

THE WICKER

Building

NOW FOR SALE
HISTORIC OFFICE/
INDUSTRIAL
±23,243 SQ. FT.



CBRE

701 W PAISANO AND 201 ANTHONY ST, EL PASO, TEXAS 79901 | DOWNTOWN



BUILDING SPECS

| | |
|----------------------|--|
| Property Address | 701 W Paisano and 201 Anthony St, El Paso, Texas 79901 |
| Service Area | ±4,103 Sq. Ft. |
| Office Area | ±1,140 Sq. Ft. |
| Warehouse | ±18,000 Sq. Ft. |
| Total Building Space | ±24,243 Sq. Ft. <i>(*plus basement area not included in square footage)</i> |
| Lot Size | ±20,546 Sq. Ft. |
| Zoning | M-1 |

ASKING PRICE:
\$2,150,000

THE WICKER BUILDING

Located at 701 W Paisano and 201 Anthony Street in Downtown El Paso, The Wicker Building is a historic three-story red brick landmark believed to have been originally constructed in the early 1900s. Prominently situated adjacent to a charming city pocket park, the property enjoys excellent visibility and serves as a recognizable architectural feature near the city's center. The building offers the potential for a versatile combination of office, retail, and warehouse space. Recent partial renovations have enhanced the property while preserving its historic character.

Positioned within close proximity to the Downtown El Paso Entertainment District and Southwest University Park, The Wicker Building benefits from a vibrant and revitalized location surrounded by long-standing retail, office, and multifamily developments. Its M-1 zoning allows for a broad range of potential uses, including industrial, automotive, office, manufacturing, brewery, multifamily, flex, restaurant, and live/work concepts, making it an exceptionally adaptable property for a variety of business and redevelopment opportunities.

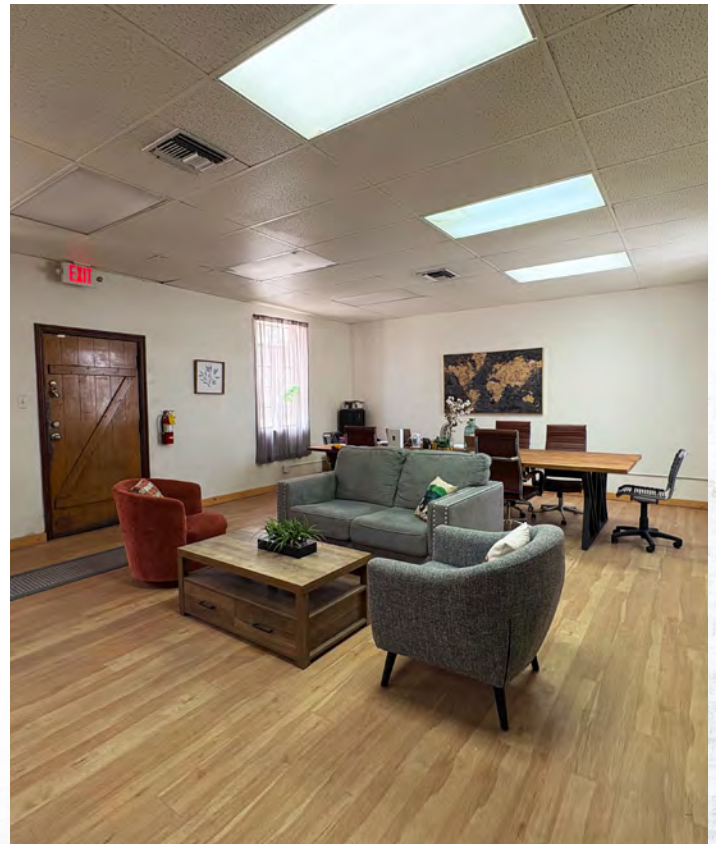
BUILDING 1

701 W. Paisano Drive
El Paso, Texas 79901

OFFICE AND SERVICE AREA

OFFICE AND SERVICE AREA

- Turnkey Office Space
- Conference Room
- 2 Overhead Doors
- Rock and Concrete Construction
- Garage Space
- Exterior Driveway Parking
- Access to Building 2 via Interior Ramp



BUILDING 1

701 W. Paisano Drive
El Paso, Texas 79901



BUILDING 2

201 Anthony Street
El Paso, Texas 79901

3 FLOORS PLUS BASEMENT

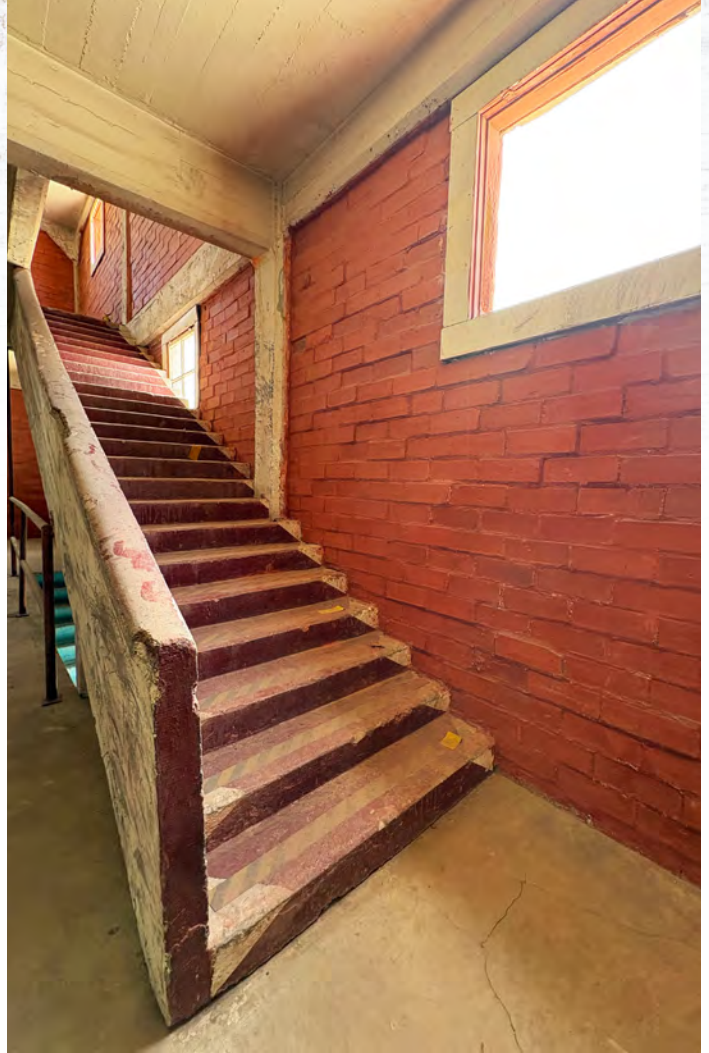
INDUSTRIAL WAREHOUSE SPACE

- Partial Renovations
- Brick and Concrete Construction
- 3 Dock Doors
- Freight Elevator
- Ample Natural Lighting




BUILDING 2


201 Anthony Street
El Paso, Texas 79901






EXCELLENT CONNECTIVITY

 **SANTA FE BRIDGE**
0.7 MILES

 **I-10 EAST**
1 MILE

 **LOOP 375 EAST/WEST**
1 MILE

 **STANTON BRIDGE**
1 MILE

 **I-10 WEST**
1 MILE



NEW LIFE FOR OLD BRICK

CONCEPTUALIZATIONS





CONTACT US

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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.

11-2-2015



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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|--|---------------|--------------------------------|---------------------|
| CBRE, Inc. | 299995 | texaslicensing@cbre.com | 210-225-1000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date