

FOR SALE

CALL FOR PRICE



CONTACT

 swalker@mimcoproperties.com

 915.779.6500

 www.mimcoproperties.com

PROPERTY & MARKET HIGHLIGHTS

- 100% occupied with stable tenant roster including Dunkin' and regional favorites
- Located adjacent to traffic driving retailers Burger King and Mister Car wash, minutes from US-54 access
- Established residential area surrounding the location as well as a new 2,313 acre development currently under construction north of the site which plans to add 9,500 residential units

4,800 SF
GLA

0.800 AC
LAND AREA

MULTI-TENANT
BUILDING

PROPERTY OVERVIEW

ZONING	C-1C
YEAR BUILT	2022
LEASE TYPE	NNN



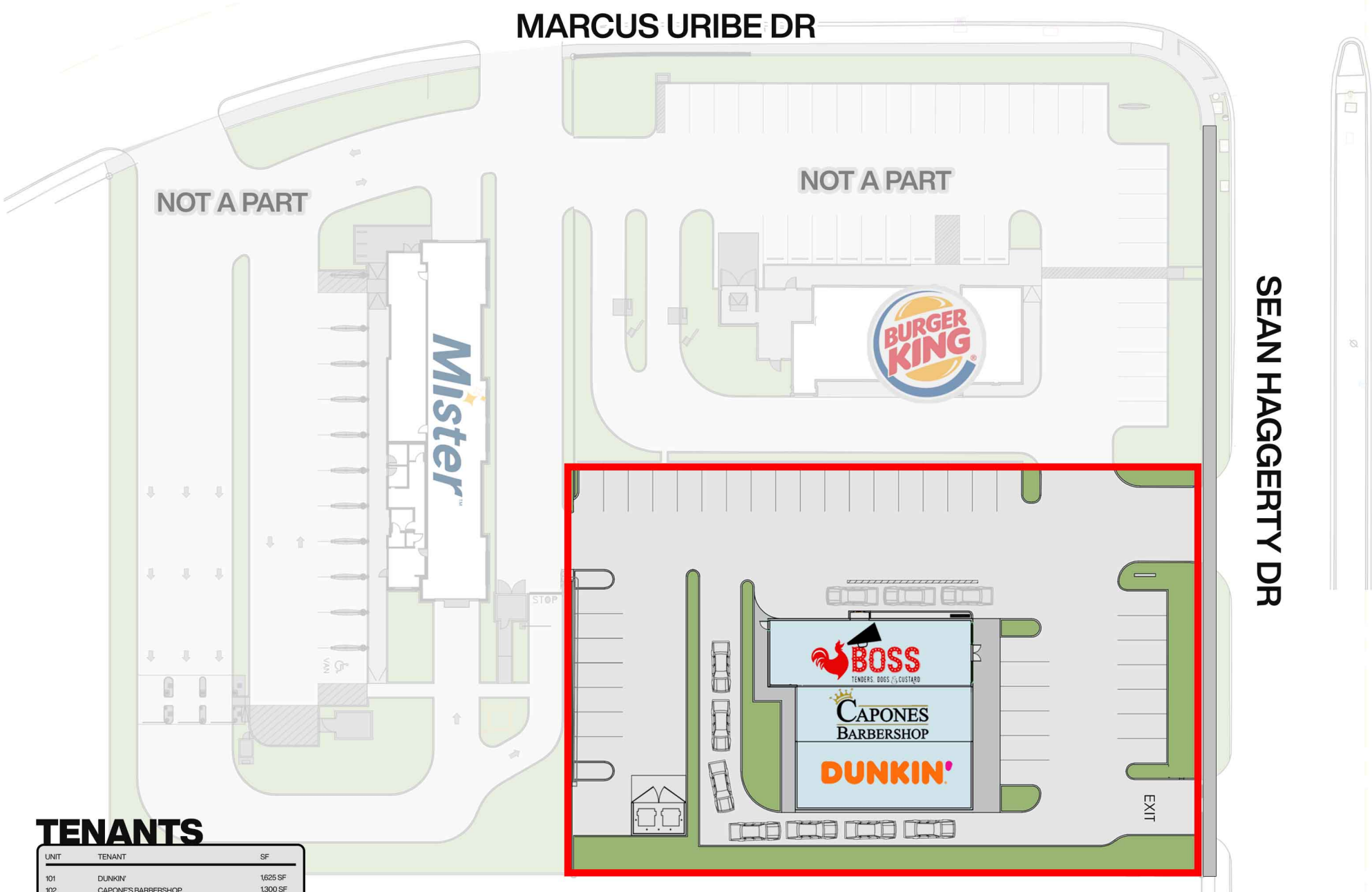
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TENANTS

UNIT	TENANT	SF
101	DUNKIN'	1,625 SF
102	CAPONE'S BARBERSHOP	1,300 SF
103	BOSS TENDERS, DOGS AND CUSTARD	1,875 SF

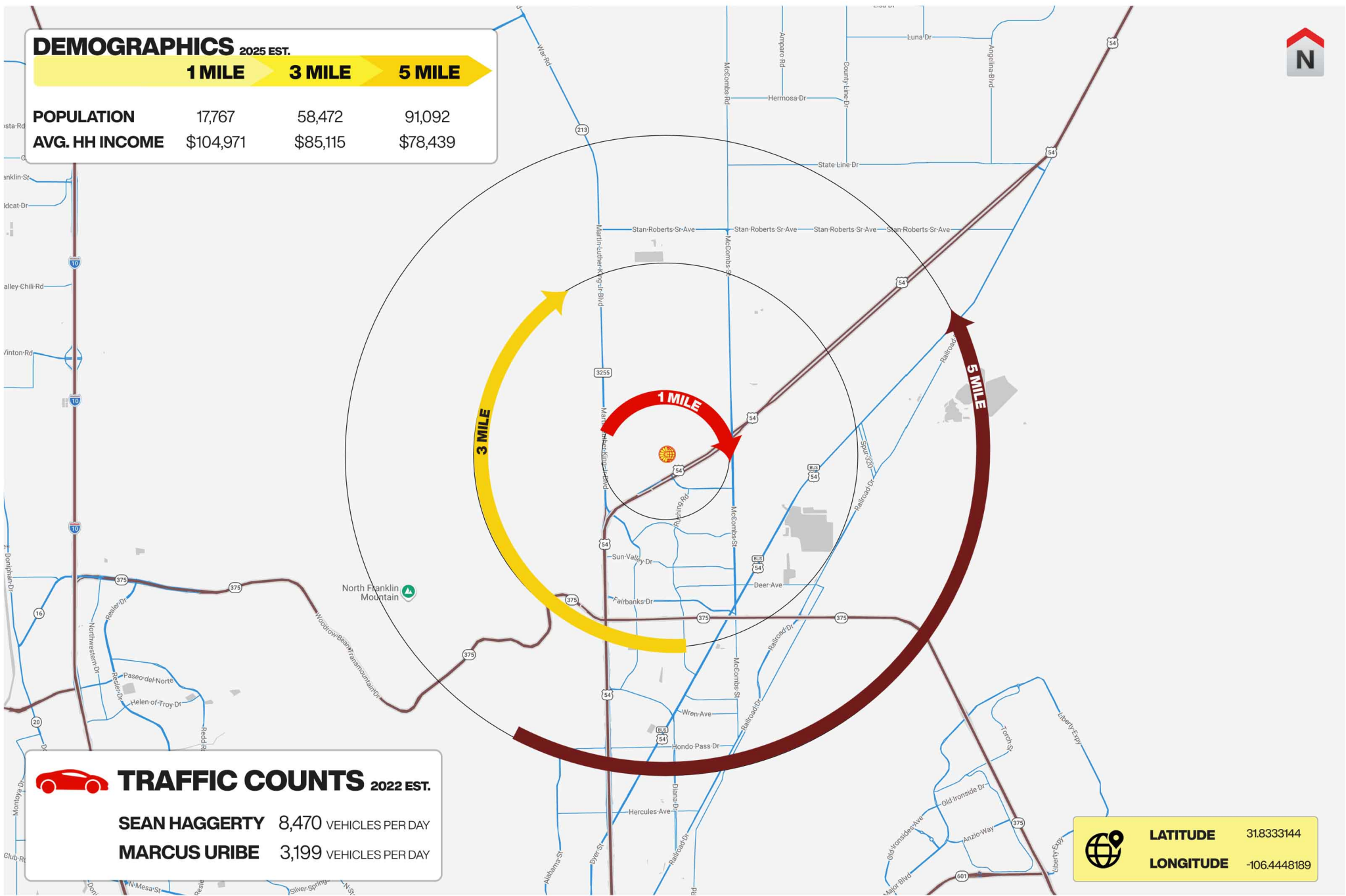
AREA MAP & DEMOGRAPHICS

SEAN HAGGERTY POINT
11191 Sean Haggerty • El Paso, TX

DEMOGRAPHICS 2025 EST.

1 MILE **3 MILE** **5 MILE**

POPULATION	17,767	58,472	91,092
AVG. HH INCOME	\$104,971	\$85,115	\$78,439



TRAFFIC COUNTS 2022 EST.

SEAN HAGGERTY	8,470 VEHICLES PER DAY
MARCUS URIBE	3,199 VEHICLES PER DAY



LATITUDE 31.8333144
LONGITUDE -106.4448189

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