



**FOR
SALE**

AVAILABLE SPACES
6,215 SF

LOT SIZE
1 AC

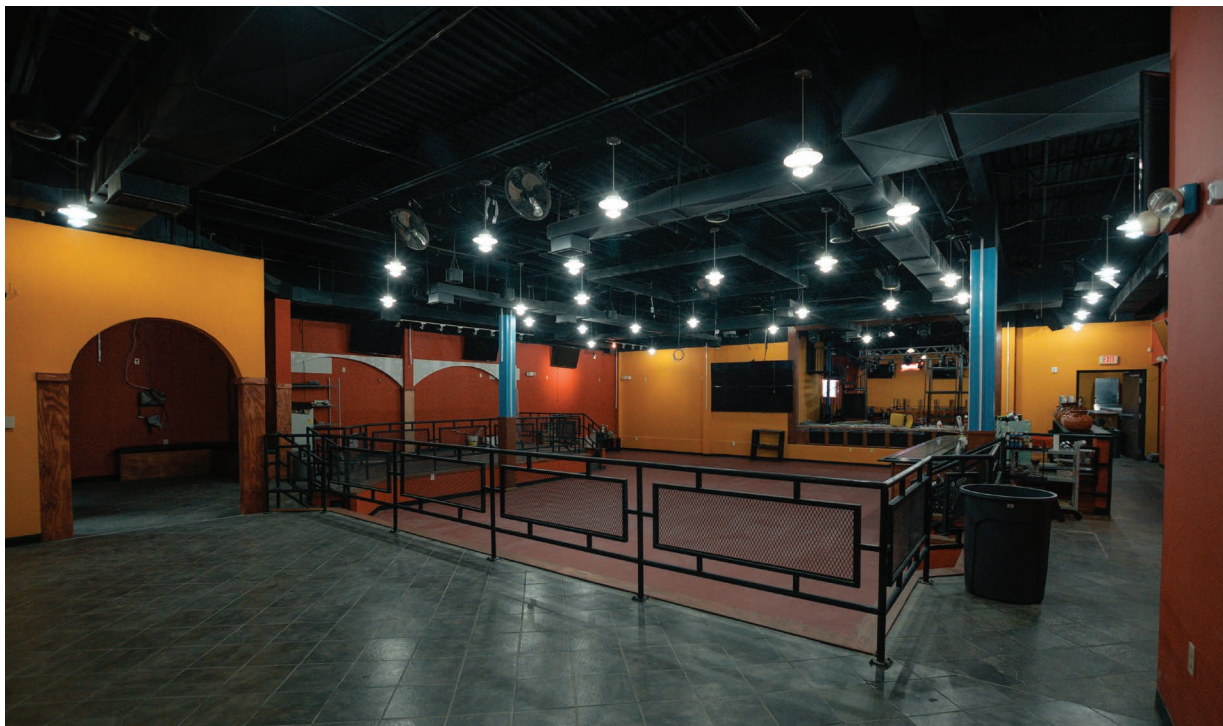
ZONING
C-4

Jorge E. Nieves
JNieves@REPCre.com
915.790.9757

PROPERTY HIGHLIGHTS

- Commercial Kitchen
- Walk in Refrigerator / Walk-in Freezer
- All FF&E included in the Sale
- Turn-Key

This 6,215 SF single-story retail building offers a prime opportunity for restaurant, bar or nightclub users, featuring an existing layout with a wrap-around bar and ample onsite parking. Situated in a high-traffic area with strong visibility and frontage along a major corridor, the property benefits from easy access to key thoroughfares and surrounding retail and dining destinations. Zoned for heavy commercial use, it provides flexibility for a variety of concepts, making it an ideal option for owner-users or investors seeking a well-located, turn-key space in a growing market.



AREA TRAFFIC GENERATORS:



DEMOGRAPHIC SNAPSHOT 2024



79,869
POPULATION
3-MILE RADIUS



\$89,929
AVG HH INCOME
3-MILE RADIUS



\$70,713
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS

N ZARAGOZA RD: 24,298 AADT
JOE BATTLE BLVD: 16,168
AADT
(TDT)



BOUNDARY AND IMPROVEMENT SURVEY

A PORTION OF LOT 1, BLOCK 1,
JAKE PLACE,
CITY OF EL PASO, TEXAS

NOTES FROM SCHEDULE "B" OF TITLE COMMITMENT

- ITEM 10(a) MATTERS SET FORTH ON THE SUBDIVISION PLAT, INCLUDING BUT NOT LIMITED TO BUILDING SET BACK LINES, EASEMENTS FOR PUBLIC UTILITIES, AND EASEMENTS FOR BURIED SERVICE WIRES, CONDUITS, ETC., WITH THE RIGHT TO INGRESS AND EGRESS FOR SERVICE, SHOWN ON THE RECORDED PLAT OF SAID ADDITION IN VOLUME 84, PAGE 26, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS, SAID EASEMENTS BEING 10 FEET IN WIDTH ALONG THE NORTHERLY AND SOUTHWESTERLY PROPERTY LINES. (AS SHOWN HEREON)
- ITEM 10(b) ACCESS EASEMENT AGREEMENT DATED NOVEMBER 11, 2000, FILED NOVEMBER 22, 2000, AS RECORDED IN VOLUME 3891, PAGE 1226, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (BURDENES THE SUBJECT PARCELS, AS SHOWN HEREON, APPROXIMATED IN GENERAL VICINITY ACCORDING TO EXHIBIT "E" OF SAID DOCUMENT. NO WIDTH GIVEN)
- ITEM 10(c) DRAINAGE EASEMENT AGREEMENT DATED JANUARY 29, 2001, FILED JANUARY 30, 2001, AS RECORDED IN VOLUME 3925, PAGE 1323, CORRECTED AND REPEALED FEBRUARY 7, 2001, AS RECORDED IN VOLUME 3931, PAGE 981, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (BURDENES THE SUBJECT PARCELS TO ACCEPT SURFACE DRAINAGE DRAINAGE DRAINAGE FROM THE E.P. DEL MESA PARTNERS PARCEL IN FRONT. NO SPECIFIC LOCATION GIVEN)
- ITEM 10(d) RECIPROCAL ACCESS EASEMENT AGREEMENT DATED JANUARY 29, 2001, FILED JANUARY 30, 2001, AS RECORDED IN VOLUME 3925, PAGE 1340, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (EASEMENT OVER THE "ROADS, DRIVEWAYS AND PARKING LOT" FOR "REASONABLE INGRESS AND EGRESS BY VEHICLES AND PEDESTRIANS" BETWEEN ZARAGOZA ROAD AND SAUL KLEINFELD DRIVE. NO SPECIFIC LOCATION GIVEN)
- ITEM 10(e) EASEMENT TO THE CITY OF EL PASO FOR THE USE AND BENEFIT OF ITS PUBLIC SERVICE BOARD IN VOLUME 4002, PAGE 312, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (AS SHOWN HEREON)
- ITEM 10(f) EASEMENT AS RESERVED IN WARRANTY DEED DATED MAY 30, 2001, FILED JUNE 1, 2001, AS RECORDED IN VOLUME 4008, PAGE 1787, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (THIS DOCUMENT DOES NOT LIE IN THE AREA OF THIS SURVEY)
- ITEM 10(g) UTILITY ACCESS AND MAINTENANCE EASEMENT AGREEMENT DATED JUNE 27, 2001, FILED JULY 11, 2001, AS RECORDED IN VOLUME 4036, PAGE 586, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (AS SHOWN HEREON)
- ITEM 10(h) RECIPROCAL ACCESS EASEMENT AGREEMENT DATED MAY 30, 2001, FILED SEPTEMBER 5, 2001, AS RECORDED IN VOLUME 4073, PAGE 1432, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (AFTER AN ADDITIONAL CHARTER TO THE EASEMENTS CREATED IN BOOK 3891 AND PAGE 1226, BOOK 3925, PAGE 1340, NO SPECIFIC LOCATION SHOWN)
- ITEM 10(i) EASEMENTS TO EL PASO ELECTRIC COMPANY IN VOLUME 4270, PAGE 1591 (ON ADJOINING PARCELS, AS SHOWN HEREON), VOLUME 4311, PAGE 292 (AS SHOWN HEREON), AND VOLUME 4344, PAGE 396 (ON ADJOINING PARCELS, AS SHOWN HEREON), REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.

UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.
2. THE METES AND BOUNDS USED FOR THIS SURVEY WERE THOSE ATTACHED TO THE EXISTING DEED REFERENCED HEREON. NO NEW METES AND BOUNDS DESCRIPTION WAS CREATED FROM THIS SURVEY.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN INSTRUMENT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

PROPERTY AREA
43,338 SQ.FT. OR 0.9995 ACRES

GENERAL NOTES

1. THERE ARE 21 PARKING SPACES ON THE SUBJECT PARCEL.
2. THE METES AND BOUNDS USED FOR THIS SURVEY WERE THOSE ATTACHED TO THE EXISTING DEED REFERENCED HEREON. NO NEW METES AND BOUNDS DESCRIPTION WAS CREATED FROM THIS SURVEY.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN INSTRUMENT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS

JOHN A EBY TX-5372 NM-17779

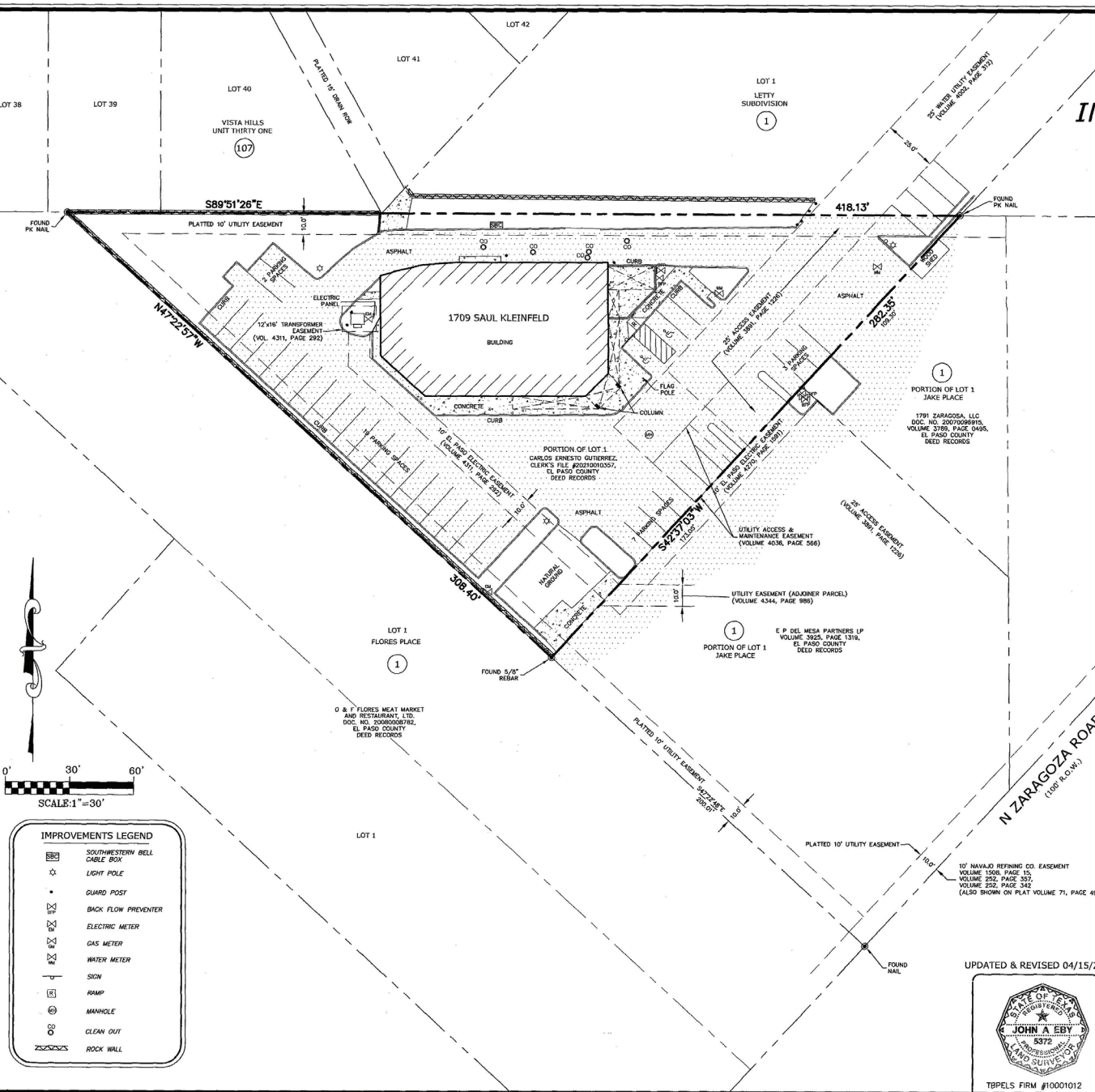
UPDATED & REVISED 04/15/2022



A PORTION OF LOT 1, BLOCK 1,
JAKE PLACE,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

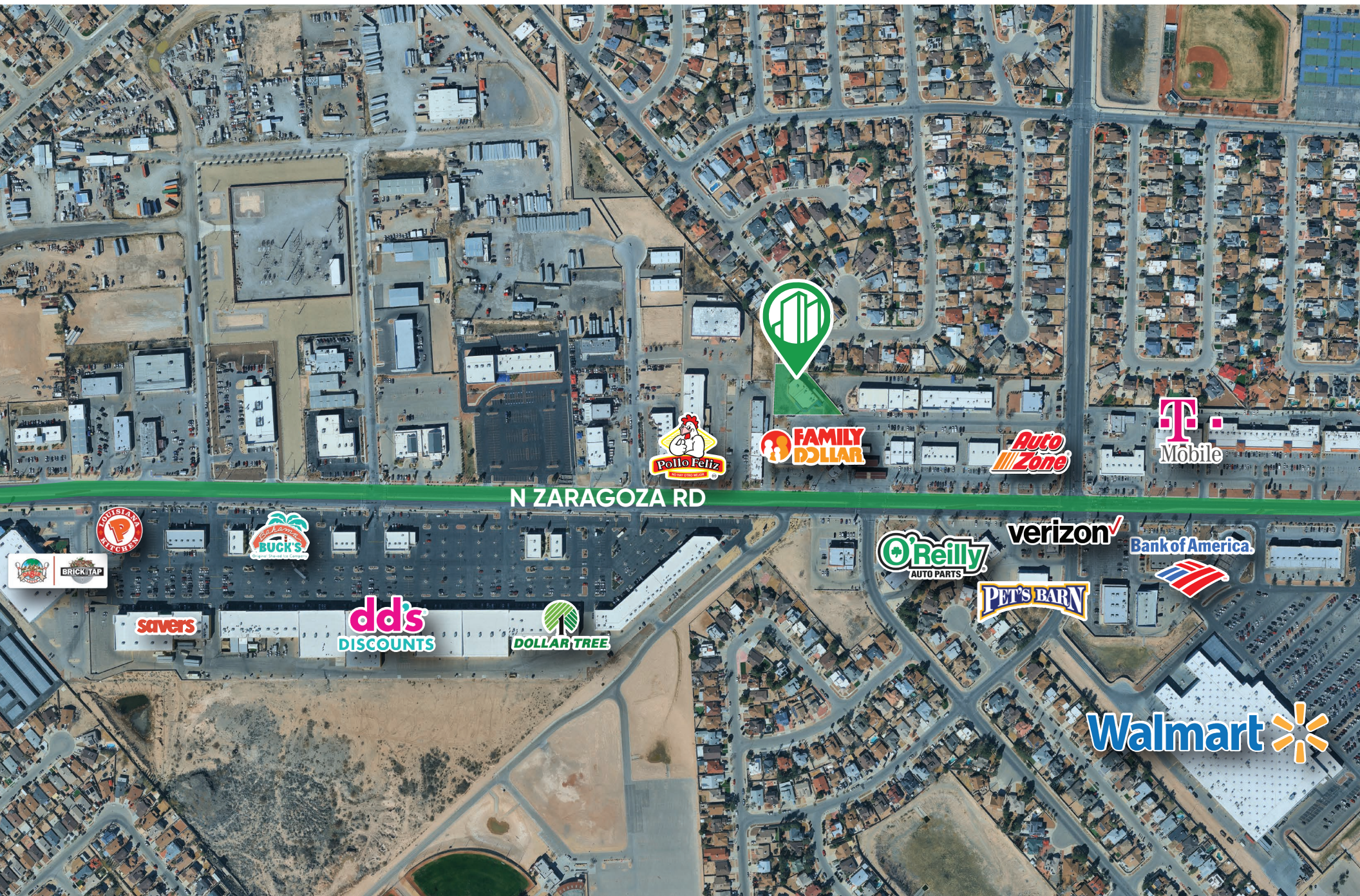
TITLE CO: WESTSTAR TITLE FILE#: 220521-COM DATED: 03/31/2022
FIRM ZONE: C PANEL: 480214-0043-B DATED: 10/15/1982
DATE OF SURVEY: 03/13/2019 OFFICE: DH FIELD: JAE, AG, JC
PASO DEL NORTE SURVEYING INC. PH. 915-241-1841
13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925
© COPYRIGHT

PLAT RECORD:
VOLUME: 64
PAGE: 55



IMPROVEMENTS LEGEND

- SOUTHWESTERN BELL CABLE BOX
- LIGHT POLE
- GUARD POST
- BACK FLOW PREVENTER
- ELECTRIC METER
- GAS METER
- WATER METER
- SIGN
- RAMP
- MANHOLE
- CLEAN OUT
- ROCK WALL



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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<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
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

|

El Paso, TX 79912

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915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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