dr.
- Income-producing asset with stabilized warehouse component
- Two (2)  $\pm 5,000$  SF warehouses built in 2021 – 100% leased
- Strong in-place cash flow from newer construction
- Automotive-oriented property with established use in the area
- One building leased month-to-month (flexibility for rent increases or repositioning)
- One vacant building – ideal for owner-user or lease-up opportunity
- Value-add potential through renovation and repositioning of Dyer frontage
- High-traffic corridor with strong tenant demand drivers
- Suitable for investors seeking upside or owner-users needing presence + income

**AREA TRAFFIC GENERATORS**



DEMOGRAPHIC SNAPSHOT 2024



**72,837**  
**POPULATION**  
3-MILE RADIUS



**\$50,890**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$36,937**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
DYER ST: 18,038 AADT  
CASSIDY RD: 16,780 AADT  
(TDT)

4035 HARRISON AVE



4200 DYER ST





# FORT BLISS

DYER ST

CASSIDY RD

