FOR SALE

AVAILABLE SPACE	PRICE	PRICE	
31,903 SF	$795,000.00	$795,000.00	Hector J. Martinez, CCIM HMartinez@REPcre.com 915.217.5277

PROPERTY HIGHLIGHTS

2 car garage shop with office and yard area, which is located off Montana Ave. at the mid-block of Global Reach Dr. & Lee Trevino Dr. Currently operating as a collision center with 2,200 SF +/- building sits on .73 of an acre of land.The C-4 Zoning permits a wide variety of business uses within the Central Commercial District. High visibility from Montana Ave.

AREA TRAFFIC GENERATORS

ANYTIME FITNESS.   W   sunmetro

Hector J. Martinez, CCIM
HMartinez@REPcre.com | 915.217.5277
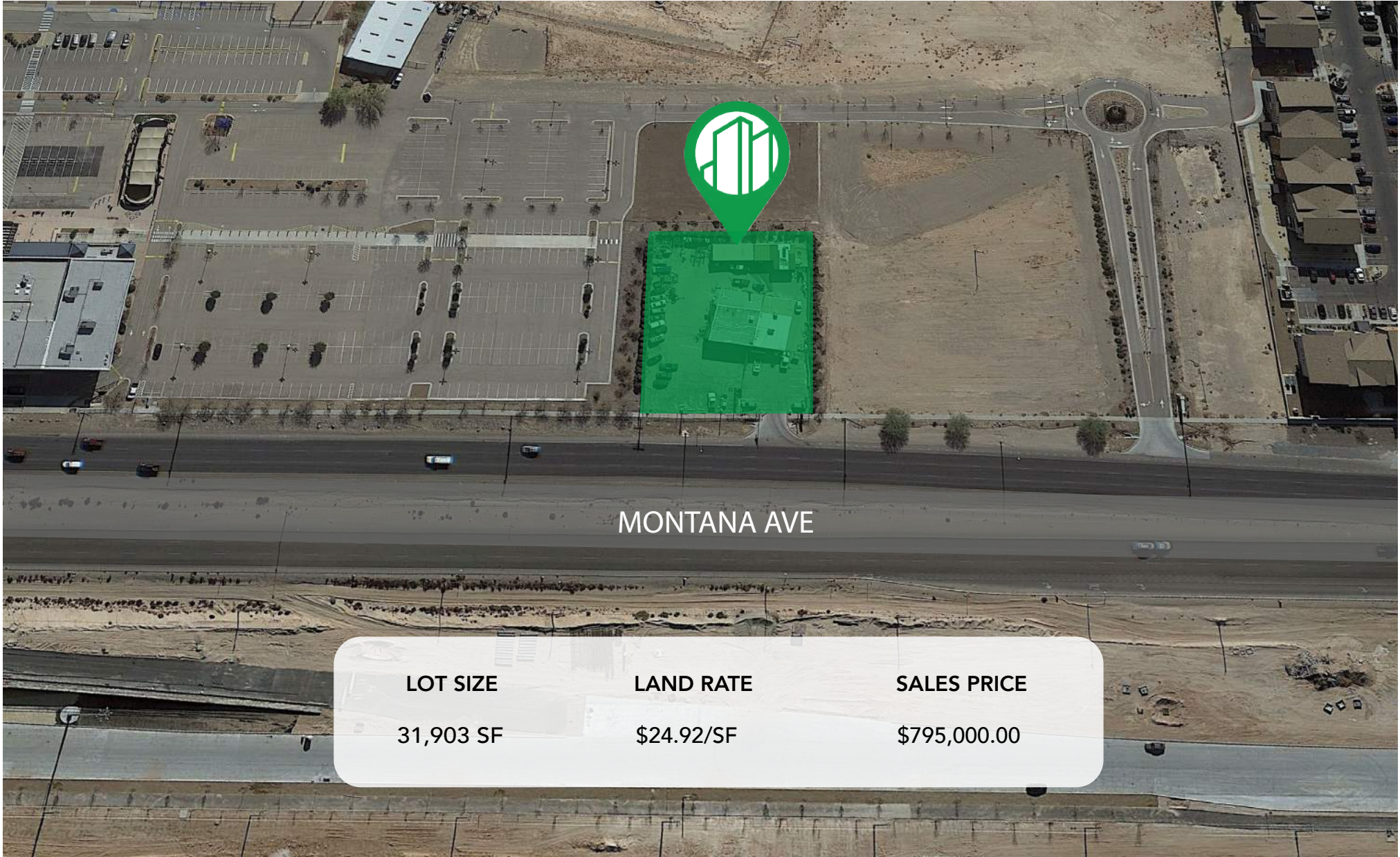
DEMOGRAPHIC SNAPSHOT 2022

93,895
POPULATION
3-MILE RADIUS

$ 68,861
AVG HH INCOME
3-MILE RADIUS

$55,517
MEDIAN HH
INCOME

TRAFFIC COUNTS
MONTANA AVE: 43,775 VPD
GLOBAL REACH DR: 28,544 VPD
(TDT)

MONTANA AVE

LOT SIZE	LAND RATE	SALES PRICE
31,903 SF	$24.92/SF	$795,000.00

ALBUM PARK

EDGEMERE ELEMENTARY SCHOOL

N YARBROUGH DR

EDGEMERE BLVD

TIMES SQUARE SHOPPING CENTER

ROBBIN EL WASHINGTON SR ELEMENTARY

COMMISSIONER'S CORNER APARTMENTS

ANYTIME FITNESS

CIELO VISTA CHURCH

St. TERESA NURSING AND REHABILITATION CENTER

EAST EL PASO ANIMAL HOSPITAL

AutoZone

TOWNSHIP SHOPPING CENTER

MONTANA AVE

GLOBAL REACH DR

FUTURE 1,500 AC DEVELOPMENT

sunmetro

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 s   o 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.

ELP REAL ESTATE GROUP LLC DBA REPCRE	693047	CGAMBOA@REPCRE.COM	915.422.2242
Broker Firm Name	License No.	Email	Phone
CHRIS GAMBOA	693047	CGAMBOA@REPCRE.COM	915.422.2242
Designated Broker of Firm	License No.	Email	Phone
Associate's Name	License No.	Email	Phone

6006 N. Mesa Ste 110   I   El Paso, TX 79912   I   915.422.2242

Buyer/Tenant/Seller/Landlord Initials	Date	Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov
			IABS 1-0