



THE
FOLMER
COMMERCIAL GROUP

**LAND
AVAILABLE**



LISTING AGENT:

SYLVIA FOLMER DUNCAN

915-241-5948

SYLVIA@FOLMERCOMMERCIALGROUP.COM

**10478 & 10482
NORTH LOOP DR
SOCORRO, TEXAS 79927**

PROPERTY HIGHLIGHTS

- Opportunity to own one acre in an established commercial corridor with new construction taking place over the past couple of years.
- Proximity to Socorro High School, Sanchez Middle School, and Hilley Elementary School.
- Cross access with neighboring businesses, access to the lighted intersection at North Loop and Rio Vista, curb cut with direct access to the site on North Loop.
- Utilities are either on site or directly adjacent to property lines.

PROPERTY INFORMATION

SIZE

1 acre
(43,560 SF)

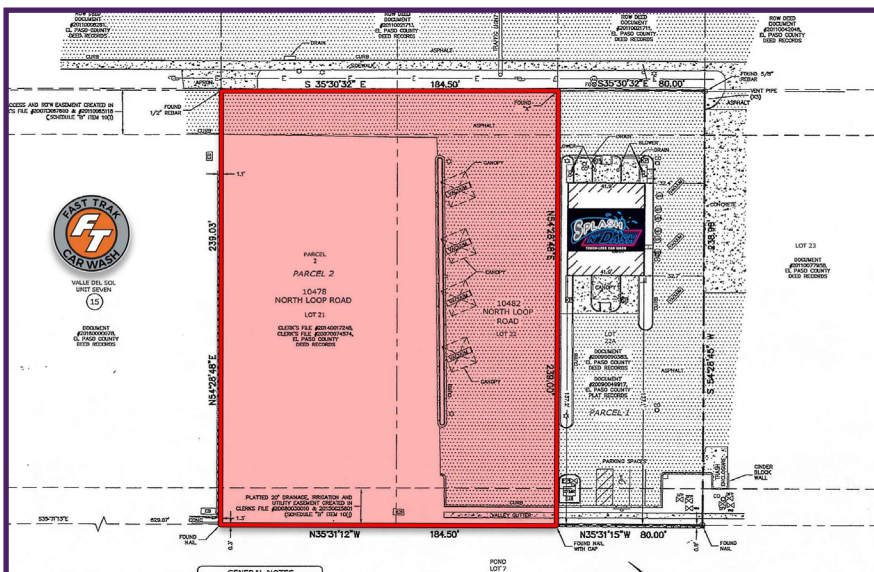
SALES PRICE

\$16.50 PSF

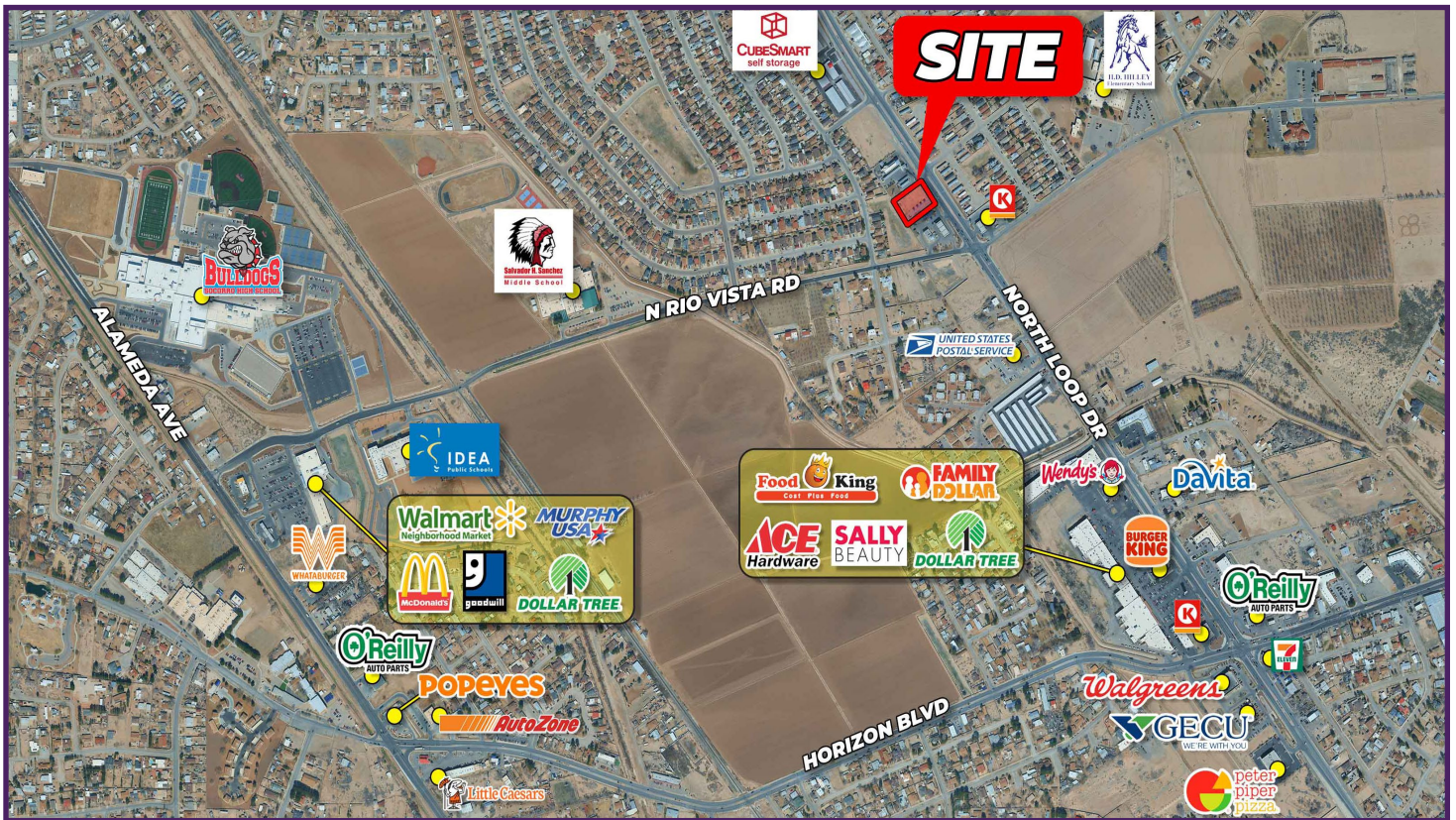
ZONING

Commercial

SURVEY



RETAIL AERIALS



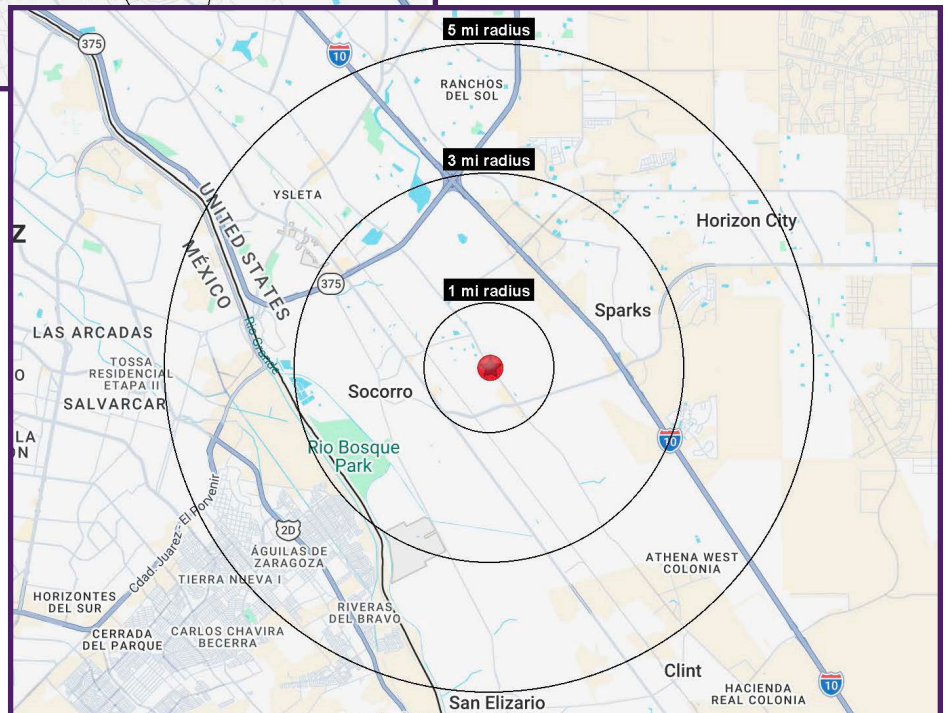
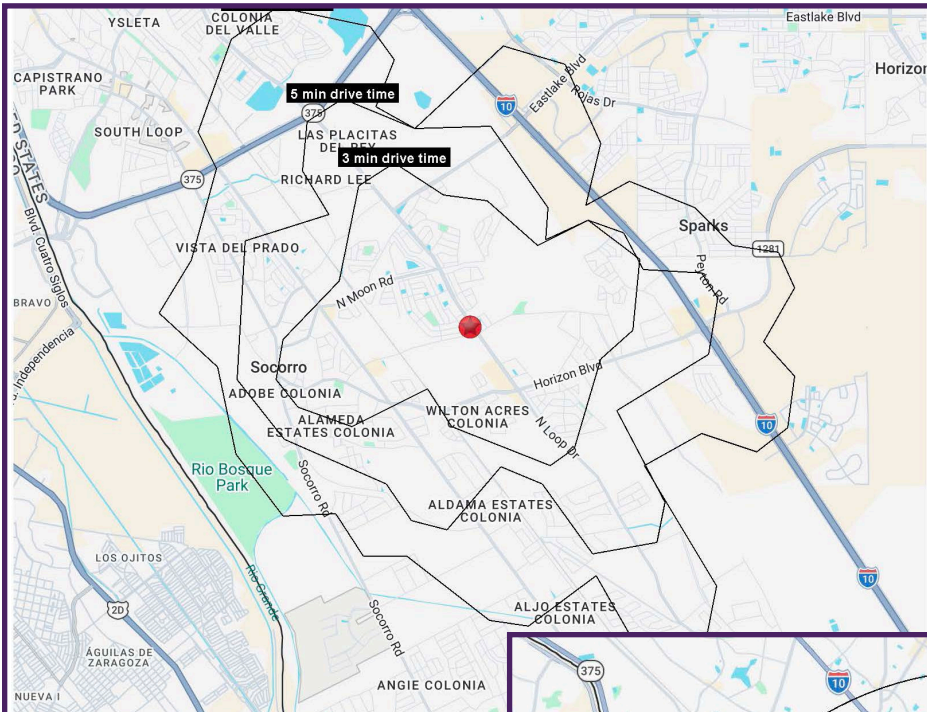
±43,560 SF

- Full graded pad
- Utilities either on site or near the property line
- Protected access to Alameda (East and West) and Rio Vista Road
- Flexible Commercial Zoning

SITE PHOTOS



CITY MAPS





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DEMOGRAPHICS

POPULATION

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2025 Estimate	12,135	59,250	145,016
2030 Projected	12,601	65,496	154,662
2020 Census	10,728	51,254	130,878
Growth 2025-2030	0.8%	2.1%	1.3%
Growth 2010-2025	0.3%	2.6%	2.4%

HOUSEHOLDS

2025 Estimate	3,856	18,705	45,614
2030 Projected	4,148	21,295	50,228
2020 Census	3,247	15,328	39,907
Growth 2025-2030	1.5%	2.8%	2.0%
Growth 2010-2025	1.4%	3.9%	3.5%

2025 EST. AVERAGE HOUSEHOLD INCOME \$66,667 \$79,172 \$84,401

2025 EST. MEDIAN HOUSEHOLD INCOME \$60,778 \$61,510 \$66,778



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- #1 most affordable city in Texas
- El Paso Tri-County Population: 1.1 million
- Estimated Juarez Population: 1.3 million
- Estimated State of Chihuahua Population: 4.8 million
- Generated more than \$12.5 billion in retail sale
- The sixth-largest city in Texas, El Paso is a top 20% U.S.
- Produced a Gross Domestic Product of over \$32.5 billion
- Region represents one of North America's largest manufacturing centers
- Been ranked by the US News & World Report as a Best Place to Live in the USA for quality of life
- El Paso is the largest metropolitan area along the Texas-Mexico border which boasts a best-in-class, and a business-friendly operating environment
- Over 100,000 college students: University of Texas at El Paso, New Mexico State University, Universidad Autonoma de Ciudad Juarez & Instituto Tecnológico de Estudios Superiores de Monterrey
- El Paso is the sixth-largest city in Texas and the 23rd largest in the United States, with a metro area population of over 1.1 million (Niche).
- Known for its safety, El Paso consistently ranks among the cities with the lowest crime rates in the U.S.
- Fort Bliss, one of the largest military complexes in the country, significantly impacts the local economy and housing market, offering stable demand for housing.
- Fort Bliss contributed approximately \$27.9 billion to the Texas economy and supported about 126,997 jobs,
- Approximately 20 million inbound border crossings



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

The Folmer Commercial Group	9014624	sylvia@folmercommercialgroup.com	915-241-5948
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Sylvia Folmer	639148	sylvia@folmercommercialgroup.com	915-241-5948
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date