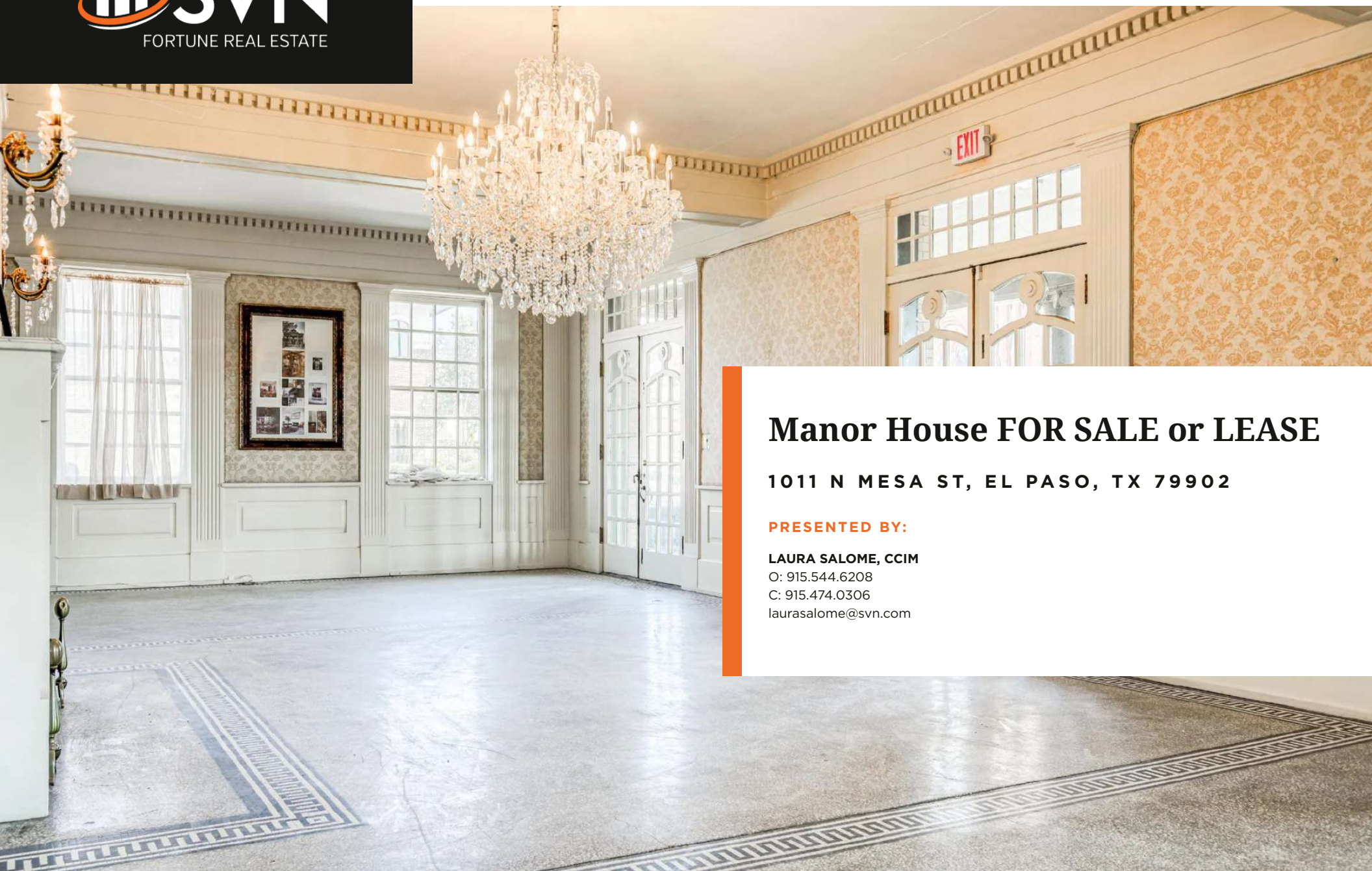




Offering Memorandum



Manor House FOR SALE or LEASE

1011 N MESA ST, EL PASO, TX 79902

PRESENTED BY:

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PROPERTY SUMMARY

MANOR HOUSE FOR SALE OR LEASE

1011 N MESA ST
EL PASO, TX 79902

OFFERING SUMMARY	
SALE PRICE:	Contact Broker
BUILDING SIZE:	8,501 SF
LOT SIZE:	12,761 SF
YEAR BUILT:	1912 (Renovated 2023)
ZONING	GMU (General Mixed Use)



PROPERTY SUMMARY

Prime investment opportunity in the heart of El Paso’s Uptown area. This 8,501 SF building, built in 1912, presents a rare chance to own a piece of the city’s rich architectural heritage. Zoned G-MU, the property is perfectly positioned for office or special use such as wedding or event venue. With its timeless character and strategic location, a user can capitalize on the area’s vibrant commercial activity. The building’s storied past and potential for contemporary adaptation make it an ideal prospect for those seeking to make a lasting mark in El Paso’s thriving business landscape.

PROPERTY HIGHLIGHTS

- Two minute drive to I-10
- Walk to UTEP, EPCC, and Downtown
- Stunning architecture finishes inside and out
- Chandeliers, dramatic entrance, and hidden speakeasy
- Incredible Views
- Strong Traffic Counts on Mesa



**SWEEPING
DOWNTOWN VIEWS**

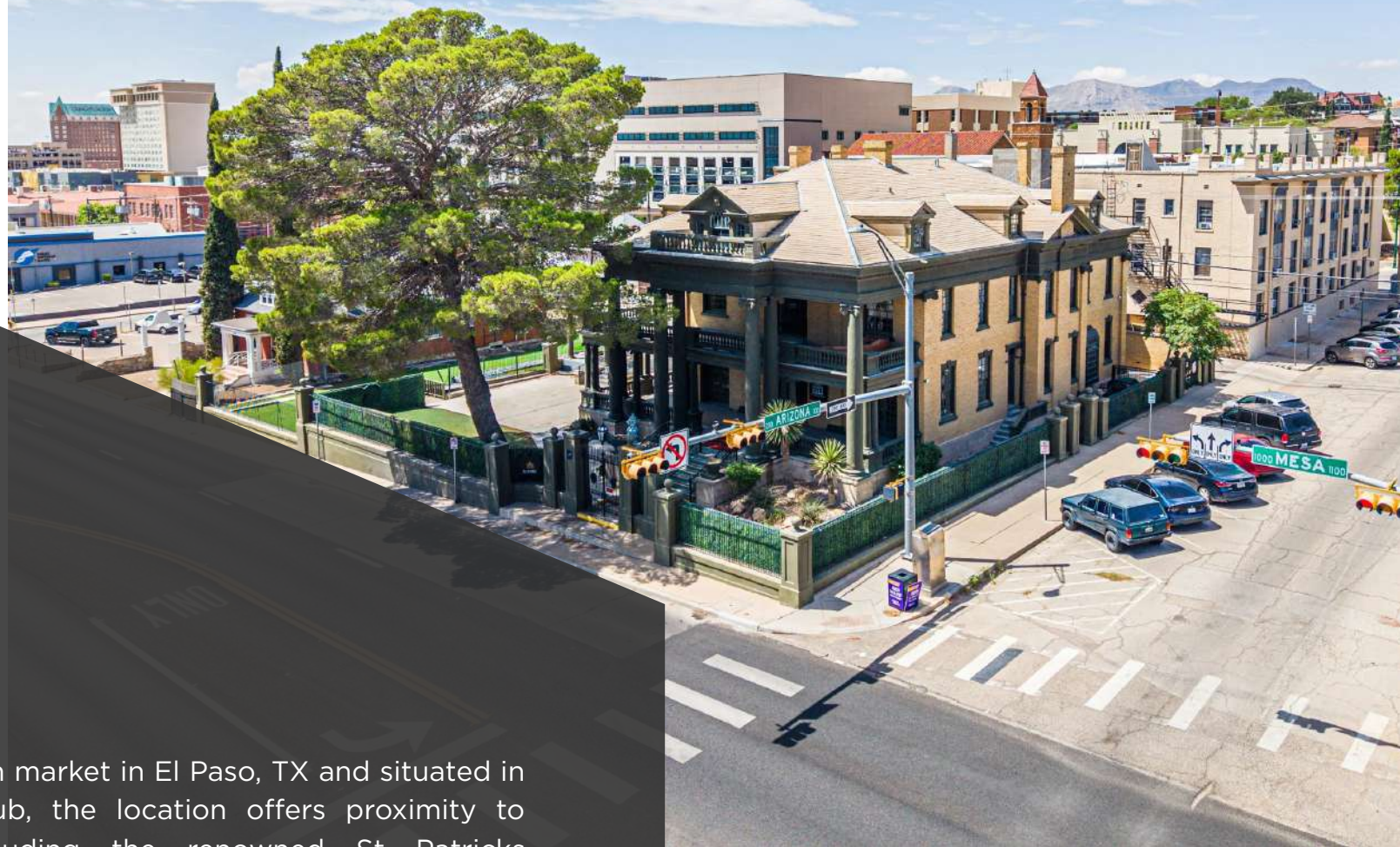


**NORTH MESA
FRONTAGE**



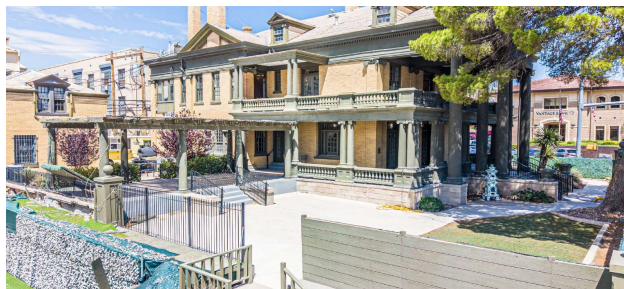
**JAW DROPPING
INTERIORS**

LOCATION DESCRIPTION



Located in Central Uptown market in El Paso, TX and situated in a thriving commercial hub, the location offers proximity to notable attractions, including the renowned St Patricks Cathedral Church and the lively Downtown district of El Paso. Professionals can walk to UTEP, EPCC, and Hospitals. Oregon Street, directly behind the building offers El Paso Trolley which loops constantly from Downtown to Glory Road.

PROPERTY PHOTOS



LOCATION MAP





Collective Strength, Accelerated Growth

214 W. FRANKLIN AVE
EL PASO, TX 79901



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Information About Brokerage Services

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 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:
 - 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.

SVN Fortune Real Estate

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Designated Broker of Firm Laura Salome, CCIM	License No. 532916	Email laurasalome@svn.com	Phone (915)474-0306
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	

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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9411 Dyer LEASE

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