



**FOR LEASE**

AVAILABLE SPACE  
1,000 - 7,000 SF

CALL LISTING AGENT FOR  
MORE INFORMATION

Ernesto Salas  
ESalas@REPcre.com  
915.240.1231

Sergio Tinajero  
Sergio@REPcre.com  
915.886.8608

PROPERTY HIGHLIGHTS

Unveil the potential at Edgemere Blvd's latest retail destination! Our upcoming shopping center showcases a substantial 16,000+ Sq. Ft. area dedicated to retail, with the prominent Dollar Tree as our anchor tenant, occupying 9,000 SF. This development includes two highly coveted end-cap spots, ideal for vibrant and trendy businesses such as gourmet restaurants, artisan coffee shops, or unique ice cream parlors. Perfectly positioned within a flourishing residential area, this center is a hotspot for tapping into an expanding, dynamic community. Seize this exceptional opportunity to establish your presence in a market that's on the rise. Be part of our thriving retail environment at Edgemere Blvd!



AREA TRAFFIC GENERATORS



Ernesto Salas

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DEMOGRAPHIC SNAPSHOT 2021



44,285  
POPULATION  
3-MILE RADIUS



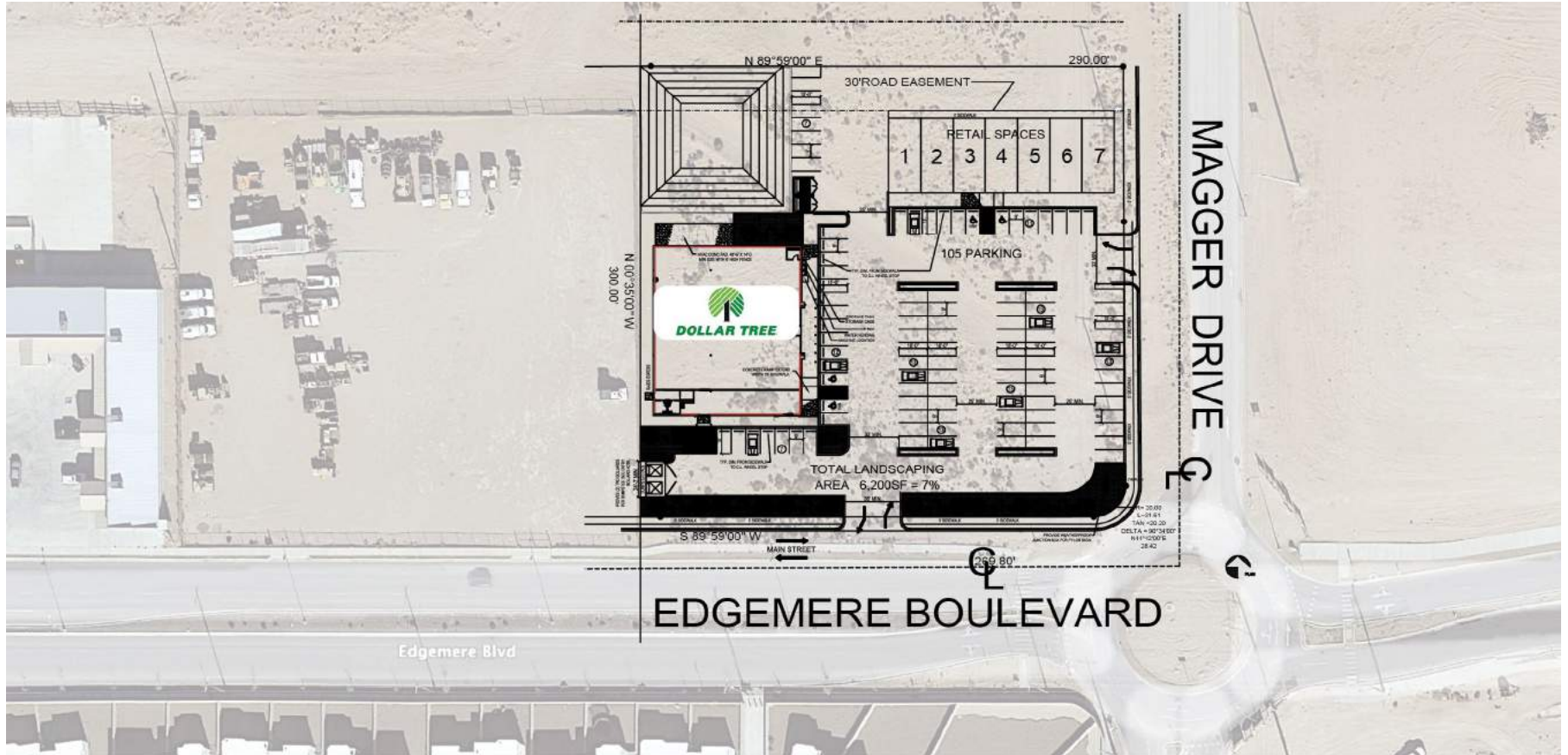
\$70,445  
AVG HH INCOME  
3-MILE RADIUS



\$378.415M  
AVG HH/ YEAR  
SPENDING

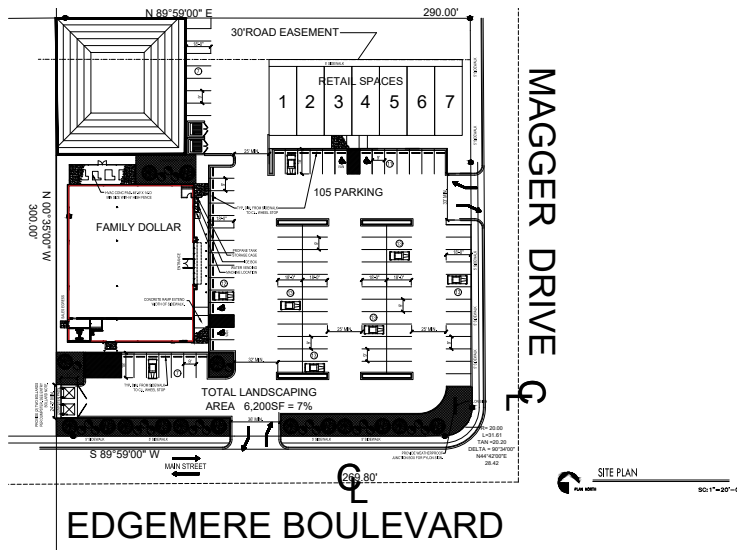


TRAFFIC COUNTS  
EDGEMERE BLVD: 1,114 VPD  
JOHN HAYES: 6,537 VPD  
(TDT)



CURRENT TENANTS & AVAILABLE SPACE

A 1	VACANT	E 5	VACANT
B 2	VACANT	F 6	VACANT
C 3	VACANT	G 7	VACANT
D 4	VACANT		



PREPARED BY: ARCON PRO DESIGN
   
 PROJECT NO: 2024-001
   
 DATE: 10/20/24
   
 SHEET NO: A1
   
 SITE PLAN
   
 SCALE: 1/8" = 1'-0"





# 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>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS GAMBOA</u> Designated Broker of Firm	<u>693047</u> License No.	<u>CGAMBOA@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

| 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)