

SALE

FREE STANDING FENCED OFFICE / WAREHOUSE

8555 Yermoland Dr El Paso, TX 79907



PROPERTY DESCRIPTION

PRICE REDUCED, MOTIVATED SELLER! The building has two tenant spaces. The owner in Suite A has had a tool and die business in half the building which he recently closed. It has three phase power, air lines and additional insulation on the ceiling for added comfort in the manufacturing area which is cooled with evaporative air. Offices on both sides are equipped with refrigerated air and a grade level delivery roll up door. Suite B in 4,761 sf has been occupied by Innovative Trades since 2021 who has extended their lease through 12/31/29. Innovative Trades provides electrical, mechanical and plumbing services for new installations or repairs. The income generated is \$29,424 plus an additional \$12,396/year towards the property taxes, building insurance and water. The remainder of the building is ideal for an owner / user with room to expand at a future date.

PROPERTY HIGHLIGHTS

Carol Lewis
(915) 544-5205

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	23,228 SF
Building Size:	10,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	71	570	3,042
Total Population	245	1,622	8,685
Average HH Income	\$58,571	\$56,154	\$60,888



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP

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LOCATION DESCRIPTION

This free standing office / warehouse is located in the Pendale Industrial District one block south of I-10 between Lee Trevino and Zaragoza. The US / Mexico Port of Entry is within ten minutes of this site.

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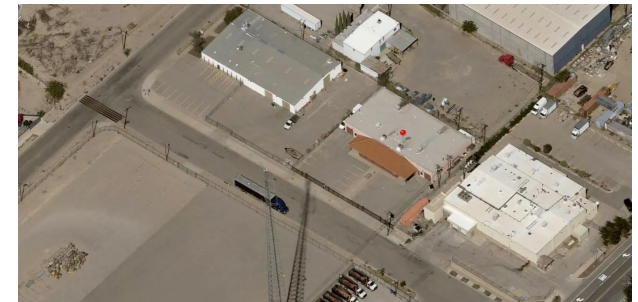
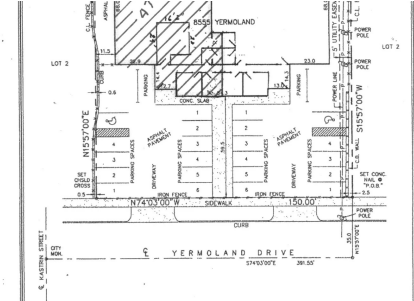


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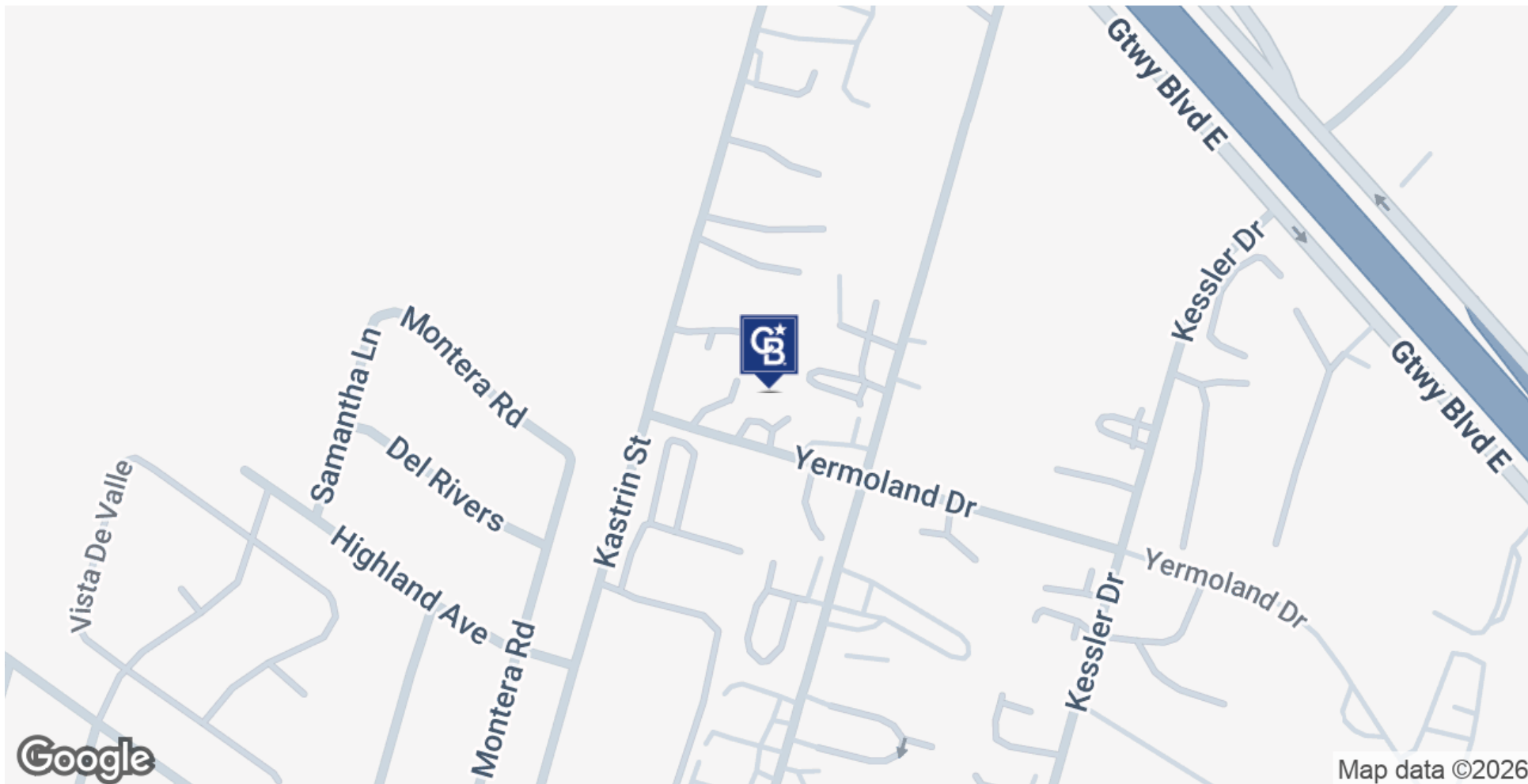
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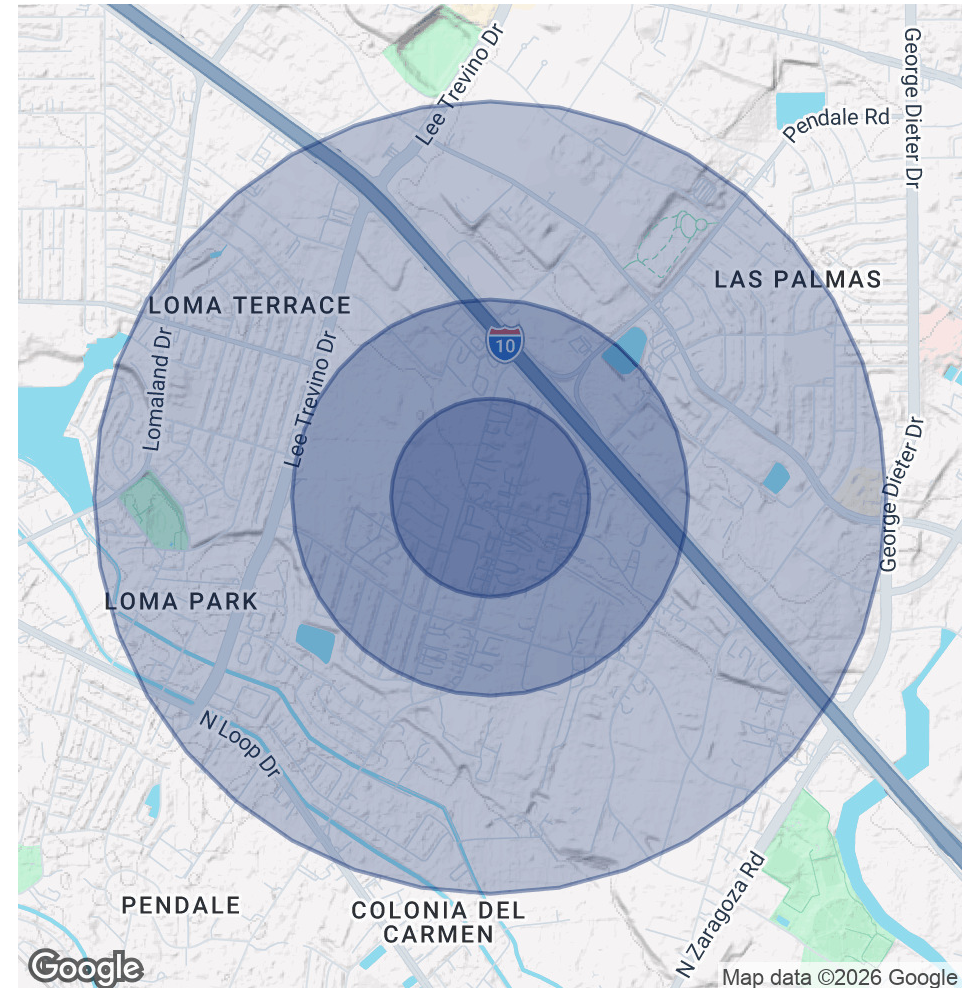
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	245	1,622	8,685
Average Age	21.3	27.4	32.7
Average Age (Male)	20.9	27.8	29.6
Average Age (Female)	37.7	33.6	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	71	570	3,042
# of Persons per HH	3.5	2.8	2.9
Average HH Income	\$58,571	\$56,154	\$60,888
Average House Value	\$162,538	\$146,262	\$150,499

2023 American Community Survey (ACS)



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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.

2-10-2025



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.

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. **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.

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.

Lewis Realty Group, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	TX 0461916 License No.	_____ Email	_____ Phone
Allyson Lewis Designated Broker of Firm	TX 417729 License No.	allyson@cbclrg Email	(915)544-5205 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Carol Lewis Sales Agent/Associate's Name	TX 292073 License No.	carol@cbclrg.com Email	(915)544-5205 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501

IABS Form

Lewis Realty Group, P. O. Box 220498 El Paso TX 79913

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