



Various

El Paso, TX. 79927

Offering Summary

Sale Price:

Contact Broker

 Parcel 5: PID 329897 - 38.54 ± AC (*UNDER CONTRACT*)

 Parcel 7 - PID 146252 - 6.72 ± AC

 Parcel 8 - PID 380618 - 5.72 ± AC

 Parcel 10 - PID 376063 - 7.60 ± AC (*UNDER CONTRACT*)

For More Information

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Description Of The Joe Battle Corridor, Between The Zaragosa Border Crossing North To Interstate 10

The El Paso economy is significantly influenced by cross border commerce and logistics. The economic impact is result of El Paso being the gateway between more than the United States and Mexico, but commerce coming and going to other American Continent Countries too. This is why the ports of entry are so important and the prominent border port, the Zaragosa Crossing is only several miles from the Properties offered here, accessed by Joe Battle (Loop 375), fronting all these properties. El Paso is one of the principal ports of entry between the United States and Mexico along the entire border. Between El Paso and Cd. Juarez, Mexico there are 2.7 million people. The local job market is experiencing a stable recovery, with employment reaching 333,000 jobs. Population growth has been steady in the El Paso, Las Cruces region. The future looks great for El Paso, particularly this border submarket.

Even though El Paso is not considered a strong "Office" market, there is a robust commercial market here. As of early 2023, according to CoStar, the Retail market was about 3.3% vacant, which trends below the national average. Regarding the break down between Mall, Power Center and Neighborhood Centers El Paso is similar to larger Texas cities. The retail market absorbed 480,000 SF in 2022. Rents are lower here, but this is easy to explain as we are a Border and a Tertiary Market. Last year was a banner year for retail investment, but this has slowed some due to the rising interest rates.

Industrial Space was less than 1% vacant in El Paso at the end of 2022. Industry is being discouraged from manufacturing in Asia. An obvious alternative is Mexico and South America. As these markets flourish El Paso booms as a gateway. Another attraction is although Lease Rates have spiked recently here, we are still behind many of the alternative hubs. We experienced the highest net absorption in the industrial segment over the last year and we have the highest amount of new space recently delivered or in the pipeline. In addition to Amazon's \$250 million Fulfillment Center and T.J. Maxx and Marshalls 2 million Square Foot distribution center, both near these properties, many others are coming online. Much of the current construction is speculative. We expect the boom to continue for some time.

The explanation for this narrative is to highlight the optimum location of the properties promoted here. Joe Battle (Loop 375) accesses the Zaragosa Border Crossing. Zaragosa is the highest commercial traffic port in El Paso/Santa Teresa. Loop 375 is the 2nd largest arterial in El Paso and it intersects the largest traffic Interstate 10, at the location of 3 of the promoted properties. One more consideration is growth patterns. El Paso has obvious limits to growth because of the International Border, the State Border with New Mexico, the Franklin Mountains, Ft. Bliss Military Base and White Sands Missile Range. All of the promoted properties are in the Southeast Growth Corridor which is one of the prominent growth corridors.











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.

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 A 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.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission
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Information available at www.trec.texas.gov
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