

# FOR SALE



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## PROPERTY INFORMATION

|                                  |                         |
|----------------------------------|-------------------------|
| <b>Location:</b>                 | 299 Shadow Mountain Dr. |
| <b>Asking Price:</b>             | TBD                     |
| <b>Zoning:</b>                   | C-1                     |
| <b>Available Spaces (Sq ft):</b> | 5,980 Sq ft             |

## KEY HIGHLIGHTS

- Stand-alone building
- Great visibility with pylon signage
- 4,140 Sq. Ft. +/- Suite A
- 1,840 Sq. Ft. +/- Suite B
- Ample parking
- 2 minutes from Mesa St.
- 5 minutes from Sunland Park and Interstate-10

## AREA TRAFFIC GENERATORS



## PROPERTY HIGHLIGHTS

Strategically located at the signalized intersection of Shadow Mountain (Sunland Park Drive) and Caprock Court, 299 Shadow Mountain presents a premier opportunity for investors and owner-users seeking a highly visible presence within El Paso's prestigious Coronado area. The property is ideally suited for medical, professional, financial, and other service-oriented businesses that benefit from strong traffic exposure and convenient accessibility.

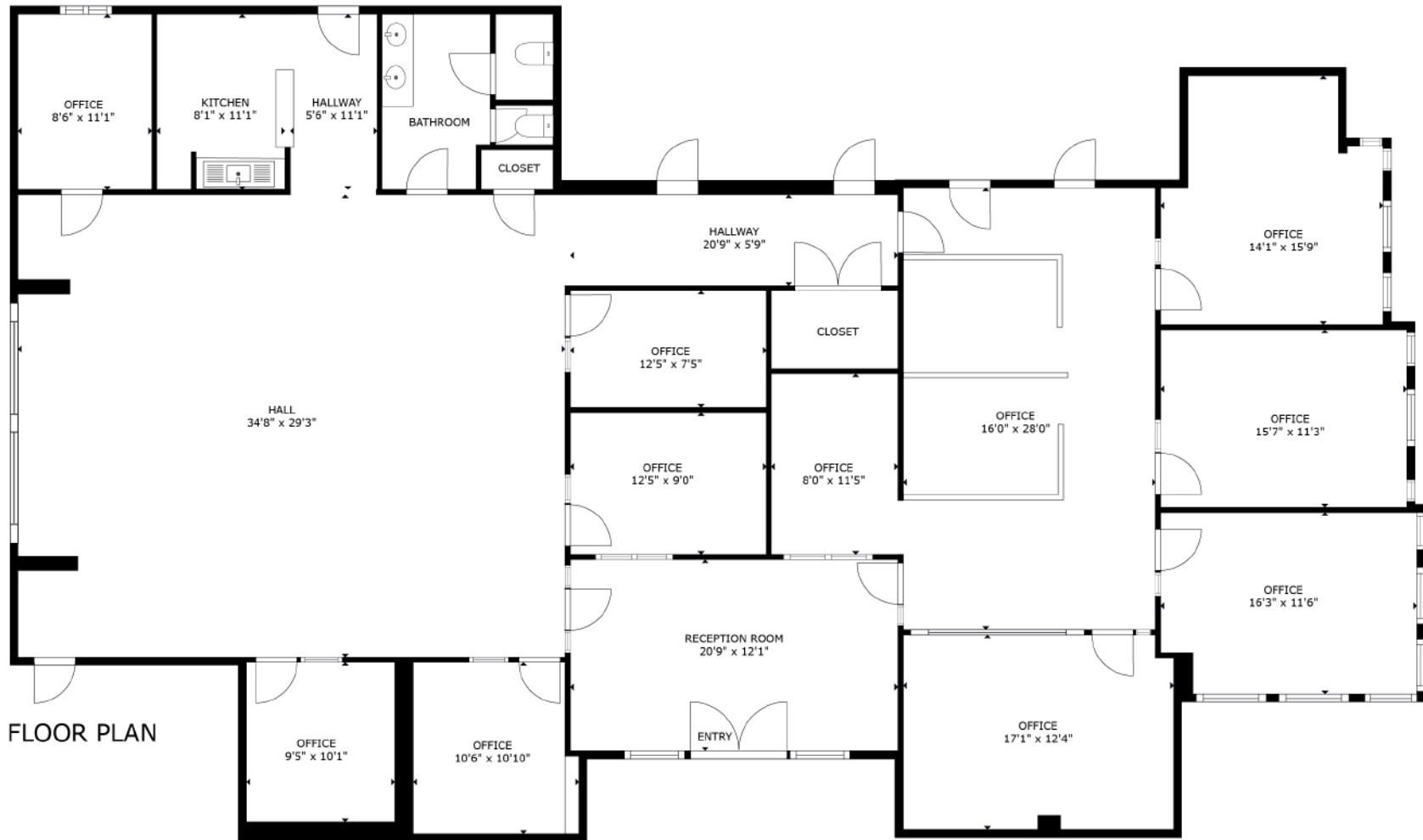
Recently renovated, the standalone office building occupies a prominent corner location just minutes from Mesa Street, one of the Westside's primary commercial corridors. Positioned along a key access route into the Coronado submarket, the property is surrounded by established retail centers, professional offices, residential neighborhoods, and multifamily communities that support a stable and diverse customer base.

Existing tenancy provides immediate income, while opportunities remain to further enhance value and increase future returns. Combining a premier Westside location, strong visibility, and long-term investment potential, 299 Shadow Mountain offers a compelling opportunity in one of El Paso's most desirable commercial districts





## SUITE A



FLOOR PLAN

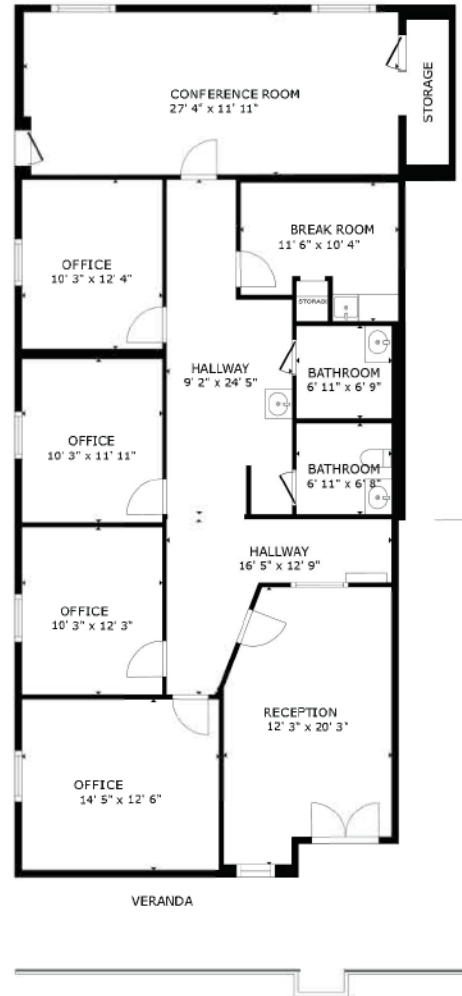
GROSS INTERNAL AREA  
FLOOR PLAN: 3,615 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SUITE A



## SUITE B



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 1,717 sq.ft.  
EXCLUDED AREAS : VERANDA 388 sq.ft.  
TOTAL : 1,717 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SUITE B





### TRAFFIC COUNTS

SHADOW MOUNTAIN DR: 24,560 AADT  
N MESA ST: 28,714 AADT  
INTERSTATE 10: 97,120 AADT  
(TDT)



## PROPERTY AND LEASE INFORMATION

**299 Shadow Mountain Dr.- El Paso, TX 79912**

**Legal Description:** A F MILLER SURV 214 ABST 3598 TR 15-S (0.143 AC ) & TR 15-T (0.019 AC) & TR 15-V (0.402 AC)

Income:

|                    | <u>Business Name:</u>   | <u>Size Sq. Ft.</u> | <u>Base Rent Sq. Ft.</u> | <u>Monthly Rental Income</u> | <u>Yearly Rental Income</u> |
|--------------------|-------------------------|---------------------|--------------------------|------------------------------|-----------------------------|
| A                  | Emi Funding             | 6,004               | \$ 11.20                 | \$ 5,602.50                  | \$ 67,230.00                |
| B                  | Esperanza Wellness, LLC | 1,840               | \$ 16.00                 | \$ 2,453.33                  | \$ 29,439.96                |
| Pad                | Melek ATM               |                     |                          | \$ 250.00                    | \$ 3,000.00                 |
|                    |                         | <u>7,844</u>        |                          | <u>\$ 8,305.83</u>           | <u>\$ 99,669.96</u>         |
| NNN Reimbursements |                         |                     | \$ 6.45                  | \$ 4,213.64                  | \$ 50,563.62                |
|                    | <b>Gross Income:</b>    |                     |                          | <u>\$ 12,519.47</u>          | <u>\$ 150,233.58</u>        |

Expense

|                  |                     |
|------------------|---------------------|
| Property Taxes   | \$ 21,463.62        |
| Insurance        | \$ 3,500.00         |
| Repairs          | \$ 13,000.00        |
| Water            | \$ 4,800.00         |
| Maintenance      | \$ 7,800.00         |
| <b>Expenses:</b> | <u>\$ 50,563.62</u> |
|                  | <u>\$ 99,669.96</u> |

|                               |                     |
|-------------------------------|---------------------|
| Rental Income:                | \$ 150,233.58       |
| Leasing Commissions           | \$ -                |
| Expenses                      | <u>\$ 50,563.62</u> |
| Net Annual Income             | <u>\$ 99,669.96</u> |
| <b>Potential Sales Price:</b> | <b>\$ 2,100,000</b> |
| Cap Rate:                     | 4.75%               |

## PROPERTY SUMMARY

|                        |  |
|------------------------|--|
| ADDRESS:               | 299 Shadow Mountain Dr.<br>El Paso, TX 79912 |
| COUNTY:                | El Paso                                      |
| Land Area Sq. Ft.:     | 36,329.04 Sq. Ft.                            |
| Building Area Sq. Ft.: | 7844 Sq. Ft.                                 |
| Year Built:            | 1974 / 1993                                  |
| Zoning:                | C-1  |

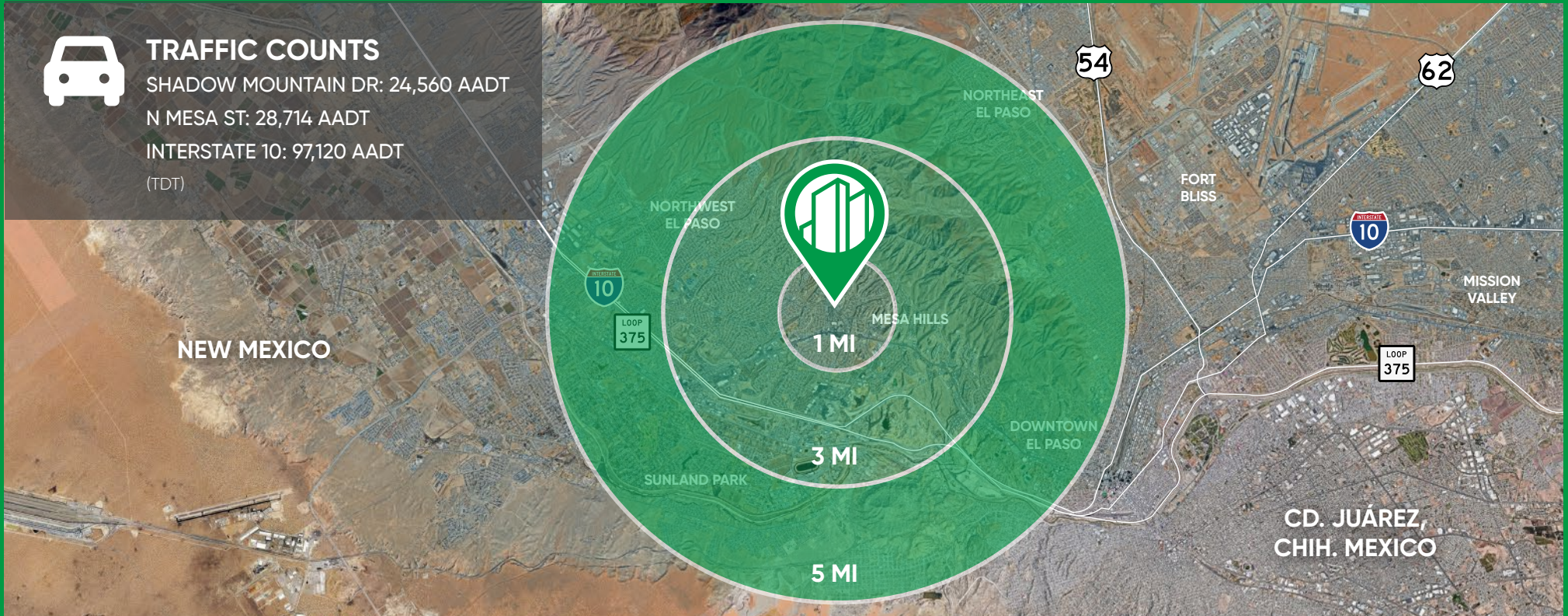
- Stand alone building with high exposure to traffic.
- Signalized intersection
- Recently remodeled
- Great Investment for owner user or income producing property
- Upside potential from existing leases
- In the main access to prestigious Coronado area
- Just 1 minute from busy Mesa St.
- Completely surrounded by commercial, residential and multi-family developments

# LOCAL DEMOGRAPHICS



## TRAFFIC COUNTS

SHADOW MOUNTAIN DR: 24,560 AADT  
 N MESA ST: 28,714 AADT  
 INTERSTATE 10: 97,120 AADT  
 (TDT)



|  |                           | 1 MI     | 3 MI     | 5 MI     |
|--|---------------------------|----------|----------|----------|
|  | 2025 ESTIMATED POPULATION | 14,647   | 72,254   | 168,168  |
|  | 2030 PROJECTED POPULATION | 14,726   | 72,759   | 169,995  |
|  | 2025 ESTIMATED HOUSEHOLDS | 6,093    | 29,315   | 64,424   |
|  | 2030 PROJECTED HOUSEHOLDS | 6,131    | 29,534   | 65,179   |
|  | 2025 MEDIAN HH INCOME     | \$93,654 | \$96,443 | \$89,518 |

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# 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 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><br>Broker Firm Name | <u>9010492</u><br>License No. | <u>CDUNCAN@REPCRE.COM</u><br>Email | <u>915.422.2242</u><br>Phone |
| <u>CHRIS DUNCAN</u><br>Designated Broker of Firm                | <u>611880</u><br>License No.  | <u>CDUNCAN@REPCRE.COM</u><br>Email | <u>915.422.2242</u><br>Phone |
| _____<br>Associate's Name                                       | _____<br>License No.          | _____<br>Email                     | _____<br>Phone               |

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](http://www.trec.texas.gov)