

FOR LEASE/SALE

HORIZON BLVD

ELLSWORTH DR



Hector J. Martinez, CCIM
HMartinez@REPcre.com
915.217.5277



Sergio Tinajero
Sergio@REPcre.com
915.886.8608

PROPERTY INFORMATION

PROPERTY INFORMATION

Location:	Horizon Blvd. and Ellsworth Dr.
Asking Price:	Call for quote
Zoning:	Commercial/ Light Industrial
Land Size (Sq ft):	35,000 Sq. Ft. (12.5 AC)

KEY HIGHLIGHTS

- 1 mile north of Interstate-10
- 2 miles south of the intersection with Darrington
- 1.6 Miles to Emerald Pass Gold Club
- 1.8 Miles to the Hospitals of Providence Horizon Campus
- In close proximity to one of the fastest residential and commercial developments

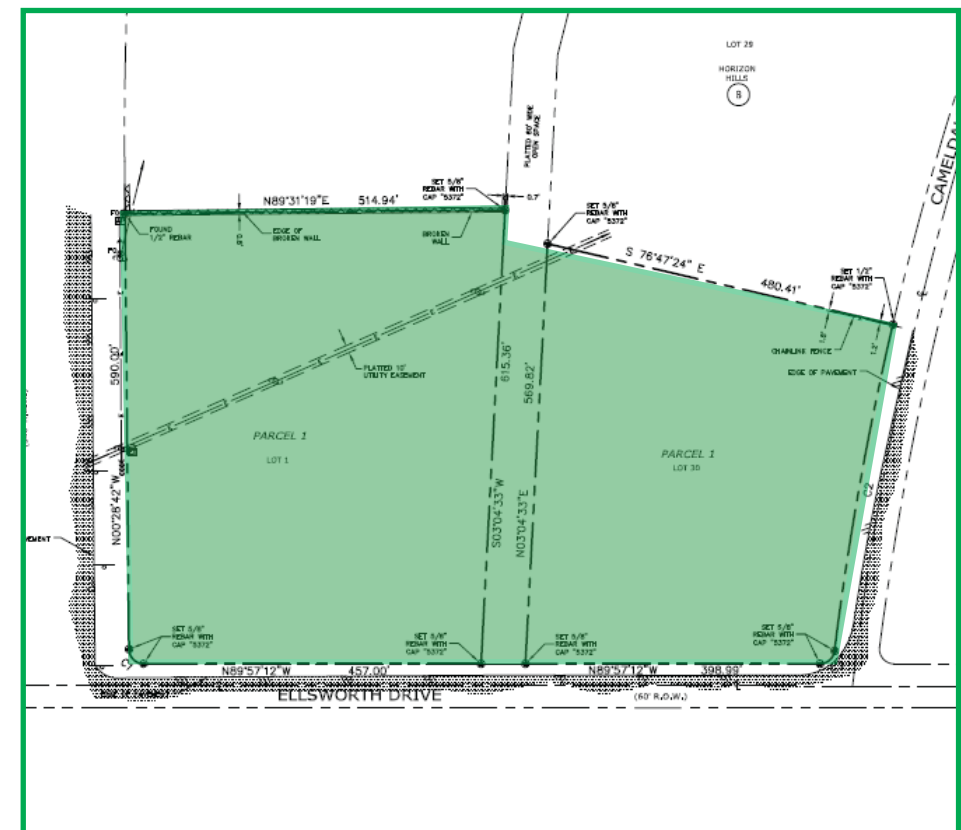
AREA TRAFFIC GENERATORS



PROPERTY HIGHLIGHTS

Prime corner property at the NWQ of Horizon Blvd and Ellsworth Dr. in Horizon City, available for sale, lease, or build-to-suit. The site can be subdivided into smaller parcels ranging from 35,000 Sq. Ft. up to several acres, offering maximum flexibility for development.

Ideally located between Interstate-10 and Darrington, the property provides excellent visibility and accessibility.



HORIZON BLVD AND ELLSWORTH DR

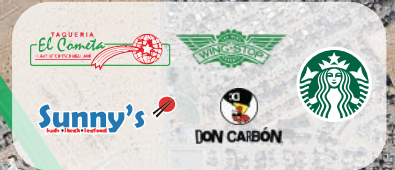


TRAFFIC COUNTS

HORIZON BLVD: 29,498 AADT
ELLSWORTH DR: 1,499 AADT
INTERSTATE 10: 61,150 AADT (TDT)



HORIZON GOLF COURSE



HORIZON BLVD.
29,498 AADT

ELLSWORTH DR.
1,499 AADT



DARRINGTON RD.



I-10: 61,150 AADT



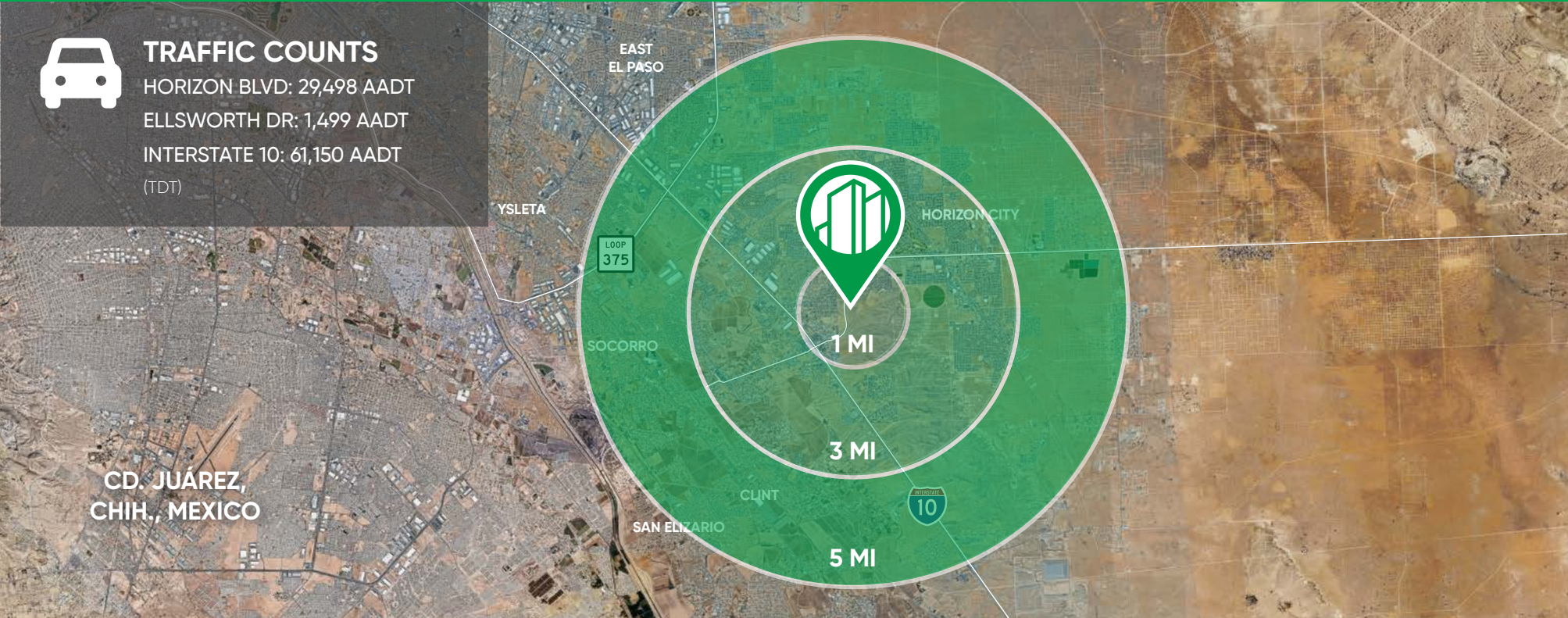
PROPOSED DEVELOPMENT

FULL AERIAL

HORIZON BLVD AND ELLSWORTH DR



LOCAL DEMOGRAPHICS



		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	5,860	69,035	136,573
	2030 PROJECTED POPULATION	5,983	71,576	140,656
	2025 ESTIMATED HOUSEHOLDS	1,557	20,065	40,625
	2030 PROJECTED HOUSEHOLDS	1,590	20,824	41,870
	2025 MEDIAN HH INCOME	\$52,845	\$72,917	\$67,699

The information contained here in was obtained from sources deemed reliable; however, REPCre makes no guaranties, warranties or representations to the completeness or accuracy there of. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. REPCre, which provides real estate brokerage services, is a affiliate of RESOLUT RE.

CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS

 **875,784**
POPULATION

 **403,141**
LABOR FORCE

 **2,500**
AVG POPULATION
GROWTH PER YEAR

 **\$59,866**
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

WHY EL PASO?

BINATIONAL ADVANTAGE

Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.

INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

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 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

|

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

IABS 1-0